STATE OF CALIFORNIA - THE NATURAL RESOURCES AGENCY
EDMUND G. BROWN, JR., *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov

CITY OF SACRAMENTO
PRESERVATION OFFICE
JUN 02 2011
RECEIVED

2

June 1, 2011

Roberta Deering
Community Development Department
300 Richards Boulevard
Sacramento, California 95811

RE: Historic Preservation Commission Review and Comment on the Nomination of Boulevard Park Historic District to the National Register of Historic Places

Dear Ms. Deering:

Pursuant to the Certified Local Government Agreement between the Office of Historic Preservation (OHP) and your governmental entity, we are providing your historic preservation commission with a sixty (60) day review and comment period before the State Historical Resources Commission (SHRC) takes action on the above-stated National Register of Historic Places (National Register) nomination at its next meeting. Details on the meeting are enclosed.

As a Certified Local Government under the National Historic Preservation Act of 1966, as amended, your commission may prepare a report as to whether or not such property, in its opinion, meets the criteria for the National Register. Your commission's report should be presented to the Chief Elected Local Official for transmission, along with their comments, to California State Parks, Attn: Office of Historic Preservation, Milford Wayne Donaldson, FAIA, State Historic Preservation Officer, P.O. Box 94286, Sacramento, California 94296-0001. So that the SHRC may have adequate time to consider the comments, it is requested, but not required, that OHP receives written comments fifteen (15) days before the SHRC's meeting. If you have questions or require further information, please contact the Registration Unit at (916) 445-7008.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources and afforded consideration in accordance with state and local environmental review procedures.

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

Thank you for your assistance in this program.

Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Enclosures: Nomination, Meeting Notice

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MEETING NOTICE

FOR: State Historical Resources Commission Quarterly Meeting

DATE: August 5, 2011

TIME: 9:00 A.M.

PLACE: City Council Chambers
Auburn City Hall
1225 Lincoln Way
Auburn, California 95603

This room is accessible to people with disabilities. Questions regarding the meeting should be directed to the Registration Unit (916) 445-7008

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Boulevard Park

DRAFT

other names/site number

2. Location

street & number N/A not for publication

city or town Sacramento N/A vicinity

state CA code county Sacramento code zip code 95814/95816

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide ___local

Signature of certifying official Date

Title State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [x] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box)

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] building(s)
- [ ] object

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

Contributing	Noncontributing	
236	56	buildings
6		sites
		structures
		objects
		buildings
242	56	**Total**

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

Historic Residential Suburbs in the United States, 1830-1960

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Residential
City Park
Private Park
Light Industrial

Current Functions
(Enter categories from instructions)

Residential
Office
City Park
Private Park
Light Industrial

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival
Colonial Revival
Craftsman
Spanish Colonial Revival
Tudor Revival
Prairie

Materials
(Enter categories from instructions)

foundation: Brick, concrete
walls: Wood, brick, stucco, wood shingles
roof: Composite shingles, clay tiles
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Boulevard Park Historic District consists of 292 lots and 6 associated landscape features, built on a 37.5 acre parcel of land originally purchased by the Park Realty Company in 1905. The district is located within the original boundaries of the city of Sacramento, generally between the blocks of B and H Street to the north and south and 20th to midway between 22nd and 23rd Streets to east and west, encompassing a total of 15 city blocks, not including two parcels that were part of the original subdivision but lack historic integrity (see section 10.) A series of landscaped street medians run through two north-south streets, 21st and 22nd Street, and give the neighborhood its name. A one-block city park on the neighborhood's north edge, three small parks located in the center of city blocks, and landscaped strips between sidewalk and street also contribute to the neighborhood's park-like feel. Building construction was governed by covenants, codes and restrictions (CC&Rs) that dictated minimum setbacks and uses. Houses in the district are eclectic in style, including Craftsman, Colonial Revival, Classical Revival, Prairie, Spanish Colonial Revival and Tudor Revival, Minimal Traditional and California Bungalow buildings, with several relocated Italianate buildings, but their similarity in setback and scale created a uniform streetscape that is still apparent throughout the district. The southern edge of the district, closest to the original streetcar line, contains larger lots and more impressive houses. The northern edge of the district was closest to a heavy freight and passenger railroad and regional interurban railroad. It features smaller lots and houses whose arrangement is consistent in pattern with the rest of the district. The district retains a high degree of integrity, with 242 district contributors (including 6 landscape features and 236 buildings) and 56 non-contributing buildings.

Narrative Description

See attachment

8. Statement of Significance

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

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

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

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

Areas of Significance
(Enter categories from instructions)

Historic Residential Suburbs
Streetcar Suburbs
"City Beautiful" landscape design
Residential architecture, Arts & Crafts
Residential architecture, early 20th century revivals

Period of Significance

1905-1946

Significant Dates

1905

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

Cultural Affiliation

Architect/Builder

Kimbrough, Howard, Wright, Charles E., agents
White, Clinton L., developer
Mullenney, William, civil engineer
Seadler, James, architect
Hoen, Ernest Martin, architect
Campbell, Alden W., architect
Sellon, George, architect

Period of Significance (justification)

The period of significance is 1905-1946, the period from the creation of the subdivision to the end of streetcar service in the neighborhood.

Criteria Consideratons (explanation, if necessary)

None

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of signficance and applicable criteria)

Boulevard Park is a residential suburban neighborhood designed and subdivided by the development firm of Park Realty and the real estate sales firm of Wright and Kimbrough. Built on the former site of the California State Fair's Union Racetrack, the neighborhood was a streetcar suburb that integrated "City Beautiful" principles of urban design and landscape architecture within Sacramento's original gridiron block plan. Building styles include a variety of Arts & Crafts and revival styles, but deed restrictions and setback requirements ensured a consistent streetscape throughout the neighborhood. The subdivision plan included two landscaped boulevards that give the neighborhood its name, three small parks located in alleys, and a city park on the northern edge of the property. The neighborhood was marketed as a sylvan retreat from the central city for both professional and working families. Proximity to streetcar lines gave the neighborhood a connection to the central city, a connection that was severed when streetcar service ended, workplaces relocated farther from the central city, and middle-class families moved to new automobile suburbs farther from the central city. Boulevard Park is eligible for the National Register as a historic district under Criterion A at the local level of significance for its role in the development of Sacramento's streetcar suburbs, and under Criterion C as a district that embodies the characteristics of early 20th century landscape architecture, suburban neighborhood design, and residential architecture at the local level of significance. The property's period of significance is from 1905 to 1946, from the construction of the district's earliest buildings to the end of streetcar operation in the neighborhood.

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

Criterion A: Streetcar Suburbs, Progressive Housing Reform and Sacramento's Urban Development

During the late 19th and early 20th century, electric streetcars allowed construction of new middle-class suburbs at the outer perimeter of cities. In Sacramento, streetcar suburbs were first built in the 1880s and 1890s, outside the city limits to the southeast. The planned relocation of the California State Agricultural Society racetrack to a new site in 1905 allowed the Park Realty Company and the Wright & Kimbrough development firm the opportunity to create a new neighborhood that was already served by a streetcar line, closer to the central city than other suburbs but far enough from industrial areas to avoid the noise, smoke and traffic of downtown. In addition to its proximity to downtown Sacramento, its location within an established residential neighborhood with good transit connections made the district a prime location for a new streetcar suburb. In 1907, a separate streetcar line along C Street provided more transit connections for the neighborhood's residents. The neighborhood was served by streetcars until 1946. (Continued)

Criterion C: "City Beautiful" Suburban Design and Arts & Crafts/Revival Style Architecture

Boulevard Park's overall design was strongly influenced by the "City Beautiful" movement, a movement that promoted the design of better cities and cohesive suburban neighborhoods in the form of residential parks and garden suburbs. Surveyor William Mullenney created Boulevard Park as a unified example of "City Beautiful" design principles, combining principles of landscape architecture with Progressive social ideas. A general plan of development, specifications and standards, and the use of deed restrictions were essential elements used to control house design, ensure quality and harmony of construction, and create spatial organization suitable for fine homes in a park setting. These design efforts were intended for more than mere aesthetic effect; they were intended to alleviate the ills of the crowded, polluted 19th century city, and eventually replace them entirely for middle-class and working people. The district's boundaries and arterial streets used the same grid pattern found throughout Sacramento's original city limits, but 21st and 22nd Street were widened into boulevards to allow construction of landscaped medians, a prominent feature of "City Beautiful" suburbs. Lots were oriented toward the numbered boulevards, while in the rest of Sacramento lots are oriented towards the lettered streets. Deed restrictions mandated setbacks for buildings to create a consistent streetscape along the boulevards. A city park along the district's north edge and three smaller parks located in alleys reinforce the principles of "City Beautiful" neighborhood design. Home sizes vary but show a consistent progression from modest and inexpensive bungalows and cottages on the north end to dramatic mansions on the southern end, with moderately-sized houses in the middle of the district. Buildings in Boulevard Park have eclectic styles, primarily Arts & Crafts and revival styles, as its period of significance was an era of architectural eclecticism, but deed restrictions and the overall neighborhood plan resulted in a cohesive, consistent streetscape throughout the district. Many buildings in the district were constructed by the developer, Wright & Kimbrough, whose one-story Neoclassic row houses and two-story Foursquares set the overall tone for construction in the district. Other buildings were constructed by local architects or from standardized house plans. This consistency of streetscape design and historic architecture is still evident in the district today. (Continued)

Developmental history/additional historic context information (if appropriate)

See attached continuation sheets

9. Major Bibliographical References

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

See attached bibliography on continuation sheets

Previous documentation on file (NPS):

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

Primary location of additional data:

_x_ State Historic Preservation Office
___ Other State agency
___ Federal agency
_x_ Local government
_x_ University
___ Other
Name of repository: **Center for Sacramento History**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property _____
(Do not include previously listed resource acreage)

37.5 acres

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

Verbal Boundary Description (describe the boundaries of the property)

The district boundary consists of the 12 blocks bounded by B and H and 20th and 22nd Streets, lots one, two, seven and eight in each of the four blocks bounded by C and G and 22nd and 23rd Streets, lots seven and eight in the block bounded by B and C and 22nd and 23rd Streets and lots one, two, five, six, seven and eight in the block bounded by G and H and 22nd and 23rd Streets of the city of Sacramento. Lots five and six of the block bound by B, C, 20th and 21st, and lots seven and eight of the block bound by E, F, 21st and 22nd are excluded from this boundary.
See attached sketch map.

Boundary Justification (explain why the boundaries were selected)

The boundary is the original boundary line of the Wright & Kimbrough Tract, with the exception of two sections where there are no remaining features that were present prior to 1946. Thus, these portions of the district no longer reflect the period of significance and are excluded from the geographic boundary of the district.

11. Form Prepared By

name/title William Burg, Historian I
organization Office of Historic Preservation date _____
street & number 1725 23rd Street telephone (916)445-7004
city or town Sacramento state CA zip code 95816
e-mail wburg@parks.ca.gov

Additional Documentation

Submit the following items with the completed form:

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

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: **Boulevard Park Historic District**

City or Vicinity: **Sacramento**

County: **Sacramento** **State:** **California**

Photographer:
William Burg
Date Photographed:

See photo log on Continuation Sheets

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. fo the Interior, 1849 C. Street, NW, Washington, DC.

Narrative Description (Continued)

Boulevard Park Landscape Features

The most distinct landscape features in Boulevard Park are a total of twenty-three median strips, each approximately 16 feet wide and 150 feet long, located along 21st and 22nd Street between the B Street railroad berm and H Street, interrupted by east-west streets and alleys. The medians are elongated ovals with rounded concrete curbs. These strips are planted with palm trees and grass, with sporadic use of other tree species and landscaping plants. Most of the median strips have a Canary Island date palm at the north and south ends of each block, although in some cases the tree has been cut down or replaced. Other tree plantings on the median strips include Mexican fan palms, dating from the period of significance, and Ginkgo Biloba. The ginkgo trees in the street medians are more recent than the end of the period of significance, but older ginkgo trees planted on sidewalk mow strips suggest that Ginkgo Biloba was used as a landscape tree in the neighborhood during the period of significance. The landscaped medians and their rounded concrete curbs retain a high degree of integrity, with fully mature trees, and represent an immediately recognizable feature of the neighborhood. They were the first streets in Sacramento to utilize landscaped boulevards, a common feature of "City Beautiful" neighborhoods.

As part of its landscape design plan, Park Realty included cement sidewalks throughout the entire district, advertised as a total of five miles of concrete walks. Some portions of the sidewalks have been replaced in kind since the neighborhood's construction. Local design guidelines require that sidewalk replacement is compatible with the historic sidewalk/street design pattern, including a landscaped mow strip in between the sidewalk and the street curb. The most common tree plantings on Boulevard Park's sidewalks include palms (Mexican fan palm and Canary Island date palm), sycamore (aka London plane), and English elm. Palms are found as landscape elements on many of the larger building lots, while the sycamores and elms form an overall tree canopy that shades sidewalks in summer, in some cases forming a nearly complete tree canopy over the lettered streets. Other trees found on sidewalks include Zelkova, Magnolia, Ginkgo biloba, Cedar, Camphor, Chinese Elm, Mock Orange and Liquidambar styracifula. Examples of all of these trees dating back to the period of significance can be found in the park. Judging from the oldest and most prominent species of trees in the district, London Plane and English elm were selected as canopy trees on the sidewalks, with palms used as ornamental trees on boulevards. Both reflect common choices of California landscape architects of the period. The realty company also paved the roads within the district with macadam. These roads have since been paved with asphalt by the City of Sacramento. Streetcar lines on C Street and H Street were removed and repaved with asphalt, with overhead lines and power poles removed.

Alley Parks

Three of the four blocks between F, H, 20th and 22nd have central alley parks. The lot between, F, G, 20th and 21st was originally intended to have an alley park, as specified on early plans of the project, but it was either abandoned by its adjacent landowners very early in the neighborhood's history or never constructed. The other

three parks were held in joint tenancy by a corporation of the property owners in lots adjacent to the parks. The park lot in the block bounded by 21st, 22nd, F and G was incorporated as "Boulevard Park Center," the block between 21st, 22nd, G and H was incorporated as the "Elm Park Club," and the park lot in the block bounded by G, H, 20th and 21st was incorporated as the "First Park Center Club." The parks have total dimensions of 110x140 feet, and are accessed via alleys on either end of the block. Each has a gravel perimeter road allowing access to the rear of each lot, and some of the houses on these blocks have garage units located facing the alley parks. Boulevard Park Center's access road is circular, with landscaping in each corner and within the circle, while the roads around Elm Park Club and First Park Center Club are rectangular, with landscaping within the inner rectangle of the park area. The parks are landscaped with grass and shade trees. A sewer drain with metal grate is located in the center of each park. All three parks were incorporated as private corporations in order to delineate the responsibility for care and maintenance of the parks, which was shared by the owners of the adjacent parcels. All three corporations have since been disbanded, but the owners of adjacent parcels still share in the responsibility of maintaining the alley parks, and they are still used for recreation and neighborhood functions. The individual parks are described in the property descriptions below.

Grant Park

Grant Park, the city block bounded by B, C, 21st and 22nd Street, has one building located on it, a bathroom and storage room built in 1971, at its northeast corner, a baseball diamond with backstop (construction date unknown) in the northwest corner, and a playground at the southeast corner built in 2006. The lot was one of twelve lots indicated as public squares by John Sutter Jr. as part of the survey conducted by Captain William H. Warner of the United States Topographical Engineers in 1849. The lot became part of the State Agricultural Society's racetrack in 1868. On Boulevard Park's first subdivision map, this block was designated to be sold as subdivided homes, but due to previous claims upon the land, including its original designation as a public square and multiple court cases regarding its ownership, the Park Realty company returned the block to the city of Sacramento to become a city park.

Building Lots and Building Types Within the District

Buildings within the district boundary vary in architectural style and size, but are built in a generally predictable pattern. The southernmost four blocks of the district, between F, H, 20th and 22nd, contain the largest lots (5000-6400 square feet, with street frontage of 50-60 feet) with the highest prices and the greatest level of deed restriction, including the $2500 minimum price requirement for the houses built on the lot as specified in the deed covenant. Thus, these blocks featured larger, often architect-designed and visually dramatic buildings. They were also built earlier than much of the rest of the neighborhood. Original prices ranged from $1375 to $1725 per lot. According to the Covenants, Codes and Restrictions, all of the buildings in this section of the district were to be single-family homes. Several duplexes and apartment buildings were built in this section, but all were buildings of similar scale and architectural quality to the single-family homes in that section of the district.

The middle portions of the district, from south of the alley between B and C Street to F Street, were generally smaller lots with less street frontage (2800-6400 square feet with street frontage of 40 feet.) Prices ranged from $225 to $800 per lot, with the most expensive units closer to F Street. Units along the west side of 22nd Street south of F Street also had 40 foot street frontage and prices between $575 and $1050, with lots as high as $1200 facing H Street along 23rd. Buildings in this section are smaller than the southernmost blocks, although many feature a high level of architectural detail. Buildings along 20th Street, closest to the railroad tracks between 19th and 20th, are generally the smallest and most eclectic in style.

Some of the buildings in the middle portion of the district were built as duplexes or apartments, and some were originally single-family homes that were subdivided into apartments. Many were used as boarding houses, but most have since been converted back into single-family homes. Many buildings within the district have elevated ground floors, typically 6-8' off the ground, and a large number of these buildings have converted the below-floor space into a second unit. In some cases, the entire building was raised in order to create a full-height ground floor, but some are not raised and the lower apartment has a ceiling of substandard height, or the basement has been dug out to accommodate a garage or apartment. This adaptive use of the building is reflective of the later portion of the neighborhood's period of significance, when the need for affordable housing near Sacramento's central city was great enough to encourage property owners to subdivide single-family homes into apartments. Single-family buildings converted to duplex or apartment use are reflective of the neighborhood context and generally remain contributors to the district.

Foursquares, bungalows and row houses, in an eclectic mixture of Craftsman, Classical Revival, Colonial Revival and Prairie styles, were the first buildings in the district. Of the 295 building lots within the district boundary, 162 were constructed between 1905 and 1915. Seventy-four were built between 1916 and 1946, the end of the period of significance. Past 1920 and through the 1940s, houses were smaller and built in the California Bungalow, Tudor Revival, Spanish Colonial Revival and Minimal Traditional styles. Four pre-1905 houses found in the district, moved from other parts of Sacramento, are located in the district. Unless specified, roofing material on all houses is asphalt composition shingles.

Many of the buildings constructed after the period of significance (current non-contributors) were two-story apartment buildings, often built on the larger lots within the district, but more recent construction has included several single-family or duplex buildings. City preservation guidelines, in place since the 1970s, have mandated that new construction reflect the neighborhood's historic styles in general massing and setback, if not in architectural style.

The half-block north of the alley between the B Street railroad levee and C Street between 20th and 21st, has light industrial uses. Despite the original intent of the developers to keep all industrial uses out of the district, the proximity of this half-block to the Southern Pacific railroad berm made the lots unattractive to residential buyers. The half-block across Grant Park from this half-block, outside the district, also has industrial tenants. A single light industrial property, 2007 C Street, is an alley-facing building constructed in the back of a lot at 221

22nd Street but later split onto its own lot. It was built by the owners of 221 22nd Street, the Earle family, to house their plumbing business.

Architectural Property Types Present in the Boulevard Park Historic District

Craftsman Bungalow

The Craftsman bungalows in Boulevard Park are one-story or 1 ½ story structures with a low-pitched gabled roof (either front or side gabled, occasionally hipped) with wide, unenclosed eave overhang, exposed roof rafters, and decorative beams or braces commonly added under gables. Porches are either full or partial width but almost always prominent, with roof supported by columns that are generally rectangular, often with battered (sloping) sides. These columns generally extend to ground level. The most common siding material for Craftsman bungalows in Boulevard Park is false bevel drop siding on the walls of the house, with shingles beneath the gable. Others feature shingled siding or other variants of drop siding. A handful of Craftsman buildings in the neighborhood are more visually dramatic "Ultimate Bungalow" or "Bungaloid" designs, generally architect-designed homes on the southern edge of the district, 1 ½ or 2 stories in height. Craftsman bungalows were built in the district from 1905 until the 1920s.

California Bungalow

These simplified and smaller bungalows are primarily one-story structures with low to very low roof pitch, featuring wide eaves with exposed rafter tails. Porches are prominent, and often encompass the entire width of the front of the house. The porch is frequently accompanied by a front bay with a front gable or tripartite windows beside the porch. Siding is generally either stucco or false bevel drop siding with shingled gable ends. California bungalows were built in the district from the 1910s until the 1920s. California bungalows in the district can contain elements of both Craftsman and Prairie styles. They are generally smaller than the earlier Craftsman bungalows. Some examples have a two-story component in the form of a hipped-roof tower towards the rear of the building, but all are characterized by the broad, horizontal general aspect of the building.

Foursquare

A two-story rectangular building intended for narrow lots, with the short end addressing the street. The foursquare is typically Classical Revival or Colonial Revival in style, but some have Craftsman or Prairie elements. Most have a hipped roof. Foursquares were built in the district from 1905 until about 1920. Many of Boulevard Park's foursquares share common dimensions and architectural detail, suggesting that they were built to common plans with variations introduced by the owner, architect or builder. These similarities reinforce the consistency of design found in the district. Foursquares are more commonly found in the southern end of the district. Examples in the district include Colonial Revival, Neoclassic, Craftsman, Prairie and Spanish Colonial Revival styles, and some combine features of several different styles. Wright & Kimbrough offered standard patterns of foursquare house for sale in Boulevard Park.

Neoclassic Row House

Within the context of California residential architecture of this era, the term "row house" is often used to describe free-standing buildings constructed on narrow lots in rows set a few feet apart, as opposed to attached row houses as found in the eastern United States. California row houses are typically of wooden construction, rather than brick or stone. Neoclassic row houses are architecturally similar to the Foursquare but smaller and shorter, originally constructed as one-story buildings, typically on a raised foundation of brick or concrete; in some references they are referred to as a "half-square" due to their similarity to a one-story foursquare In most cases, the main floor is located 3-7 feet from the ground, and within the city of Sacramento, many residents and planners use the term "high-water bungalow" or "Delta bungalow" to refer to this building type. This is based on a common assumption that the high floor was intended to keep the house above flood level. However, similar buildings are found elsewhere in northern California in regions that are not flood-prone, suggesting that the elevation is intended for ventilation, basement storage or architectural prominence rather than flood safety. Most examples in the district have a hipped roof with a dormer. Siding is typically false-bevel drop siding, shiplap siding or shingles. Most feature a front-facing partial-width porch with stairs projecting to the front of the lot, supported by columns (most commonly cylindrical Doric columns), with an adjacent bay window, but some have a full-width porch. Most have a second bay window located on a side elevation. Some have been raised to create a second story, or modified to accommodate a basement apartment or garage. Neoclassic row houses were built in the district from 1905 until about 1920.

Minimal Traditional Cottage

Many of the houses built in the district from the 1930s to 1946 are Minimal Traditional cottages. Most have a cross-gabled plan, but some are rectangular with a hipped roof. Exterior walls are typically stucco with some simple drop or false bevel drop siding. Many show limited elements of Tudor Revival style with prominent chimneys and a steep roof pitch, or Spanish Colonial Revival style with stucco siding and limited use of clay tile as a decorative element. Most have wooden sash windows, but some later examples have metal casement windows. These simple, economical buildings are characteristic of the northern end of the neighborhood, where lots were less expensive, and typical of standardized house plans available to working people in the 1930s to 1940s. Their architectural simplicity reflects the architectural idiom of the era and a response to the demand for inexpensive workforce housing that still provided a pastoral, suburban setting in a detached dwelling. Many were standard designs promoted by pattern books, and later by Federal Housing Administration guidelines that required minimum standards for small houses that could be funded with FHA-backed loans.

Spanish Colonial Revival

A small number of buildings in the district are constructed in Spanish Colonial Revival style. They feature low-pitched roofs, usually with little or no eave overhang, roofs typically of red clay tile, wall surfaces typically of stucco, and typically with one or more prominent arches placed above the door or principal window, or beneath the porch roof. These buildings reflect regional interest in the Spanish and Mexican heritage of the western United States, and were promoted during the 1920s as a more appropriate revival style for California than

American Colonial Revival models. Boulevard Park was mostly built out during the height of this style's popularity, and construction dates of examples within the district reflect this, ranging from 1922 to circa 1930. An earlier but related style, Mission Revival, features similar use of stucco and hollow clay tile but is characterized by the use of Mission quatrefoils to reflect the appearance of early California mission architecture. Some Mission Revival buildings in the district have wooden siding rather than stucco and tile, but still use quatrefoils as architectural decoration.

Tudor Revival
Tudor Revival residences typically feature a steeply pitched roof, usually side-gabled with a prominent cross gable, decorative half-timbering or stucco walls, massive chimneys and tall, narrow windows. Siding is typically brick or stucco, with stucco often combined with wooden elements to suggest wattle-and-daub construction. Several high-style Tudor Revival buildings were constructed in Boulevard Park, as the style was popular throughout the era of the neighborhood's construction. Others are hybrids with other styles and housing forms, including Craftsman bungalows with Tudor features and Minimal Traditional houses with Tudor elements.

Italianate
Several buildings in the district are constructed in Italianate style. All were moved to the neighborhood from elsewhere in the city. The dates of building move are unknown but all were prior to 1915, as indicated by their presence on Sanborn 1915 insurance maps. They may have been moved as a result of the Western Pacific Railroad's construction between 19th and 20th Street through the city of Sacramento, which required the relocation or demolition of many existing buildings on the affected streets. The Italianate buildings in Boulevard Park are one or two story structures. Their low-pitched roofs have knee braces beneath widely overhanging eaves, and tall, narrow arched windows. The examples in Boulevard Park are mostly vernacular Victorian buildings with some Italianate features rather than high-style Italianate mansions, due to the difficulties in moving larger buildings and the constraints of the narrow lots where these buildings are located.

Architectural Descriptions of Buildings
The following description is organized by street name and street number, corresponding to the chart of buildings attached in this document. Some of the more architecturally significant and better-documented buildings in the district are described in more detail, including year of construction, architect, and original inhabitants. If a building has some alterations that affect its appearance and integrity, these are specified in the description. For purposes of this nomination, buildings with some alteration are still considered contributors, while buildings with significant alterations to character-defining features and significant loss of integrity are considered non-contributors even if the basic dimensions of the building are unchanged. Buildings constructed after the end of the period of significance, or moved to the site after the end of the period of significance, are identified as non-contributors. Buildings without specific construction dates that are described as being constructed prior to 1915 were identified using 1915 Sanborn Insurance Company maps for the city of Sacramento, comparing building dimensions and features to confirm the building's presence on the site as of 1915.

Where verifiable, the original owner of the building at the time of construction is indicated. Most properties were sold as vacant lots with buildings constructed by the new owners. In some cases, the real estate firm of Wright & Kimbrough built houses on the individual properties prior to sale. Where applicable, Wright & Kimbrough are mentioned as the original builder in the building description. Most of the Wright & Kimbrough constructed buildings are either two-story foursquares (on the southern end of the district) or one-story Neoclassic row houses (on the northern end of the district) using similar basic plans but with varying individual details, either constructed speculatively in advance of sale or with purchaser-ordered details after sale of the lot.

20th Street

1. 217 20th Contributor
This is a one-story vernacular residential building, constructed in 1923, with a hipped roof and false bevel drop siding, set back approximately 30 feet from the street. An offset front door is flanked by windows, possibly originally part of an open porch but enclosed by aluminum sliding windows. The building is off-center from the street line, a feature that makes it unique within the district. The northern wall has a series of extensions that approximately follow the line of the adjacent alley, resulting in an unusual zig-zag appearance. Siding is false bevel drop siding. Windows other than on the building front are double-hung wooden sash windows with a single pane in each sash. Large wooden fences surround the building to the north and south. The building was originally constructed for William H. Maltman, a carpenter. This building has some alterations but remains a contributor to the district.

2. 219 20th Non-Contributor
A large wooden fence hides this building from the street. Beyond the fence is a one-story vernacular residential building, set back approximately 30 feet from the street, with a hipped roof of very low pitch and a gabled dormer. Walls are false bevel drop siding. A full-width porch is located beneath the main building roof, supported by rectangular posts of dimensional lumber with a wooden balustrade beneath the posts. Windows are aluminum sliders. Per city directories, no building was listed at 219 20th Street until 1947, making this the most likely year of construction. Due to its construction after the period of significance, the building is not a contributor to the district.

3. 221 20th Non-Contributor
This is a modern two-story apartment building with a hip roof and horizontal lap siding, built after 1990. The building's size, scale and setback from the street are consistent with the district. The building is not a contributor to the district.

4. 309 20th
This is a vacant lot and therefore a non-contributor to the district.

5. 313 20th Contributor
This two-story Italianate building has a hipped roof, simple drop siding, a prominent second-story front bay, and prominent porches on the first and second story. Windows are double-hung wood sash, with elaborate bracketed windows on the second story and simpler sash windows on the first story. The cornice line around the second-story porch and bay has elaborately bracketed cornices, and the second-story porch features turned columns, a classical balustrade, and a curved porch roof with bracketed eaves. This building was moved to the site no later than 1915 according to Sanborn maps of the site. According to county records, the building's effective construction date is 1908. The first story is substantially altered and simplified from the

appearance of the second story, probably due to reconstruction of the lower story after the move to the current site. The stairs to the second story are a later addition of unfinished wood. The first story porch has two sets of small steps with simple wooden handrails and rectangular wooden porch posts. The building is divided into five apartments. Although the building has been altered, its overall scale and rare architectural style make it a contributor to the district, one of several older houses moved to the neighborhood after the demolition of the Union Park racetrack. Its relocation occurred prior to the end of the district's period of significance, and it gains significance from the role it played in the district as an inexpensive but architecturally distinct home in the affordable end of Boulevard Park.

6. 317 20th Non-Contributor
This non-contributing modern building was under construction in 2009. It features a front-gabled saltbox roof, a projecting rectangular front bay and a small second-story porch, lap siding on first level and stucco upper floors, and a composition roof.

7. 321 20th Contributor
This one-story Italianate structure has a front-gabled roof, arched windows, an arched front door with semicircular transom window, simple drop siding, and a full front porch with a flat roof that projects forward of the front wall. Porch posts are turned classical columns with rectangular bases. A rectangular louvered vent is located on the front gable end. Although the building has been altered, its overall scale and rare architectural style make it a contributor to the district, one of several older houses moved to the neighborhood after the demolition of the Union Park racetrack. Its relocation occurred prior to the end of the district's period of significance, and it gains significance from the role it played in the district as an inexpensive but architecturally distinct home in the affordable end of Boulevard Park. This building was moved to the site no later than 1915 according to Sanborn maps of the site. According to county records, the building's effective construction date is 1908. The first listing for the house in Sacramento city directories is 1923, occupied by G. P. Fitzgerald, conductor for the Sacramento Northern Railroad, whose freight depot and crew change point was four blocks away at 17th and D Street. This building is a contributor to the district.

8. 409 20th Contributor
This 1912 Colonial Revival cottage has a side-gabled plan and a moderately pitched roof with an offset front gable. The front gable features a small bay with a shed roof. Windows are double-hung wood sash, except on the enclosed porch (see below.) The center bay window is a fixed picture window with divided lights above a larger single pane. The building's exterior is false bevel drop siding. A small chimney is located along the ridge line of the roof. The building appears to have been modified by enclosing the front porch, originally adjacent to the front gable, with siding that matches the rest of the house, with fixed vinyl-framed picture windows. Other than the porch, the building appears to retain sufficient integrity to remain a contributor to the district.

9. 415 20th Non-Contributor
This 1948 Minimal Traditional cottage has a side-gabled plan and a moderately pitched roof with an offset front

gable. The entrance is located to one side of the front gable, under a small porch located under the main roof of the house. The exterior features simple drop siding. Windows are vinyl framed sliders. The building is set far back from the front of the lot. The building is a non-contributor due to date of construction, modifications and setback that make it incompatible with the district.

10. 417 20th Contributor
This two-story Tudor Revival brick, wood and stucco building has a gabled roof with half timbering in the gable. A three-sided bay which projects beneath the gable overhang at the second floor level is supported by two brackets with carved human faces. A cartouche with"SFD Firehouse 4" inscribed serves as the keystone for the arched central entry. This entry, originally used as the fire truck entrance, has been filled in with stucco and a paneled door inserted. A metal staircase has been installed on the south side to provide access to the upper floor, and there is a brick rear addition. Built in 1925, this structure was originally a Sacramento Fire Department fire station, taken out of service in and converted to residential use. This building is a contributor to the district.

11. 421 20th Contributor
This 1906 Neoclassic row house has a hipped roof and a hipped dormer with wooden shingles on the roof. Walls are simple drop siding. The dormer window has a diamond-shaped patterned pane. A bay and porch with classical columns occupy the front of the house. Windows are vinyl single-hung windows with false mullions. The railings on the front stairs are simplified later additions not matching the style of the house. The building was constructed for Frank J. Silvey. Despite some loss of integrity, the overall style and scale of the house, and its unusual retention of wood shingles on the roof rather than replacement with composite shingles, make it a contributor to the district.

12. 511 20th Contributor
This one-story 1908 Classical Revival house has a hipped roof with a front-gabled porch supported by classical columns and flanked by two bays. The gable end of the porch includes two small patterned pane windows and shingle siding, the remainder of the walls have false bevel drop siding to the level of the base of the first floor and wooden drop siding below the main floor plate, wider than the siding above the floor plate. The staircase to the porch is concrete with brick supports. Windows are double-hung wooden sash. A driveway and garage door have been added to the left of the stairs, leading to a below-grade basement garage. The building was constructed for Wright & Kimbrough. Despite some loss of integrity, the overall style and scale of the house make it a contributor to the district.

13. 515 20th Contributor
This front-gabled1910 Craftsman bungalow has a small inset gable to the left of an inset porch. Tripartite windows are located on the porch and under the front gable. Walls are false bevel drop siding with shingles beneath the gable ends. A tripartite window under the gable end features two louvered vents and a central window with a diamond-shaped patterned pane. The rafter ends are extended and elaborated, and the gable is

decorated with stickwork and knee braces. The porch pillars are battered. A door has been added to the basement level of the house.

14. 517 20th Contributor
This two-story 1908 Colonial Revival triplex has a hipped, flared roof and hipped dormer. The first story has stucco siding and two bays flanking a flat-topped porch with fluted classical columns and a flat roof that also serves as the second-story entrance to the two upstairs apartments. Windows are double-hung wood sash. The second story has asphalt siding. This house may have been converted from a single-family home to a multi-unit building. The building was constructed for Mrs. I.J. Harvey. Despite some loss of integrity, the overall style and scale of the house make it a contributor to the district.

15. 521 20th Contributor
This1906 Craftsman bungalow is front-gabled with a wide full-length porch. Siding is false bevel drop siding with shingles beneath the gable ends. Porch supports are tapered rectangular posts. Knee braces are located on the gable ends. Tripartite ribbon windows flank the main entrance door on the porch; windows are double-hung wooden sash. The stairs are terrazzo with brick supports. A driveway and garage door were added to the left of the stairs, leading to a below-grade basement garage. A small window is located on the basement level in front opposite the garage door. The building was constructed for Ruth E. Chambers. The building is a contributor to the district.

16. 601-605 20th Contributor
This two-story wood frame Craftsman/Prairie apartment building has beaded drop siding, overhanging eaves, exposed rafters, twin two story porches and a symmetrical plan. The side-gabled roof has two front-gabled two-story bays flanking a front-gabled dormer. Beneath each bay is a tripartite window with patterned upper panes and a single lower pane and a porch with rectangular columns. The first floor porch features a brick foundation and brick piers beneath the columns. Constructed in 1918, the apartment building was built by J. W. Marsh, owner of the J.W. and Company Saloon, president of Marsh Investment Company, and one of the founders of the Travelers Hotel.

17. 609-611 20th Non-Contributor
This residential building features a gable-on-hip roof with a gable-on-hip porch and a two-story addition on the rear with a gable-on-hip roof. The walls feature a mixture of simple drop siding, stucco and T-111 composite siding. Most of the windows are double-hung wooden sash windows with some vinyl single-hung sash windows. The porch and front of the building has been altered in a manner that obscures its original appearance. Due to its loss of integrity, this building is not a contributor to the district.

18. 613-615 20th Non-Contributor
This one-story Minimal Traditional residential building has a hipped roof of low pitch with no eave overhang, stucco walls, and metal casement windows. The building's construction date is unknown but it does not appear

on a 1951 Sanborn map of the neighborhood, suggesting that its construction date was after the end of the period of significance. Thus, the building is not a contributor to the district.

19. 617 20th Non-Contributor
This Minimal Traditional cottage has a flared hip roof with a small porch to the left of an offset front gable. Siding is asphalt or composite, windows are multi-paned wooden sash single hung windows. Due to the building's lack of integrity and possible construction outside the period of significance, it is not a contributor to the district.

20. 623 20th Contributor
This one-story 1909 Classical Revival house has a hipped roof with a front-gabled porch supported by turned columns and flanked by two bays. The gable end of the porch includes two small patterned pane windows and shingle siding, the remainder of the walls have shingle siding to the level of the base of the first floor and false bevel drop siding below. The staircase to the porch is wooden with turned balustrade. Windows are double-hung wooden sash. A driveway and garage door were added to the right of the stairs, leading to a below-grade basement garage. Despite some loss of integrity, the overall style and scale of the house make it a contributor to the district.

21. 707 20th Contributor

This front-gabled 1930 bungalow has a front-gabled porch and a second story with a separate front-gabled roof towards the rear of the building. All roofs have a low pitch, broad eaves with exposed rafter tails, and decorative beams projecting from the gable ends. The gable ends also feature vertical stickwork directly beneath the peak of the gable. The walls and porch supports are stucco. Two tripartite windows in front feature divided light upper sash over single lower sash windows, each surrounding a larger picture window with a smaller upper window sash divided into four panes. The porch floor and foundation are concrete. The building is a contributor to the district.

22. 715 20th Non-Contributor
This two-story Colonial Revival house features a front-gabled gambrel roof with a shed dormer. Two large double-hung wooden sash windows are located in the gable end. Siding is false bevel drop siding with shingled gable ends and asphalt siding at the basement level. The front of the building includes a recessed bay and a porch with round columns. Windows are double hung wooden sash. This building does not appear in city directories or maps until after the end of the period of significance, and as such it was probably moved to the site after 1946. Thus, the building is not a contributor to the district.

23. 717 20th Non-Contributor
This non-contributor is a two-story office building of concrete block construction with an enclosed porch of decorative concrete block, constructed after the district's period of significance.

21st Street

24. 204 21st Non-Contributor
This one-story non-contributing office building has a gable-on-hip roof of low pitch with a louvered vent at the gable end. Three skylights are located on the portion of the hipped roof facing the front of the building. The walls are brick, with an enclosed shed-roof porch in front. Entrance to the porch is via a door on the side of the porch. Windows are vinyl sliders beneath metal shutters, with brick embellishments above and below the window opening.

25. 210 21st Contributor
This Minimal Traditional cottage, built in 1940, is side-gabled with a front gable on the left of the east wall. A small porch is located under the extended eaves on the front wall. A porte-cochere is located along the northern side. The walls are simple drop siding with decorative brick around the base of the walls. The front gable has three triangular decorative vents beneath the gable end. The front windows are a vinyl sash window and a large vinyl-framed picture window. Despite some alteration, this building is of a scale comparable to those in this part of the neighborhood and was built during the period of significance, so it is a contributor to the district.

26. 214 21st Contributor
This Tudor building has a steeply pitched, side-gabled hip-on-gable roof, a prominent chimney, and brick walls. A centrally located, small front porch is covered by a front-facing gable with several decorative triangular braces beneath the gable. Vinyl slider windows are located on either side of the front entry and porch. In front of the building is a brick platform running the entire length of the house that creates a narrow patio along the front of the house, with centrally located brick steps leading to the porch and entryway. Despite modifications to the building's windows, this building otherwise retains integrity and conveys its original architectural style. It is thus a contributor to the district.

27. 216 21st Non-Contributor
This non-contributor is a two-story modern apartment building with stucco walls, vinyl windows and an end-gabled roof, with a large garage door facing the street, completed in 2009.

28. 222 21st Contributor
This Colonial Revival building, built in 1911, has a complex, steeply pitched cross-gabled roof with composition shingles. The main roof is side-gabled, with a taller cross-gable towards the rear of the property, a prominent, off-center front gable above a front bay window, a small hipped roof over the bay itself, and a hipped shed roof over a semi-enclosed porch. The eaves beneath the bay roof and porch are bracketed. The porch features rectangular pillars with three wooden sash windows, either fixed or casement, enclose the front porch wall. Windows are double-hung wooden sash and include three windows on the front bay at the basement level and a window beneath the porch at basement level, both covered in wood. The walls are false bevel drop siding.

The porch stairs are wooden with a concrete first step and wooden porch supports; a handrail on the left side of the porch steps is constructed of iron pipe. An attached garage is located on the southern wall of the building, a simple flat-roofed structure with barn doors, one of which is covered with a sheet of plywood. The southern wall of the garage appears to be covered in stucco and sits at the edge of the property line.

29. 226 21st Contributor
This small 1918 California bungalow is side-gabled with a front-gabled wing containing an offset front-gabled porch, supported by two rectangular pillars. The porch floor and steps are concrete. The walls are false beveled drop siding with shingles beneath the gable ends. At the peak of the gables, both on the building ends and the porch, is a small vent with vertical stickwork. Windows are double-hung vinyl sash with divided lights on the upper pane and a single light on the lower pane. Decorative beams protrude from the lower corners of the gable ends. A driveway with Hollywood strips (two strips of concrete with grass in between the strips) is located just south of the building, with a simple front-gabled garage behind the house with false beveled drop siding and an offset wooden barn door. Other than the replaced windows, the building retains a high degree of integrity and is a contributor to the district.

30. 230 21st Contributor
This Craftsman bungalow, built in 1918, has a front-gabled roof and a full-width porch located under the main roof supported by four rectangular pillars. The outer two porch pillars have brick porch supports, the inner pair flanking the stairs have rectangular wooden porch supports above a terrazzo staircase with brick supports. A vent is located at the peak of the gable end with cross-hatched stickwork, and knee braces protrude from the gable end. The walls are asphalt siding. A garage door and sunken driveway are located to the right of the stairs, leading to a basement garage, with a window at the basement level located to the left of the stairs. Despite alterations to the siding and the addition of a garage door, the building retains sufficient integrity to remain a contributor to the district.

31. 301 21st Contributor
This California Bungalow, built in 1920, has a side-gabled hip-on-gable main roof and multiple roof planes, including a rear cross-gable that is taller than the front side-gabled roof and a front-gabled porch, both of which are also hip-on-gable. The gable ends have a vent with vertical stickwork directly beneath the gable. The rafter tails at the gable ends extend farther than the edge of the roof, while the other rafter tails are exposed but terminate at the roof edge. Walls are false bevel drop siding. The porch is slightly offset to the north from the center line of the building, and features an arched entryway supported by two rectangular pillars, with a concrete porch base that forms a small patio to the north of the front door. Wrought iron handrails and balustrade have replaced the original handrails. The front door features sidelights. Windows are single hung wood sash with divided lights in the upper sash and a single pane in the lower sash. Aside from the wrought-iron porch railing and balustrade, the building retains sufficient integrity to be a contributor to the district.

32. 304 21st Contributor

This front-gabled Craftsman bungalow has exposed rafter tails and knee braces under gable ends. Walls are false bevel drop siding with shingles under the gable ends. Two louvered vents surrounding a fixed window divided into three vertical panes are located beneath the front gable end. A decorative scrollwork board is located below the gable end window. The building appears to have originally had a full-width porch, at some point partially enclosed with false bevel drop siding, at the northeast corner. One original rectangular porch pillar is located in the enclosed section of the porch, while the other pillars have been replaced by simple 4x4 inch porch posts. Windows are aluminum sliders, and the stairs appear to have been replaced with a wooden staircase with a handrail of dimensional lumber. Despite the alterations to the building's external appearance, its basic scale and proportion are compatible with the neighborhood, so the building remains a contributor to the district. Date of construction is prior to 1915 per Sanborn map.

33. 305 21st Contributor
This one-story Colonial Revival building, built in 1922, has a hipped roof with a prominent front-gabled dormer with a small double-hung wood sash window. The walls are simple lap siding. A hipped porch roof covers a simple wooden porch with dimensional lumber pillars, a wooden porch floor and wooden stairs with railings of dimensional lumber. Wooden lattice is located between the porch and the ground, with concrete blocks whose appearance simulates ashlar stone on the corners of the porch. Similar blocks are used on the perimeter of the building foundation. Windows are aluminum sliders, aside from the wooden sash window in the dormer. The porch pillars and windows detract from the overall integrity of the house, but due to its retention of original siding and overall building form and condition, the building retains sufficient integrity to remain a contributor to the district.

34. 309 21st Contributor
This 1906 Neoclassic row house has a hipped roof and hipped dormer, with a front bay and partial-width porch with Doric columns. The walls are stucco, from its appearance not the original siding. The windows have been replaced with vinyl dual-pane windows, and one front window was replaced with a second front door. Both front doors are also modern replacements. The dormer window is a five-pane strip of fixed panes in a wooden sash. The stairs to the porch are wooden with railings of dimensional lumber, and probably not original. The building was constructed by Wright & Kimbrough. Due to the extent of the modifications to this building's siding, windows, doors, porch and stairs, it lacks sufficient integrity to be a contributor to the district.

35. 310 21st Contributor
This California bungalow has a front-gabled roof with two smaller front gables located symmetrically on the front of the building. Siding is asphalt or other composite material. A partial-width porch is located under the main building roof. A single-pane window under the gable end is flanked by two louvered vents. Windows are vinyl sash windows. Wooden stairs with wooden handrails lead to the porch. Due to the extent of the modifications to this building's siding, windows, doors and stairs, it lacks sufficient integrity to be a contributor to the district.

36. 314 21st Contributor
This Craftsman bungalow has a front-gabled roof with an inset front gable over the porch and a shed dormer. The roof has projecting rafter tails and extended rafter ends. Projecting decorative braces are located at each corner of both the main gable and the gable over the porch. Walls are false bevel drop siding, with a textured stucco surface under the gable ends that resembles Tudor half-timbering. A bracketed cornice is located beneath the gable ends. The porch features rectangular pillars above stone porch supports and front wall and terrazzo stairs. Windows are single hung wood sash with divided light upper sash and single light lower sash, including a tripartite window with a center picture window flanked by two divided light single-hung sash windows. A single window opening is located beneath the main gable end, with an attic fan visible in the window. Two fixed four-pane windows are located in the gable end over the porch. A wooden sash window is located at the basement level of the house in front, beneath the tripartite window. The building is a contributor to the district.

37. 315 21st Contributor
This California bungalow, built in 1922, has a low-pitched front-gabled roof with an inset front gable over the porch and exposed rafter tails. Decorative beams with angled brackets are located under the gable ends. The peaks of both gables have vertical wooden stickwork attic vents. Walls are stucco, with rectangular stucco full-height porch supports and a stucco-covered chimney. Windows are single-hung wood sash with smaller divided-light upper sash and a large single-light lower sash. The building is a contributor to the district.

38. 316 21st Contributor
This Craftsman bungalow, constructed in 1924 per city directories, has a hip-on-gable front-gabled roof with an inset front hip-on-gable over the porch. Rafter tails are exposed, and the roof is of moderate pitch. Three decorative beams project from the gable ends. Louvered vents are located beneath the front gable and porch gable. Siding is shiplap of two alternating widths. The porch is supported by two battered columns above rectangular porch piers. Stairs are concrete with brick sides. Windows are double-hung wooden sash with a single pane in upper and lower sashes. A small brick chimney is located near the peak of the roof towards the back of the house. The building is a contributor to the district.

A second building is located on the back of the lot. It is a side-gabled (facing the front of the lot) vernacular house with false bevel drop siding and wooden sash windows. Sanborn maps from 1952 do not indicate the building's presence, so while this building may have been constructed before the end of the period of significance, its move to the district was after the end of the period of significance and it is thus a non-contributor.

39. 317 21st Contributor
This Craftsman bungalow, built in 1915, has a front-gabled roof with a small inset front gable over the porch. The roof line is flared at the gable ends, with exposed rafter tails. Siding is false beveled drop siding with shingles beneath the gable ends. A very prominent clinker brick chimney dominates the front wall of the house,

mimicking a brick wall with four horizontal courses. The first is a stretcher course along the top of the wall, with the chimney projecting upward from the middle of the course. The second is a soldier course that forms arches over two small picture windows that flank the chimney. The third is a rowlock course beneath the picture windows. The fourth is a rowlock course that runs at the level of the main house floor and porch. Beneath this fourth course, the clinker brick continues to the building foundation. In the main gable, a divided-light window is flanked by two louvered vents. The porch gable has a small louvered vent, and the porch is supported by a single rectangular pillar of dimensional lumber, connected to a projecting roof beam beneath the gable. The front door is flanked by two wide sidelights with non-original textured glass. Stairs are wooden with handrails of dimensional lumber. This building is a contributor to the district.

40. 321 21st Contributor
This Craftsman bungalow has a front-gabled roof with exposed rafter tails, with a small inset front gable over the porch. The porch is located on the northwest corner of the building, under the main roof. Walls are false bevel drop siding with shingles beneath the gable ends. A small patterned window flanked by two louvered vents is located on the gable end. The porch has brick stairs and porch supports with paired pillars of dimensional lumber, one behind the other. The building has two rectangular bays, on the north and west walls. Windows are double-hung wooden sash with a single pane in each sash.

41. 322 21st Contributor
This Craftsman bungalow, built in 1920, has a side-gabled roof with a prominent front-gabled porch. Rafter tails are exposed but hidden by a rain gutter at roof edge. Siding is plain wood shingles. A small latticed window vent is located in the porch gable. The porch is supported by battered rectangular pillars and shingled porch supports. Pairs of single-hung vinyl windows are located on either side of the main entry door. The stairs to the porch are terrazzo flanked by brick. Opposite the porch, a basement-level garage door is located on the front of the house, with a ramp leading down to the basement level. The garage doors are board-and-batten barn doors with metal hinges. Despite some alteration to the building's exterior, it maintains enough integrity to be a contributor to the district.

42. 325 21st Contributor
This Craftsman bungalow has a front-gabled roof with an inset front gable over the porch. Decorative beams with knee braces project from the gable ends. Siding is false bevel drop siding with simple wood shingles beneath the gable ends. The main gable end features three windows, one louvered vent to the left of two sliding-sash windows. The porch gable has three windows, a patterned pane flanked by two louvered vents. Windows are single-hung wood sash with patterned panes in the upper sash and a single pane in the lower sash. A rectangular bay is opposite the porch, with a tripartite window. The bay has a shed roof. A small vinyl single-hung window is located on the basement level beneath the bay. The porch is supported by rectangular pillars. Stairs are terrazzo with wooden sides enclosed in false bevel drop siding.

43. 326 21st Contributor

This 1925 Minimal Traditional cottage is cross-gabled with a rear-facing T plan. The roof at the front of the building is side-gabled with a slight eave overhang. An extension of the rear gable projects from the side-gabled roof, presenting as a front-gabled dormer with a louvered vent. Siding is shiplap of two alternating widths. Windows are single-hung wooden sash with a single pane in each sash. The porch is located on the northeast corner with a rectangular porch post and a balustrade of dimensional lumber. The porch floor is concrete with two steps that lead to a driveway adjacent to the building. A wooden garage is located behind the house, accessible via a concrete driveway. The garage is front-gabled with siding identical to the main house and double doors. Each garage door has a row of three small horizontal glass panes near the top of the door.

44. 330 21st Contributor
This California bungalow, built in 1928, is front-gabled with exposed gable ends and a low roof pitch. Walls are stucco. The porch has a concrete floor and concrete stairs, and is located under the main roof of the house in the southeast corner. A single rectangular stucco pillar supports the porch. The house rests on a brick foundation. Windows are single-hung wooden sash with divided light upper panes over a single lower pane.

45. 331 21st Contributor
This 1910 Craftsman bungalow has a side-gabled roof with exposed gable ends, a moderate roof pitch and a large shed dormer. A porch projects from the northwest corner of the house, with a side-gabled porch roof, with a gable end facing south towards D Street. The porch is supported by battered rectangular piers and brick porch supports with decorative knee braces beneath the porch eave. Stairs to the porch are terrazzo with brick supports. Siding is false bevel drop siding with simple wood shingles beneath the gable ends. The dormer has wood shingle siding and three divided light windows arranged horizontally. Windows are a mixture of double-hung wooden sash windows and vinyl sash windows, replacing some of the original windows. Two simple brick chimneys project from the northwest corner of the house and the center of the house near the roof peak. There is a large wall dormer at the rear of the building, likely a later addition due to different siding pattern, visible from D Street. The building is a contributor to the district.

46. 400 21st Contributor
This Craftsman/Neoclassic row house has a hipped roof with exposed eaves and a hipped dormer with a louvered vent and very prominent eave overhang. The roof rafters under the eaves of the main roof and the dormer are exposed. Siding is simple wooden shingles. The full-width porch is beneath the main roof and supported by rectangular columns. The stairs to the porch are located at a right angle to the porch with shingle siding and dimensional lumber porch rails. Windows are double-hung wooden sash. Date of construction is prior to 1915 per Sanborn map. The building is a contributor to the district.

47. 401-403 21st Contributor
This 1911 duplex features elements of both Craftsman and Colonial Revival. It has a hipped roof with gable dormers and overhanging eaves, exposed rafters and knee brace brackets. A large full-width front porch is

beneath a second-story pedimented gallery, with brick piers on the ground floor and grouped timber porch support posts on both the porch and gallery. The gable end over the porch and gallery has a louvered vent and projecting decorative false beams. Siding is predominantly wooden shingles with board-and-batten panels beneath the first-story porch, with stucco siding on the first story. The south side has angled bay windows, with square windows and a gabled dormer on the north side.

48. 404 21st Contributor
This single-story Folk Victorian/Italianate residence has a hipped roof over a front-facing L plan with an elaborately bracketed cornice. The porch has a hipped roof supported by rectangular columns. The walls are simple drop siding. Under the porch is a large aluminum slider window, all other windows are narrow double hung wooden sash windows with prominent lintels and sills. Although the building has been altered, its overall scale and rare architectural style make it a contributor to the district, one of several older houses moved to the neighborhood after the demolition of the Union Park racetrack. Its relocation occurred prior to the end of the district's period of significance, and it gains significance from the role it played in the district as an inexpensive but architecturally distinct home in the affordable end of Boulevard Park. According to Sanborn maps, the house was moved to the district no later than 1915.

49. 405 21st Contributor
This 1905 Neoclassic row house has a hipped roof and a hipped dormer with a fixed single-pane wooden-framed window. Simple wooden shingles are used as exterior siding, including the pillars of the porch. A bay is located in front opposite the porch, with a basement window beneath the bay. Windows are double-hung wooden sash with a single pane in each sash, except for the front bay, which has replacement metal double-hung sash windows. The stairs are wooden, with wooden handrails. Date of construction according to the building permit is December 1905, making this one of the earliest buildings in the neighborhood. The building was constructed for Wright & Kimbrough. This building is a contributor to the district.

50. 408 21st Contributor
This 1928 cross-gabled cottage has elements of both Tudor and Craftsman styles. The main house roof is side-gabled and of moderate pitch, with a large front gable containing the porch and main entry. Eave overhang is slight and not boxed. Decorative beams protrude from beneath the front gable end. A louvered vent is located near the peak of the gable end. A small porch is located at the northwest corner of the front gable, with arched openings to north and west. Walls are stucco. Windows are double-hung wooden sash with divided light upper and single pane lower sash.

51. 409 21st Contributor
This 1908 Craftsman bungalow is front-gabled with a smaller front gable over the porch. Roof rafters are exposed, with extended and elaborated rafter ends. Stickwork decorates the peak of both the main gable and the porch gable. A small divided light window is offset on the main gable adjacent to the porch gable. On the porch gable are two small divided light windows. Walls are false bevel drop siding. The porch is supported by

two rectangular battered pillars with rectangular porch supports of false bevel drop siding and a wooden balustrade. The stairs are concrete, with substantial concrete handrails. Beneath the porch are a double-hung wooden sash window and the main entry door. Opposite the porch is a tripartite window with two narrow double-hung wood sash windows over a wooden-sashed picture window. Beneath these windows is a plywood garage door leading to a basement level garage. The building was constructed for A. W. Norris. Despite the addition of the garage, this building retains almost all of its character-defining features and is thus a contributor to the district.

52. 414 21st Contributor
This Neoclassic row house has a hipped roof with boxed eaves and a hipped dormer with a louvered vent. Windows are double-hung vinyl sash with a single light in each sash. Several windows accessible from the ground or porch have iron bars over the window. Bays are located on the front (east) and the south wall of the house. The partial-width porch is enclosed under the main roof, supported by one-story classical columns. Walls are false-bevel drop siding to the floor line of the house, and wooden simple drop siding from the level of the house floor to the ground. Stairs are wooden with wrought-iron handrails. Despite alterations to the building, it retains sufficient integrity to make it a contributor to the district.

53. 415 21st Contributor
This 1907 Craftsman bungalow has a hip roof with exposed eaves and a hipped dormer, an off-centered gabled porch on battered fluted posts, shingled porch supports, and a wooden balustrade. Five knee braces are located beneath the porch gable. Rafter ends are extended and elaborated. The stairs are brick, with wrought-iron handrails. The walls feature simple wooden shingle siding. Two windows beneath the porch gable have patterned panes. On the porch is a small window with a patterned pane, the main entry door, and a tripartite window of double-hung wood sash windows with patterned upper panes and a single lower pane. A double-hung wooden sash window with one light in each sash is located at the basement level opposite the porch, and three square vents with latticework are located in a horizontal row beneath the porch. The house was originally owned by saloon keeper Jacob Weber. It was later owned by James O'Brien, a physician. This building is a contributor to the district.

54. 416 21st Contributor
This 1907 Neoclassic row house has a hip roof with boxed eaves and a hipped dormer. The roof ends of the main roof and dormer are flared, and the dormer has a louvered vent. The partial-width offset porch is located under the main roof of the house. A bay projects from the front of the house opposite the porch, and a second bay is located recessed into the porch adjacent to the main entrance door. Both bays have side windows of single-hung vinyl sash with a vinyl picture window in the middle of each bay. The porch is supported by rectangular stucco columns treated to suggest blocks of rough-hewn stone. This stone treatment is also used on the porch and the frame of the house at basement level. The stairs are terrazzo and concrete. The building was constructed for E.O. Burge. Despite alterations to the windows, this building retains sufficient integrity to make it a contributor to the district.

55. 417 21st Contributor
This 1910 Neoclassic/Craftsman row house has a hipped roof and a hipped dormer, both with unboxed eaves and extended and elaborated rafter tails. The full-width porch is located under the main house roof and is supported by four battered rectangular porch posts. Asphalt siding covers the exterior of the house. Windows are double-hung wooden sash with a single light in each sash. Stairs are wooden with dimensional lumber porch rails. A prominent chimney of clinker brick is located on the southern wall of the house.

56. 420 21st Contributor
This 1907 Neoclassic row house has a hip roof with boxed eaves and a hipped dormer. The roof ends of the main roof and dormer are flared, and the dormer has a louvered vent. The partial-width offset porch is located under the main roof of the house and is supported by two classical columns. A bay projects from the front of the house opposite the porch. Windows are double-hung wooden sash with a single light in each sash, except for a basement window beneath the bay which is a metal sliding sash. A metal roll-up garage door is located beneath the porch, with a driveway descending to a basement garage. The stairs are concrete, embellished with a diamond pattern, with wooden porch rails. The building was constructed by Wright & Kimbrough. This building retains sufficient integrity to be a contributor to the district.

57. 421 21st Contributor
This 1920 California bungalow is front-gabled with an offset front-gabled porch roof. Walls are false bevel drop siding with shingles on the gable ends. The porch is supported by rectangular columns atop porch piers of false bevel drop siding and a wooden balustrade. Windows are single hung wooden sash featuring rows of divided lights in the upper sash and a large single pane in the lower sash. The main entry door features a large divided light window with panes similar in size to the divided lights of the front windows.

58. 426 21st Contributor
This 1912 simplified Craftsman/Neoclassic row house has a hip roof with boxed eaves and an off-centered porch with a gable-on-hip roof. The porch gable has a fixed wooden sash rectangular window. The porch is supported by two heavy rectangular stucco piers. Two low heavy rectangular stucco piers without columns above flank the staircase at the center of the porch. Walls are stucco. Windows are single-hung wooden sash with divided lights in the upper sash and a large single pane in the lower sash. Stairs are concrete with a wrought-iron handrail and rectangular stucco staircase

59. 427 21st Contributor
This 1908 Neoclassic row house has a hip roof with boxed eaves and block modillions beneath the cornice, and a hip dormer. The offset porch is located under the main roof and has rectangular columns. A bay is located opposite the porch. Siding is false bevel drop siding, with wooden shingles on the dormer. The dormer has three windows, a fixed wood sash window with 12 divided lights flanked by two louvered vents. The other windows on the building are vinyl single-hung sash windows, including a basement window beneath the bay.

The stairs are wooden, with wooden handrails. A plywood garage door is located beneath the porch, with a concrete driveway leading to a basement garage. The building was constructed for J.T. Richards. Despite alterations, this building has maintained most of its character-defining features and is thus a contributor to the district.

60. 430 21st Non-Contributor
This building was constructed in 1928, with a side-gabled roof of steep pitch and a prominent front gable over a porch supported by brick piers, with a brick balustrade between the piers. Porch stairs are located on either side of the porch. Siding is stucco. Two main entry doors are located on the porch, each entrance has a large window divided into eight lights. Windows are double-hung wooden sash with one pane in each sash. The building appears to be either completely rebuilt or so significantly rebuilt that the building's original features are difficult to distinguish. As a result, it is not a contributor to the district due to lack of historic integrity.

61. 431 21st Contributor
This 1906 Classical Revival foursquare has a hipped roof and hipped dormer with flared ends and boxed eaves, with dentils beneath the cornice. A full porch is located under the main roof of the house, and a bay is inset against the front wall of the house on the porch. The porch has four round single-story classical columns. Siding on the first floor is false bevel drop siding, the second floor siding is simple wood shingles that flare outward where the second story meets the first. Simple drop siding is used from the level of the porch floor to the foundation. The dormer has a broad rectangular picture window. Windows are double-hung wooden sash. The main entry door is flanked by sidelights with patterned panes. The stairs are wooden with wooden handrails enclosed in false bevel drop siding. The building was constructed for Wright & Kimbrough. This building is a contributor to the district.

62. 500-502 21st Contributor
This foursquare duplex was built in 1930. It has a hipped roof with hipped dormer and boxed eaves. Siding is false bevel drop siding, with shingles on the dormer. Two recessed porches and corner entrances flank a large centered bay, giving the house a symmetrical appearance. Both porches are supported by single classical columns. A secondary hipped roof is located above the porch. Windows are double-hung wooden sash with a single pane in each sash. A latticework vent is located at the basement level beneath the windows of the bay. Doors are three-panel wooden frame, each with a single pane of glass in the upper panel of the door. Stairs are wooden with wooden stair railings enclosed in false bevel drop siding. An attached garage is located at the southwest corner of the house with a second story that matches the siding and appearance of the main house. The garage has a hipped roof and secondary hipped roof at the line of the second story. The second story is set back slightly from the first. The garage is accessed by a driveway at the curb and two strips of brick. The garage doors are five-panel barn doors with a window on the top panel, each divided into four lights.

63. 501 21st Contributor
This 1907 Craftsman bungalow is a one and one-half story wood frame with a raised basement and shingle

siding. Significant architectural features include a gable-on-hip roof with elaborated overhanging eaves and knee brace brackets, a gabled entrance porch with decorative stickwork on battered porch posts on clinker brick piers, and a bracketed square bay with wooden window tracery in a diamond pattern. The bracketed square side bay also features patterned panes and a shed roof. Two single-hung wooden sash windows are located beneath the front gable. The front entrance has a window with patterned panes, and is flanked by sidelights with triangular patterned panes. The stairs are terrazzo with brick handrails. A clinker brick chimney is located on the south wall. The house was built for John W. Ott, department manager and later store manager for Miller-Enright Company, a wholesaler of plumber's supplies, stoves and tinware.

64. 504 21st Non-Contributor
This two-story duplex apartment building was built after the period of significance and is thus not a contributor to the district.

65. 507 21st Contributor
This 1909 row house has Neoclassic and Craftsman features. The hip roof and porch roof are both hipped, with a small triangular gable near the peek of the roof, both with louvers beneath the gable ends. The eaves are overhanging and unboxed. The porch is supported by three rectangular battered piers. A bay is located opposite the porch. Siding is false bevel drop siding, windows are double-hung wooden sash with a single pane in each sash. Stairs are wooden with wrought-iron railings. The building was constructed for Mrs. Katherine Madden. This building is a contributor to the district.

66. 509 21st Contributor
This 1908 Neoclassic foursquare is divided into three apartments, probably raised to allow a habitable ground floor. The roof is hipped with flared ends and boxed eaves, with a hipped dormer with flared ends and boxed eaves. A wide frieze is located beneath the eaves, with rectangular pilasters at each corner of the building. Walls are false bevel drop siding, with stucco on the bottom half of the first floor. A corner porch is located on the second story, under the main building roof, supported by a single rectangular column that matches the pilasters at the other building corners. A hipped porch roof covers the first-floor porch, supported by rectangular columns that also match the pilasters, except where the first-floor porch is covered by a staircase from the ground to the second story. The second-story entrance is a wooden frame door with a large single-pane window, aside a patterned-pane sash window. A tripartite window is located opposite the second-story porch, each with double-hung wooden sash windows. A decorative sill is located beneath this set of windows, with an elaborate bracket beneath the sill. The first floor entrances are two wooden frame doors, symmetrically located at the center of the first floor, with a double-hung wooden sash window beside each entry door. The first-floor porch is wooden, and is located directly above the brick foundation of the house. The stairs to the second story are wooden, with wooden handrails terminating in posts that match the style of the rectangular pilasters found elsewhere on the building. The building was constructed for P.F. Bothum. The building has been raised, but retains sufficient integrity to remain a contributor to the district.

67. 510 21st Contributor
This 1913 Craftsman bungalow has a two-story wood frame structure with stucco features and a low-pitched side-gabled roof, with a wide front porch on rectangular stucco piers and terrace wall. The roof rafters are exposed but covered by a contemporary rain gutter. The second story projects upward from the main roof, presenting as a large shed-roofed gable from the front, but the first-floor roof extends to form gables on the two-story side walls. Latticework vents are located at the peaks of the gable ends, and decorative posts project from the gable ends. The walls are stucco. Windows on the upper level are located in horizontal bands of three in front and two on the sides. Each is a large wooden sash transomed window with a small upper pane and a larger lower pane. The porch windows are tripartite, the central window is divided into upper and lower lights.

The house was built for Cyrus B. Martin, president/manager of the Willis & Martin Company, a drug company.

68. 512 21st Non-Contributor
This is a two-story apartment building with a hipped roof. It was built after the end of the district's period of significance and is thus not a contributor to the district.

69. 515 21st Non-Contributor
This is a two-story apartment building built after the end of the district's period of significance and is thus not a contributor to the district.

70. 516 21st Contributor
This 1908 Neoclassic row house has a front-gabled roof with a small shed roof over the partial-width porch. The porch is supported by classical columns above clinker brick porch piers and terrace wall. Concrete stairs are surrounded by brick handrails. A bay is located opposite the porch on the front of the house. Siding is false bevel drop siding on the main floor, wooden shingles on the gable end (including two rows of zig-zag patterned shingles, the remainder are single wood shingles) and simple drop siding at the basement level. Two wooden sash windows are located in the gable end, each with a single light. Windows on the main house level are double-hung wooden sash, with a wooden picture window in the basement level beneath the bay.

71. 517 21st Contributor
This two-story apartment building features a mixture of Prairie and Colonial Revival elements. The roof is front-gabled, with a low roof pitch and a slight eave overhang, with a symmetrical appearance. Three decorative beams with diagonal braced supports project from under the front gable. The walls are simple drop siding in two alternating widths. The area under the gable is decorated with false half-timbering, with the alternating drop siding visible under the half-timbering, and two louvered vents are located beneath the gable ends between the half-timbering. A small arched porch roof, supported by ornamental brackets, is located above the main entrance, a wooden frame door with 15 window lights. Both the first and second floor have pairs of double-hung wood sash windows with a single pane in each sash. Above the main entrance is a small double-hung sash window with four panes in each sash, with a projecting sill and window box beneath the window. Brick stairs lead to the main entrance. Date of construction is prior to 1915 per Sanborn map.

72. 520 21st Contributor
This two-story house was built in 1919 in the Prairie style. It has two parallel front gables with a moderate roof pitch and eave overhang. Decorative beams with diagonal braced supports project from under the front gables, and latticework vents are located at the peak of each gable around the diagonal braced supports. The walls are shiplap siding. The porch is located under the northern bay, with an arched porch opening, wooden stairs and wooden porch rails. Windows are pairs of vinyl single-hung windows, with a single-pane vinyl window at basement level opposite the porch. Despite its replaced windows, this building still conveys its character-defining features and is a contributor to the district.

73. 521 21st Non-Contributor
This is a modern apartment building, constructed after the period of significance of the district and thus a non-contributor.

74. 524 21st Contributor
This California bungalow has a front-gabled roof and porch roof of low pitch. Gable ends and rafter tails are exposed and extended. A circular louvered vent is located beneath the front gable. Walls are stucco, including heavy rectangular porch supports. The porch and stairs are concrete. Windows are single-hung wooden sash with divided light upper panes and single light lower panes, including a tripartite window on the front of the house next to the porch. A clinker brick chimney is located near the rear of the house along the central roof line.

75. 529 21st Contributor
This Craftsman/Colonial Revival building was constructed in 1906. It has a hipped roof of low pitch with projecting rafter tails. Walls are simple wood shingles above the basement level, flaring outward at the level of the main floor. The basement level is partially simple drop siding and partially board-and-batten siding around a board-and-batten garage door beneath the porch. The porch is under the main roof and supported by two round classical columns supported by two rectangular wooden porch posts with shingle siding flared at the base. The pillars support a bracketed entablature. The balustrade is of milled lumber. A concrete driveway descends to the garage door and a basement-level garage. The building was constructed for George Artz. This building is a contributor to the district.

76. 530 21st Contributor
This 1906 Colonial Revival two-story building has a cross- gambrel roof of steep pitch. The gable end above the purlin contains three louvered vents, each decorated with a wooden keystone above and a single wooden sill below. The portion of the gable end above the purlins is extended slightly over the lower portion beneath the purlins. The lower portion of the gable end contains two double-hung wooden sash windows with divided light upper panes and single light lower panes with a common wooden sill. Eaves are boxed, with a simple entablature. Siding is false bevel drop siding on the walls, simple wooden shingles on the gable ends. A porch is located at the southeast corner, supported by two round classical columns atop a terrace wall. Stairs are wooden with wood handrails encased in false bevel drop siding. The main entrance is a six-panel door with three transom lights within the door. Next to the main entry is a picture window with diamond-shaped patterned panes. Other windows on the main floor are double-hung wooden sash windows with divided light upper panes and single light lower pane. The building was constructed by Wright & Kimbrough. This building is a contributor to the district.

77. 531 21st Contributor
This 1907 Craftsman bungalow is a one and one-half story wood frame structure with shingle siding. It has a

side-gabled roof with a wide shed dormer and a shed entrance porch. The entrance porch has shingled battered rectangular piers and knee brace brackets. Architectural features include a low pitched gable roof, shed dormers with horizontal windows with patterned panes, and exposed rafters. Windows on the main floor are divided into tripartite bands. The windows to the left of the door are three identical narrow windows divided into eight panes, of which the bottom two panes are extended. The windows to the right of the door are similar to those on the left except the middle window is a larger single pane. Stairs are wooden with wooden porch rails enclosed in simple wood shingles. The building was constructed for Wright & Kimbrough. This building is a contributor to the district.

78. 600 21st Contributor
This 1930 Minimal Traditional Tudor cottage has a side-gabled hip-on-gable roof. A centrally located front gable is located above the main entrance. A side gable is located on the corner of the north wall, continuing the line of the roof onto the gable. A prominent brick chimney extends from the north gable, and a smaller brick chimney is located on the main roof near the roof peak, slightly to the south of the front entrance. Walls are stucco. The front gable is a free-standing entry porch, supported by two small brackets with a Tudor arch between them. A small louvered vent is located on the front gable. The porch is concrete and stucco with two concrete stairs, with no pillars or balustrade. The main entry is a metal security door. On either side of the main entrance are two vinyl single-hung sash windows. Despite the alterations to this building's windows, its style and proportion are appropriate to its period of construction and its character-defining features are still apparent, thus it is a contributor to the district.

79. 604 21st Contributor
This 1930 Minimal Traditional Tudor cottage has a side-gabled roof of steep pitch. Two cross gables are located in front of the house, flanking a small porch inset beneath the main roof of the house. Both front gables have a small louvered vent near the top of the gable. Walls are stucco. Windows are narrow double-hung wooden sash with divided light upper panes and single lower panes; the left cross gable also has a picture window between two double-hung wooden sash windows. The main entrance is located on the left wall of the porch, beneath the left cross gable. The porch floor is concrete with concrete steps, with wrought-iron porch railings. A brick chimney projects from the rear roof of the building. The building is a contributor to the district.

80. 607 21st Contributor
This 1932 Tudor cottage has a side-gabled roof of moderate pitch and a prominent, steeply-pitched cross gable with a tall, narrow louvered vent in front. A flared shed roof of low pitch between the front gable and the main roof covers the porch. Walls are brick veneer with stucco beneath the gable ends. The brick walls are topped with a soldier course, with Tudor arches over the windows and porches. Windows are wood casements with diamond-patterned panes, grouped into strings of three with small transoms above the main windows in front. A brick chimney is located at the centerline of the roof. The building was constructed for Harold C. Kinney, chairman of a company called "Shop Crafts." The building is a contributor to the district.

81. 608-610 21st Contributor
This 1907 two-story foursquare duplex has Asian-influenced Craftsman features. The roof is hipped with hip dormers, both with flared ends and exposed, extended and elaborated rafter tails, suggesting Japanese styles. Square corner bays over twin entrance porches with ogee arches that suggests Middle Eastern architectural styles. The dormers and the second story have simple wood shingle siding, flared at the bottom of the second story, and false beveled drop siding on the first story and basement level. Windows are double-hung wooden sash with a divided light upper pane and a single light lower pane. Two windows located between the second-story corner bays share a window box supported by projecting beams. A bay, supported by projecting beams, is located between the two entrance porches. Beneath the bay is a latticed basement window. Each entrance porch is supported by three battered rectangular piers beneath the ogee arches, above wooden porch supports encased in false bevel drop siding. Stairs are concrete, with concrete handrails. The main entry doors are two-bay with a large fixed pane of glass in the upper bay and wooden screen doors. The building was originally purchased by Clarence Smith, an employee of the State Controller's Office. The early residents of the second unit included a high school principal and later William Wood, assistant superintendent of the California State Board of Education.

82. 612 21st Contributor
This 1907 two-story foursquare has elements of both colonial Revival and Prairie Style. It has a hipped roof and hipped porch roof with boxed eaves and wide, paneled soffits. Walls are banded drop siding of two alternating widths, including the roof dormer. Windows are high, wood-framed casements in horizontal bands. The main entry door is flanked by rectangular sidelights. The dormer window is a wooden sash flanked by two louvered vents. Beneath the porch roof is a broad arch supported by three rectangular porch piers and a milled wood balustrade. The stairs are terrazzo flanked by concrete handrails cast to suggest ashlar stone blocks. The house was constructed for Lestene and Elmer Bush. Elmer Bush was Secretary of the Ben Leonard Company, a real estate and insurance firm.

83. 615 21st Contributor
This two-story Spanish Colonial Revival building was constructed circa 1930. The building has a hipped roof of straight-barrel Mission tile, with broad rectangular roof rafters projecting beneath the gable ends. Walls are stucco. The building has multiple extensions from the main two-story building, including a one-story shed-roofed projection and a one-story front-gabled wing projection with an asymmetrical roof line, both of which create an L-shaped plan. Within the defined L-shape is a front patio with a stucco palisade wall. A second one-story projection from the main building extends towards the rear of the property, symmetrical and front-gabled. All of these extensions have roofs of the same straight-barrel Mission tile as the roof. A tall, narrow chimney, with a gabled cap of hollow clay tile and circular clay tile flues, is located on the north wall, stucco-clad chimneys are located on the south wall and the west wall of the two-story main building. Grouped cylindrical clay tile is used at gable ends and near the top of the tower to create decorative vents. A rectangular bay with gabled roof is located at the center of the second story. The main building entrance is recessed behind a round stucco arch. A large fixed picture window is located beneath a similar arch located at the end of the front-

gabled projection nearest the building front. Two windows are concealed behind geometric cut-out screens, one with a diamond-shaped pattern (on the second floor) and one with a hexagonal pattern (on the first floor.) A window on the first floor adjacent to the main building entrance is recessed, in a manner to suggest thick adobe walls, with a decorative patterned wrought-iron window grille over the window. The windows are double-hung wooden sash windows with a single pane in each sash, with some use of wooden-sash picture windows with a single fixed pane. Most windows have wooden mosquito screens over the glazed sashes. Windows on the second floor have decorative wooden shutters. The building was constructed for Clarence H. Smith, who worked for the California State Controller. The building is a contributor to the district.

84. 616 21st Contributor
This 1922 two-story apartment building has stucco siding and a hipped roof with eyebrow dormer. The front facade is symmetrical. In the center bay is a bracketed oriel window on the second story. Below a guyed, flat-roofed canopy with glass-paneled frieze tops a recessed entrance. The door has a multi-paned panel and sidelights. On both stories of the flanking bays are wide three-part windows with fixed center panels. A deck with a low brick wall stretches across the facade. Two sidewalks with short stairways in front lead to the deck. No alterations are apparent. The property's original owner was Frank Renwick.

85. 617 21st Contributor
This two-story Colonial Revival building, constructed in 1915, has a hipped roof with flared ends and boxed eaves and two pedimented dormers. The front elevation is symmetrical. The walls are stucco. A large flat-roofed porch has a wooden balustrade above the entablature, supported by rectangular battered pillars with a wooden balustrade on the porch. The porch floor and stairs are wood, supported by a brick foundation. Windows on the second floor are double-hung wooden sash windows with one pane in each sash. Windows on the first floor are undivided fixed sash. Windows on the dormers and basement are horizontal divided-light casement windows. A small wooden-sashed picture window is located in the center of the second floor. The windows on the second story and basement are enclosed in wrought iron bars. A brick chimney is located on the south wall of the building.

86. 626 21st Contributor
This two-story 1909 foursquare has Craftsman and Colonial Revival features. It has a pyramidal hipped roof with hip dormer, with wide eave overhang and extended and elaborated rafter tails. A hipped porch roof with balustrade above is supported by battered rectangular piers atop rectangular porch supports clad in false bevel drop siding with a wooden balustrade. Walls are simple wooden shingles on the second floor and false bevel drop siding on the first floor. Stairs are wooden, with wooden handrails clad in false bevel drop siding. Windows are primarily double hung wooden sash, with divided light upper panes and single lower panes, and wooden casement windows. A brick chimney is located on the south wall of the building. The building was constructed for Charles W. Morton. The building is a contributor to the district.

87. 630 21st Contributor

This two-story foursquare has Craftsman and Prairie features and was constructed in 1908. It has a pyramidal hipped roof with hip dormer, with wide eave overhang and extended and elaborated rafter tails. A front-gabled porch roof extends from the southeast corner of the building, with extended and elaborated rafter tails. Siding is simple wood shingles, flared outward at the base of the second story, with a bracketed cornice beneath the flared shingles. The gable beneath the porch roof features a decorative diamond-shaped shingle pattern, above a broad entablature. The porch is supported by thick rectangular pillars atop shingled wooden porch supports, with wooden stairs and wooden and shingled handrails. This house was built by Clinton L. White, a prominent attorney and President of the Park Realty Company, the partnership that developed Boulevard Park. In 1909, Clinton L. White became Mayor of Sacramento. The house later became a group home for adolescents operated by Sacramento Children's Home, but has since been returned to single-family use. The building is a contributor to the district.

88. 700 21st Contributor
This two-story Colonial Revival foursquare was built in 1909 and has a symmetrical front elevation. The pyramidal roof is hipped, with a pedimented gable, boxed eaves and a bracketed cornice. A square bay is located on the second story, with a small hipped roof topped by a wooden balustrade and whose eaves are boxed and continues the bracketed cornice line of the roof around the bay. A hipped porch roof is located below the bay, also topped with a wooden balustrade. The porch roof has boxed eaves and a bracketed cornice above the porch frieze. The porch is supported by four rectangular battered pillars of brick, atop brick porch supports and brick terrace walls. The porch is enclosed with metal screens in wooden frames and a wooden screen door. Stairs are terrazzo, with brick and cast-iron handrails. The gable has two windows with patterned panes. The house windows are double-hung wooden sash windows with one pane in each sash. A chimney is located on the south wall of the building.

89. 701 21st Contributor
This two-story apartment building, constructed in 1922, has a hipped roof with hipped dormers and boxed eaves, stucco siding, and wooden windows, most in a three-part pattern. The two street elevations are similar, but the 21st Street elevation has four bays and the one on G Street five. Each has an offset entrance with an oriel window above. The oriels have casement windows with stained glass inner windows, with knee braces underneath. A guyed, flat-roofed awning with small glass panels tops each doorway, which is flanked by fluted pilasters. First story windows have ornate hoods above and decorative panels with swags below. Those at the corners have arched architraves. Above the architraves are iron balconies.

90. 709 21st Contributor
This two-story foursquare has Craftsman features. It has a pyramidal hipped roof with hip dormer, with wide eave overhang and extended and elaborated rafter tails. A gabled porch roof extends from the southeast corner of the building, with extended and elaborated rafter tails. Siding on the second story is simple wood shingles, flared outward at the base of the second story. A bay is centrally located on the second story beneath the dormer. A flat porch roof extends from the base of the second story and bay, continuing the bracketed

cornice at the intersection of the first and second story. The porch roof rests on a wide porch frieze, supported by four battered rectangular wooden pillars. Siding on the first story is false bevel drop siding. Stairs are wooden with a concrete final step and brick supports at the base of the stairs. Windows are double-hung wooden sash with vertically divided-light upper panes and a single lower pane. The main entrance has eight transom lights within the wooden front door and is flanked by six-panel sidelights. Construction date is unknown but the building appears on 1915 Sanborn maps. The building is a contributor to the district.

91. 710 21st Contributor
This Prairie style foursquare was constructed in 1910. It has a low-pitched pyramidal hipped roof and hipped dormer with boxed eaves and a decorative pattern on the soffits. Walls are banded single drop siding of two alternating widths. The flat-roofed porch has a wooden balustrade with broad rectangular wooden piers. The porch cornice has a pattern identical to the soffits of the main roof. Beneath the porch frieze are three sets of rectangular pillars, in pairs with common bases and capitals, supported by three brick porch supports that extend to the foundation. A wooden balustrade encloses the porch between the brick piers. The stairs are terrazzo and flanked by brick handrails. Windows are double-hung wooden sash windows with leaded and patterned upper panes and single panes in the lower sash. Windows have broad milled muntins and common lower sills, and are arranged in horizontal bands. Window boxes are located beneath the central windows on the second story and in front of the porch balustrade. The main entry door has a single pane window in its upper panel and a wooden screen door, and is flanked by single-panel sidelights. A brick chimney with elaborate brick cap is located on the north wall. The house was built for attorney Robertson McKissick, and purchased by John Clauss, partner in the Clauss & Kraus meatpacking business, in 1920. Clauss was one of the founders of the Del Paso Country Club and served on the board of directors for the Crocker Art Museum. This building is a contributor to the district.

92. 714 21st Contributor
This two-story 1919 Colonial Revival building has a side-gabled roof with minimal eave overhang. Siding is shiplap. The main entrance is accentuated with a decorative crown with pediment, supported by two cylindrical columns. The entry door is a six-panel wooden door with sidelights. Two tripartite windows, each with a central large picture window topped with a horizontal row of rectangular panes and two narrow double-hung wooden sash windows, flank the main entrance. Other building windows are double-hung wooden sash with a single pane in each sash. Windows on the building front have decorative shutters, probably not original. A flat-roofed rectangular bay is located on the northern gable wall. The landscaping of this building includes two mature palm trees that obscure much of the building from the street. This building is a contributor to the district.

93. 715 21st Contributor
This 1907 two-story foursquare has Craftsman and Prairie features. It has a pyramidal hipped roof with gabled dormer, with wide eave overhang and extended and elaborated rafter tails. The dormer has a stickwork sunburst under the gable end, two diamond-shaped louvered vents flanking a wooden sash window, and shingle siding. Siding is simple wood shingles, flared outward at the base of the second story, with a bracketed

cornice beneath the flared shingles. A hipped porch roof wraps around the southwest corner of the building, with wide eave overhang and extended and elaborated rafter tails and a wide frieze. The porch is supported by rectangular wood columns atop shingled porch supports that extend to the ground. Windows are double-hung wooden sash, most with a single pane in each sash. The two windows located in the center of the second story have divided light upper panes and a shared sill with a wooden balustrade. The main entry door has a single pane window in its upper panel and is flanked by single-panel sidelights. Stairs are concrete with wrought-iron handrails. A chimney is located on the northern roof slope. The house was constructed for Stuart Upson, vice-president of the Kimball-Upson sporting goods and auto supply company. This building is a contributor to the district.

94. 717 21st Contributor
This two-story Prairie building, constructed in 1922 per city directories, is divided into four apartments with a symmetrical appearance. The roof is hipped with a wide eave overhang and boxed eaves. Walls are stucco. A porch on the building front incorporates a second-story terrace, with a broad entry arch over the porch and a stucco terrace wall. The main entry door is a wooden frame with 20 divided light panes, and is flanked by tall single-pane sidelights. Windows are single-hung wood sash, with smaller divided-light upper panes over a single lower pane, arranged into groups of three with a larger central window in front of each apartment. Decorative moldings are placed above the windows on the first floor. Stairs are concrete with stucco and iron pipe handrails. This building is a contributor to the district.

95. 718 21st Contributor
This one-and-a-half story 1915 Colonial Revival building has elements common to Cape Cod houses, including a steeply pitched side-gabled roof (in this case, a gable-on-hip) and decorative crown and pilasters over the six-paneled door. A flat dormer with shingled sides and three single-pane windows is centrally located on the roof. The walls are stucco. A crown and pilasters surround the main entrance, a six-paneled wooden door. The entrance is flanked by two sets of tripartite wooden sash windows. The central window in each has a divided light upper pane and single lower pane, while the side windows have a single pane in each sash. The building is symmetrical except for a small addition to the south, extending the plane of the main roof, with a set of French doors and a loggia facing the building front. The loggia is supported by two rectangular pillars that are similar in dimension to the pilasters over the main entry door. A broad, low concrete patio runs along the front of the building, with a set of concrete steps leading toward the sidewalk. This building is a contributor to the district.

96. 724-726 21st Contributor
This Neoclassic foursquare was constructed in 1907. It features a hipped roof and hipped dormer with boxed eaves, with a dentilated cornice line and brackets below the eaves of the main roof. Siding is simple wooden shingles on the second floor and false bevel drop siding on the first floor. A flat-roofed classical entrance porch extends from the northwest corner of the building, with a wooden balustrade on the porch roof. The balustrade on the porch, and another located beneath a second-story window, are decorated with urns. The porch has

round columns, a classical entablature and deck. An angled bay is opposite the porch on the ground floor. Windows are double-hung wooden sash with a patterned upper pane and a single pane in the lower sash. The main entry door has a single pane window in its upper panel and is flanked by single-panel sidelights. The porch stairs are wooden with wooden handrails. The building was constructed by Wright & Kimbrough, the development firm that built the district. This building is a contributor to the district.

97. 725 21st Contributor
This 1910 two-story foursquare has Craftsman and Prairie features. It has a pyramidal hipped roof with hip dormer, with wide eave overhang and extended and elaborated rafter tails. Two square bays with hipped roofs are located on the second story, above a full porch with shed roof and exposed rafter tails. The porch frieze is supported by four battered rectangular wooden columns above rectangular porch supports. Siding is simple wood shingles on the second story and false bevel drop siding on the first story and porch. Each bay has paired double-hung wooden sash windows with divided light panes in the upper sash and a single pane in the lower sash. An entry loggia at the front of the property matches the style and detail of the rafters of the house. The house was constructed for Mrs. Louise Groth, widow of early Sacramento County Supervisor James Groth. In 1920, the house became the residence of Arthur E. Miller, who had recently married Louise Groth's daughter Emma. Miller was a prominent Sacramento attorney and a director of the D.O. Mills Bank. This building is a contributor to the district.

98. 730 21st Non-Contributor
This is a two-story modern International Style office building, built outside the period of significance of the district and therefore a non-contributor to the district. The lot's original address was 730 21st Street, facing 21st, but the modern office building faces G Street and uses the address of 2029 G Street, the street address of the adjacent parking lot (property 283.)

22nd Street

99. 217 22nd Contributor
This 1912 one-story Craftsman bungalow has a side-gabled roof with exposed rafter tails and an offset front porch gable with extended rafter ends with knee braces. The porch gable end has two fixed divided light wood sash windows with a window box beneath. Siding is shingles on the gable ends and simple drop siding on the walls. A loggia extends from the porch over the front of the house. The porch and loggia are supported by full-height battered clinker brick rectangular columns. A wooden balustrade on the porch ends in a half-height clinker brick rectangular column, adjacent to concrete stairs with clinker brick stair rails. A clinker brick chimney is located on the south end of the building. Windows are paired on either side of the main entry door, double-hung wooden sash with divided light upper and single lower pane. The main entry door has nine divided lights in a 3x3 pattern. This house was built for Otis R. Earle, manager of the Earle Plumbing Company, and his wife Rose. The Earles built a separate building on the alley (2007 C Street) to house their plumbing business, and at one point owned both lots. This building is a contributor to the district.

100. 221 22nd Non-Contributor
This is a two-story residence constructed in 2010, and is thus not a contributor to the district.

101. 225 22nd Contributor
This 1905 Craftsman bungalow has a front-gabled roof of low pitch with exposed roof rafter tails. Siding is stucco. The porch is supported by four thick rectangular stucco piers that extend to the building foundation, with stucco balustrades between the piers. Decorative arches with central moldings representing window keystones are located between the porch piers. The porch has a side entrance leading to an adjacent driveway. Windows are double-hung wooden sash. This building is a contributor to the district.

102. 231 22nd Contributor
This 1906 Craftsman bungalow has a hipped roof and a front-gabled porch and a front-gabled rectangular bay on the south wall. The building has new stucco siding and vinyl dual-pane windows. The porch and stairs have been changed from a front entrance to a side entrance. It still retains integrity of location and general dimensions, but does not retain sufficient integrity to be a contributor to the district.

103. 300 22nd Contributor
This 1935 California bungalow with Prairie details has a cross-gabled, low-pitched roof in a T-shaped plan with wide, unenclosed eave overhang. The front-facing portion of the house is side-gabled, and the cross gable terminates in a triangular eyebrow dormer. Decorative beams with diagonal brackets project from the gable ends. Siding is false bevel drop siding. The inset porch is supported by two wide rectangular columns atop two wide rectangular wooden porch supports. Windows are double-hung wooden sash arranged in horizontal bands. The porch has a wooden porch floor and concrete steps. A wooden loggia is located at the sidewalk edge of the property line, in a style complementary to the house. This building is a contributor to the district.

104. 301 22nd Contributor
This 1915 California bungalow has a front-gabled roof of low pitch with wide, unenclosed eaves and projecting rafter tails. Decorative beams with diagonal brackets project from the gable ends. A small square window on the gable end is flanked by two louvered vents. Siding is stucco. The full porch is inset under the main roof has a broad Tudor arch, and is supported by rectangular stucco pillars. The concrete stairs are flanked by rectangular stucco piers, with wooden balustrades between the piers and pillars. Windows are double-hung wooden sash with a divided light upper pane and single lower pane, arranged in pairs. A stucco chimney is located on the north wall of the building. This building is a contributor to the district.

105. 305 22nd Contributor
This 1913 California bungalow has a front-gabled roof of low pitch with wide, unenclosed eaves and projecting rafter tails. Decorative beams with diagonal brackets project from the gable ends. Three louvered vents in a horizontal row are located on the gable end. Siding is stucco. The full porch is inset under the main roof has a

broad arch, and is supported by rectangular stucco pillars. The concrete stairs are flanked by rectangular stucco piers, with stucco terrace walls between the piers and pillars. Windows are double-hung wooden sash with a divided light upper pane and single lower pane, arranged in pairs. A stucco chimney is located on the south wall of the building. This building is visually similar to 301 22nd, its neighbor immediately to the north. This building is a contributor to the district.

106. 308 22nd Contributor
This single-story Italianate house has a hipped roof of low pitch with a bracketed cornice and a prominent front bay with hipped roof that continues the bracketed cornice line. A small shed roof over the porch is supported by rectangular wooden posts and brick stairs with wrought-iron handrails. Walls are simple drop siding. The main entry door has a stained glass transom window. Windows are narrow double-hung wooden sash with a single pane in each sash. Although the building has been altered, it is a contributor to the district because of its overall scale and rare architectural style. This building is one of several older houses moved to the neighborhood after the demolition of the Union Park racetrack. Its relocation occurred prior to the end of the district's period of significance (According to Sanborn maps, the house was moved to the district no later than 1915.) The building gains significance from the role it played in the district as an inexpensive but architecturally distinct home in the affordable end of Boulevard Park.

107. 309 22nd Contributor
This 1928 one-and-a-half story building has elements of Tudor and Craftsman styles and an L-shaped plan, with a steeply pitched front-gabled roof at the front of the property and a two-story side-gabled wing at the rear of the building. Four decorative beams project from the front gable end, and a louvered vent is located on the front gable near the roof peak. The walls are stucco. Windows are double-hung wooden sash with divided-light upper sash and single pane in the lower sash. A small porch is located at the northwest corner of the building, supported by a single battered rectangular wooden pillar. The porch is concrete, with concrete steps flanked by brick and a handrail of metal pipe. A prominent chimney of clinker brick is located on the southern eave wall of the front-gabled section. A second chimney is located on the northern slope of the roof of the front-gabled section. The side-gabled section of the house contains a large garage door beneath two double-hung wooden sash windows with divided-light upper sash and single-pane lower sash. This building is a contributor to the district.

108. 310 22nd Contributor
This 1907 Neoclassic row house has a hipped roof, a hipped dormer and a full porch inset beneath the main roof. The roof eaves are boxed, with regularly spaced brackets on the soffits. The walls are false bevel drop siding. The porch is supported by four Doric columns atop a terrace wall of false bevel drop siding. A bay window is located on the northern wall of the building. Stairs are wooden with wooden handrails encased in false bevel drop siding. Windows are double-hung wood sash with a single pane in each sash. A fixed window adjacent to the front entrance is divided into eight rectangular panes. The main entry is a four-panel door with eight divided window lights in the upper panel, above three narrow vertical panels. At the basement level

beneath the porch is a fixed window divided into eight rectangular panes. Opposite this basement-level window is a garage door of T-111 plywood simulating vertical flush siding. A concrete driveway leads below grade from the sidewalk to a basement-level garage. The dormer has a fixed window divided into four horizontal lights, flanked by two louvered vents. The building was constructed for I. Sims. This building is a contributor to the district.

109. 314 22nd Contributor
This 1912 California bungalow has a side-gabled roof with wide, unenclosed eave overhang and a prominent front gable over the porch. Decorative brackets project from the gable ends on the main roof and front gable. Simple wood shingles are used as siding on gable ends and building walls. Beneath the level of the porch and main building floor, the building is clad with brick. The porch is supported by two triple sets of rectangular wood posts, with diagonal braces at the corners of the porch and two brick posts that rise from either side of the stairs to a frieze above the porch. Stairs are wooden with brick handrails that end in the brick porch supports. The porch has a terrace wall of simple drop siding. Windows are double-hung wooden sash with divided light upper sashes and single pane lower sash. The main entry door has six divided lights in its upper panel. Two windows in the porch gable flank a diagonal brace, each window is fixed with six divided lights in each window. This building is a contributor to the district.

110. 315 22nd Contributor
This two-story foursquare building was constructed in 1908, originally as a single-family home but was apparently converted to an apartment building. The hipped roof has boxed eaves and a hipped dormer. Walls are stucco. An angled staircase with stucco balustrade leads from the ground floor to an entrance on the second floor. Windows are a mixture of metal sash casement windows with divided lights, glass block, and double-hung wooden sash windows. The first-floor entrance has a small wooden pediment. The building was constructed for E.T. McLean. While the building has been significantly altered from its original appearance, its function as a multi-unit apartment building converted from a single-family home is consistent with the neighborhood's historic context. Thus, the building is a contributor to the district.

111. 316 22nd Contributor
This 1908 Neoclassic row house has a hipped roof and hipped dormer with boxed eaves and a full-width porch under the main roof. Walls are false bevel drop siding. The porch is supported by three rectangular wood pillars atop a terrace wall of false bevel drop siding. The dormer has a fixed divided-light wood sash window flanked by two louvered vents. All other windows on the house are single-hung vinyl sash windows with a single pane in each sash. The stairs are wooden, with wooden handrails encased in false bevel drop siding. The building was constructed for Fred T. Kitt. This building is a contributor to the district.

112. 317 22nd Contributor
This one-story California bungalow is front-gabled with an off-center inset front gable over the porch. The roof has a wide, unenclosed eave overhang and extended rafter ends, and decorative beams with diagonal braces

beneath the gable ends. Walls are false bevel drop siding. The porch is supported by two rectangular battered columns atop brick porch supports. The porch has a wooden balustrade, with brick beneath the level of the porch between the two brick porch supports. The concrete stairs have brick handrails. On the porch and on the building front are tripartite windows, each with a large central pane with horizontal row of small panes above, flanked by two double-hung wood sash windows with divided light upper sash and single pane in the lower sash. Date of construction is prior to 1915 per Sanborn map. This building is a contributor to the district.

113. 317 22nd #2 Non-Contributor
This one-story building is located on the rear of the lot of 317 22nd Street. It was constructed in 1951 and is thus a non-contributor to the district.

114. 320 22nd Contributor
This 1927 Tudor cottage has a an irregular overall plan, generally T-shaped with a side-gabled main roof, a rear-gabled roof at the back of the building, and a prominent offset cross gable in front. The roof is of moderate pitch. The front cross gable slopes to form a small porch roof. Walls are clad in stucco. The porch is supported by a single stucco pillar, with segmental arches. A prominent brick chimney is located on the southern eave wall of the front gable. The porch and porch steps are concrete. Windows are double-hung wooden sash, including three narrow windows in a row on the front gable, each with one pane in each sash, and two windows on the porch with patterned upper panes and single lower panes. A narrow louvered vent is located near the peak of the front gable. This building is a contributor to the district.

115. 321 22nd Contributor
This 1928 one-and-a-half story bungalow has a side-gabled roof and a large front-gabled dormer, in a manner sometimes described as an "airplane bungalow." The roof has a wide, unenclosed eave overhang with exposed rafter ends and decorative beams beneath the gable ends. Walls are asphalt siding. A full-width porch is supported by four battered rectangular wooden columns atop a wooden palisade wall. Windows on the porch, and some on building sides, are double-hung wooden sash with a single pane in each sash. Windows on the gable and some on building sides are aluminum sliders. The building has prominent mature landscaping, including several tall Italian Cypress trees that obscure much of the building from the street. Despite alteration to the siding and some windows, the building retains sufficient integrity to remain a contributor to the district.

116. 327 22nd Non-Contributor
This single-story front-gabled building was constructed in 1972 and is thus a non-contributor to the district.

117. 328 22nd Contributor
This 1½ story Craftsman bungalow was constructed in 1912. The low-pitched roof is side-gabled, flared at the eave line over a full porch, with a shed dormer. Decorative beams with diagonal braces project from the gable ends and shed dormer eaves. The porch is supported by two clinker brick piers and two narrow rectangular

battered piers supported by clinker brick porch supports, with metal chains between the piers. Beneath the wooden porch floor is a clinker brick foundation. Stairs are terrazzo. Walls are false bevel drop siding, with wooden shingles on the shed dormer and on the eaves. A clinker brick chimney is located on the northern gable wall. The front windows are large single-pane picture windows with wooden sashes. Windows on the sides are a mixture of small picture windows with wooden frames and double-hung wooden windows with a single pane in each sash. The shed dormer has a horizontal row of four small fixed windows with wooden sash, each divided into four lights. Despite modifications to the front windows, this building retains sufficient integrity to remain a contributor to the district. The house was originally constructed for Joseph Williams, a printer at Inland Press.

118. 330 22nd Contributor
This 1910 one-story Craftsman bungalow has a front-gabled roof with an offset front gable over the porch and a rectangular bay window opposite the porch on the front gable. The gable ends have exposed roof beams with triangular knee braces and exposed rafter tails. The front gable is missing a rafter end and knee braces on its southern side, apparently due to damage from a fallen tree limb still evident on the roof. The walls are asphalt siding. The porch is supported by two battered rectangular wooden pillars atop a wooden terrace wall with an exterior of asphalt siding. Stairs are wooden with handrails of dimensional lumber. Windows are double-hung wooden sash windows with a single pane in each sash. Beneath the main roof gable are three windows in a horizontal band, including a central louvered vent flanked by two fixed picture windows with wood sash. The band of windows has a small pent roof with triangular knee braces. At the peak of the porch gable is a latticed vent. This building has some compromised integrity due to the asphalt siding and damage to the rafter ends and knee braces, but maintains sufficient integrity to be a contributor to the district.

119. 331 22nd Contributor
This 1918 1½ story Craftsman bungalow has a front-gabled roof with a gabled dormer and exposed rafter tails and roof beams projecting from the gable ends. A rectangular bay with a gabled roof projects from beneath the front gable. At the peak of the gable above the bay is a latticed vent. Walls are false bevel drop siding, with simple wooden shingles on the gable ends and second-story bay. A shed roof covers the full-width front porch, which is supported by four rectangular pillars atop four wooden porch supports encased in false bevel drop siding. Wooden balustrades run between the porch supports, and the terrazzo stairs are flanked by clinker brick handrails. Two large wood sash picture windows, with a row of divided light windows at the top of each window, are located on the porch, one on either side of the main entry door. On the second-story bay, three sets of double casement windows are arranged in a horizontal band, with a common sill and lintel, separated by wooden muntins. The casement windows are wooden, with three smaller panes separated by mullions above a large lower pane. On either side of the bay are square wooden sash windows, each separated into four panes. This building is a contributor to the district.

120. 400 22nd Contributor
This one-story residential building has a hipped roof and an offset gable-on-hip porch roof. The building's

original architectural style appears to be Craftsman, but some details have been obscured by the later addition of stucco to the building exterior. A corner bay is located on the northeast corner, opposite the porch. Siding is stucco except on the porch gable, which has simple wooden shingles. The eaves are unboxed with exposed rafter tails. The porch is supported by three rectangular battered pillars atop a stucco terrace wall. The stairs are wooden, with stucco handrails. The main entrance is a wooden two-panel door with four divided lights in the upper panel. Windows are double-hung wooden sash with a single pane in each sash. A small wooden double-hung window in the porch gable has four panes divided by mullions in its upper sash and a single pane lower sash, with a smaller louvered vent on either side. Despite the stucco siding, the building retains sufficient integrity and character-defining features to remain a contributor to the district. Date of construction is prior to 1915 per Sanborn map.

121. 401 22nd Non-Contributor
This two-story apartment building was built after the end of the period of significance and is thus not a contributor to the district.

122. 405-407 22nd Non-Contributor
This two-story residential fourplex was constructed in 1987 and is thus not a contributor to the district.

123. 406 22nd Contributor
This one-story California bungalow was built in 1925. The roof is front-gabled with broad eaves and exposed rafter tails. An offset front gable extends from the main roof above the porch. At the peak of the main gable and front gable over the porch are triangular vents with vertical stickwork. The porch is supported by two rectangular stucco pillars that form the sides of a prominent segmental arch across the porch. Decorative latticework is attached to the front of the porch pillars. Stairs are concrete with stucco sides. Windows on the front of the building are tripartite, with a large single pane topped with a row of divided light panes surrounded by two narrow double-hung wooden sash windows with one pane in each sash. Other windows on the house are double-hung wooden sash with a single pane in each sash. The main entry door is wooden, with 15 divided light panes. A chimney is located on the southern eave wall near the building front, and on the northern slope of the roof towards the rear of the building. Both chimneys are clad in stucco. The stucco porch and porch railings may have been altered from the building's original appearance, but other signs like the stucco chimneys indicate that the building was originally clad in stucco. At the rear of the building is a second-story addition with a front-gabled roof and exposed rafter tails that projects above the main roof. The building is a contributor to the district.

124. 410 22nd Contributor
This 1907 Neoclassic row house has a flared, hipped roof and dormer, both with boxed eaves. A bay is located on the north side of the front facing of the house. The walls are aluminum siding, in a form and scale that simulates false bevel drop siding. Windows are vinyl sash with a single pane in each sash. Windows have been added to the basement level of the house, and the building itself may have been raised to turn the

basement level into a new first story. The main entrance is located behind a small inset porch that was probably part of a larger porch that has since been enclosed by a subsequent remodel. Stairs are wooden with metal handrails and false bevel drop siding beneath the handrails. The building was constructed by Wright & Kimbrough. This building retains some of its character-defining features, but due to alterations of the siding, porch, windows, stairs and elevation the building is not a contributor to the district.

125. 411 22nd Non-Contributor
This two-story apartment building was constructed after the end of the neighborhood's period of significance and is thus not a contributor to the district.

126. 414 22nd Contributor
This 1920 one-story building has elements of Tudor and Craftsman styles. The roof is of moderate pitch and front-gabled with an offset front-gabled porch, and a slight eave overhang. The walls are clad with brick, with stucco gable ends. The porch is clad in stucco, supported by two rectangular stucco pillars with a simplified Tudor arch, with stucco terrace walls and handrails and concrete stairs. The main roof gable has a round louvered vent, the porch gable has a small single-pane window in a wooden frame. The main entry door is divided into nine glass panes by wooden muntins. Windows are double-hung wooden sash with a single pane in each sash. Two windows flank the main entry door on the porch, and a tripartite window with a wider central window is located opposite the porch on the building front. The stucco on the porch appears to have been redone, and it is uncertain whether or not this was the original configuration of the porch, but the building retains sufficient integrity in other respects to remain a contributor to the district.

127. 415 22nd Non-Contributor
This two-story apartment building was constructed after the end of the neighborhood's period of significance and is thus not a contributor to the district.

128. 416 22nd Contributor
This 1906 Neoclassic row house has a flared hip roof with an off-center gable-on-hip porch roof, both with boxed eaves. The southeastern corner adjacent to the porch is angled. Siding is stucco, except on the porch gable, which is shingled, with a single louvered vent. The porch is supported by four cylindrical pillars with rectangular capitals and bases, supported by a terrace wall of stucco. The building's foundation is of concrete blocks that resemble ashlar stone. Stairs are wooden and flanked by stucco handrails, with a modern power-assisted chair lift mounted externally to the stairs. Windows are double hung wooden sash with a single pane in each sash, except for the center window on the bay which was replaced with a vinyl dual-pane sash window. The building's basement has been improved, and possibly raised, in order to make the building a duplex. The building was originally constructed for Mrs. Mary Atwood. The stucco siding and pillars are not original to the building, but the building retains sufficient integrity in other respects to remain a contributor to the district.

129. 417 22nd Contributor

This 1928 one-story Tudor residence has a steeply pitched side-gabled roof with diamond-patterned shingles and a prominent front gable. Roof rafters are exposed, with projecting false beams under the gable ends. Walls are stucco. A partial-width porch is located under the main roof opposite the front gable. A prominent brick chimney with decorative terra cotta cap is located on the north gable wall. The porch has a single rectangular stucco pillar that blends into a baskethandle arch over the porch. The porch is concrete, with concrete stairs and stucco walls below the porch floor and alongside the stairs, with a wrought-iron balustrade and handrails. Windows are wooden single-hung sash, with two tripartite windows, one beneath the porch and one beneath the front gable, featuring side windows with four upper panes and one lower pane and central windows with a horizontal band of six upper panes over a larger lower pane. Also on the gable end are two small single-hung wooden sash windows with four upper panes and one lower pane, and a six-paned fixed wooden window beneath the gable end. The building is a contributor to the district.

130. 420 22nd Contributor
This 1920 one-story California bungalow is side-gabled with a cross gable that projects into a dormer towards the front of the building and a T-shaped floorplan towards the rear and a small front-gabled porch roof in the center of the building front. All roof elevations are hip-on-gable and of low pitch, with unboxed eaves and exposed gable ends. Siding is stucco, with vertical wooden louvers beneath the gable end on the roof dormer. The porch features a stucco baskethandle arch, supported by two rectangular stucco pillars that extend to the concrete porch floor. Windows on the front elevation are single pane picture windows, probably not original, with double-hung wooden sash windows with one pane in either sash on other elevations. A detached garage, front-gabled with false bevel drop siding and a board-and-batten door, is located to the north and behind the main building. This building is a contributor to the district.

131. 423 22nd Contributor
This 1918 one-and-a-half story California bungalow with Prairie elements is side-gabled with a low-pitched roof that projects over a full-width porch and a shed dormer. Siding is asphalt composition, non-original. The porch is supported by two large, round stucco pillars supporting a prominent beam, with a pergola running under the main porch roof. Stairs are concrete with stucco railings, leading from the driveway to the south of the house to a concrete porch floor. A horizontal row of four wooden sash windows, each with eight panes, is located on the building front on the porch. Two retaining walls of stucco, similar in finish to the stucco of the porch but capped with barrel tiles, are located between the porch and the edge of the property. A broad chimney is located on the rear slope of the roof. The building has some modifications, including non-original siding and possibly non-original pillars, but retains its overall integrity and characteristic features of Craftsman and Prairie styles sufficiently to remain a contributor to the district.

132. 424 22nd Contributor
This 1925 one-story California bungalow is side-gabled with a cross gable that projects into a hip-on-gable dormer facing the building front and a T-shaped floorplan towards the rear. An off-center hip-on-gable front gable projects over the porch, with a fanlight window beneath the gable. Walls are false bevel drop siding with

simple wooden shingles on the gable ends. The porch is supported by rectangular brick columns above rectangular brick porch supports, ending in a low brick porch with brick steps and wrought iron handrails. Windows are single hung wooden sash with divided light upper panes and single lower panes. A tripartite window, with a larger central window whose upper pane is divided into a horizontal row of six panes, is located on the porch adjacent to an entry door with 15 glazed panels. This building is a contributor to the district.

133. 425 22nd Contributor
This one-and-a-half story Colonial Revival building has a side-gabled gambrel roof with boxed eaves and a prominent gabled dormer with two double-hung wooden sash windows. The walls are wide flush wooden drop siding with simplified wooden trim at the building corners to suggest pilasters. A small porch is located at the southwest corner of the building, supported by a single Doric column atop a wooden terrace wall with asphalt siding. Windows are double-hung wooden sash with a single pane in each sash. Stairs are concrete with stucco handrails. A short driveway leads to a set of double doors with six glazed panels and one large lower panel leading to a basement garage, probably not original, located to the left of the staircase. Construction date is unknown but the building appears on 1915 Sanborn maps of the district. The building is a contributor to the district.

134. 430 22nd Contributor
This two-story 1907 Colonial Revival building, located at the corner of 22nd and E Street, is oriented primarily towards E Street but its entrance leads to the 22nd Street facing. It has a hipped roof with boxed eaves and a large, off-center two-story projection on the primary facing, which also has a hipped roof at the same level as the main building roof. This projection was apparently a repair made after a major house fire prior to 1941. A small porch with a hipped roof is located in the center of the primary façade, partially beneath the projection and partially in front of the principal mass of the house. Siding is false bevel drop siding. The porch is supported by a single Doric column on the 22nd Street side, while the side farther from 22nd Street is attached to the two-story projection. The main entry door is centered beneath the porch. According to a house history written for the 1988 SOCA Home Tour, the building was constructed for Nelly Powell Roscoe, who sold it in 1908 to Harry and Mary Hall, who lived there until 1941. Windows are double-hung wooden sash, with leaded glass panes designed by Bert Leeman of Fair Oaks, CA. Two tall brick chimneys are located at opposite corners of the house. This building is a contributor to the district.

135. 431 22nd Non-Contributor
This two-story residential building has a hipped roof and bays on the second story, with two large garage doors in front and a recessed entrance porch in the building's northwest corner. The building was either constructed outside of the district's period of significance or altered so far as to make its original features unrecognizable, and is thus not a contributor to the district.

136. 500 22nd Contributor
This 1908 two-story Classical Revival building appears to have been a single-story Neoclassic row house

raised to add a retail storefront to the basement level, based on the corner location, corner entrance, and lack of a front yard; the space between sidewalk and building has been filled with concrete. The building has a hipped roof and a hipped dormer with boxed eaves. Siding is false bevel drop siding. The full-width porch is beneath the main roof of the building, and is supported by four cylindrical columns atop a wooden terrace wall. The southernmost portion of the porch has been enclosed by a six-paned window. A tubular metal staircase, not original to the house, runs from the second story porch to the ground. Windows are double hung wooden sash with a single pane in the lower sash and divided light upper sashes. In the dormer, two louvered vents flank a fixed wooden sash window divided into two rows of eight square panes. The 1939 Sacramento city directory lists this address as occupied by the A. H. Koletzke Grocery and A. R. Pribyl, thus suggesting that the building was both residential and commercial in use, while the 1915 city directory lists the address as the residence of a T.E. McCabe, reflecting a change in building use during the period of significance from strictly residential to mixed use. Although this building has been altered, it retains most of its original character-defining features, and these alterations took place before the end of the district's period of significance, so it is a contributor to the district.

137. 501 22nd Contributor
This one-and-a-half story 1910 Colonial Revival house has a steeply pitched side-gabled roof with boxed eaves and a front-gabled dormer. Siding is horizontal wooden simple drop siding, aside from on the dormer, which has rectangular wooden shingle siding. Beneath the eave line is a wooden frieze and architrave. A porch on the northwest corner is supported by a single cylindrical column atop a wooden terrace wall. Other building corners have wood trim suggesting pilasters. Windows are double-hung wooden sash with a single pane in either sash. The building was the residence of Eugene Hepting, a local gas station owner, bicycle enthusiast and photographer who documented many of Sacramento's neighborhoods during the early 20th century. Although the building does not retain its original siding, it retains sufficient architectural integrity to remain a contributor to the district.

138. 504 22nd Contributor
The 1925 one-story California bungalow has a low-pitch front-gabled roof and an offset front gable over a partial-width porch. The roof rafters are exposed and decorative beams project from the gable ends. A stickwork vent is located at the peak of both the main gable and porch gable. Walls are stucco. The porch is supported by two rectangular pillars, with two partial-height rectangular pillars flanking the concrete stairs at the edge of a concrete porch. Windows are a mixture of vinyl sliders and vinyl sash windows. Despite the window alterations, the building retains sufficient integrity to remain a contributor to the district.

139. 505 22nd Contributor
This 1907 Colonial Revival foursquare has a pyramidal hip roof, hip dormer, soffits with carved rafters under flaring eaves, a square corner bay, and a corner entrance porch with plain columns and Ionic capitals supported by rectangular wooden porch supports with a wooden balustrade. There is a graduated porch railing and Ionic pilasters on the second floor. Stairs are wooden with wood handrails. Windows are double hung

wooden sash with a single pane in either sash. The house was constructed in 1907 for George Shepherd, a cashier for a wholesale grocery firm, who occupied the house through 1920.

140. 509 22nd Contributor
This 1906 Neoclassic row house has a hip roof and hip dormer with flared eaves. Siding is false bevel drop siding. Scrollwork panels are located beneath the frieze band, probably not original as they do not match the styling of the house or similar houses in the neighborhood. The porch is supported by two fluted rectangular columns with a wooden balustrade. A bay is located on the front of the building adjacent to the porch, and a second bay with a projecting hip roof is located on the north wall. The stairs are wooden with wooden handrails. Windows are double-hung wooden sash with a single pane in either sash. Judging by the height of the stairs, this building was probably elevated from a single-story house to create a duplex. Because this modification was done prior to the end of the period of significance, and matches a pattern set within the context of the neighborhood, the building is a contributor to the district. The building was constructed for L. Shadinger.

141. 510 22nd Contributor
This 1908 Neoclassic row house has a gable-on-hip roof of moderate pitch and boxed eaves with an offset front gable-on-hip above a bay that projects beyond the main mass of the building. Siding is false bevel drop siding with shingles on the roof gables. A porch alongside the bay and beneath the main house roof is supported by two cylindrical columns above a wooden terrace wall. Stairs are wooden, with wooden handrails. Windows on the front façade are vinyl sash with a single pane in each sash. One window on the front façade, and all windows on other building walls, are double-hung wooden sash windows with a single pane in each sash. Windows in the main roof gable and gable above the bay are louvered. The building was constructed for Richard Vaughn. Other than the vinyl window replacements, the building retains most of its historic features and is thus a contributor to the district.

142. 514 22nd Contributor
This 1907 single-story building combines elements of a Craftsman bungalow with a Neoclassic row house. The hipped roof has a low pitch and flared eaves, with a hipped dormer. Eaves are broad, and boxed, with a hipped porch roof projecting from below the main roof. Siding is shingles from the eave line to the line of the floor, where the shingles flare outward. Beneath the floor line is false bevel drop siding. An angled bay is located on the south side of the building. The porch is supported by cylindrical columns above a shingled terrace wall, with false bevel drop siding below the level of the porch floor, with concrete stairs and stucco handrails. There is a prominent brick chimney on the rear slope of the roof. The building was originally constructed for Mose Adler, a music teacher. The building is a contributor to the district.

143. 515 22nd Contributor
This one-and-a-half story 1911 building combines elements of Craftsman bungalow and Colonial Revival. The roof is cross-gabled and of moderate pitch, with an L-shaped floor plan. Roof rafters are exposed, and false

beams with diagonal braces are located under the gable ends. Siding is false bevel drop siding on the main floor level, with simple wooden shingles beneath the gables. A porch roof runs along the front of the house and curves around the corner to the cross gable on the southern end of the building. A rectangular, bracketed overhanging gabled bay is located on the building front. The corner porch is supported by battered rectangular pillars atop short brick porch piers, on a wooden porch with terrazzo stairs. The front gable features a large Palladian window. The front bay features a tripartite wooden sash window with divided light upper panes and single light lower panes. A quatrefoil window is located on the porch. The building was constructed in 1911 for J. T. W. DeLong, and was later the residence of Edgar Weymouth, assistant manager at Pacific Gas & Electric Company. The building is a contributor to the district.

144. 601 22nd Contributor
This 1908 Neoclassic row house has a hip roof with flared ends, a hip dormer with a louvered vent, and boxed eaves. The walls are false bevel drop siding which is flared at the line of the house floor. A partial-width porch is supported by two cylindrical pillars atop a wooden terrace wall, with wooden stairs and handrails leading to the porch. A bay is adjacent to the porch on the house front, supported by two brackets. Windows are double-hung wooden sash windows with one pane in each sash. The foundation is brick. The building is a contributor to the district.

145. 605 22nd Contributor
This 1906 Neoclassic row house has a hip roof with flared ends, a hip dormer with a louvered vent, and boxed eaves. The walls are false bevel drop siding which is flared at the line of the house floor. A partial-width porch is supported by two fluted rectangular pillars atop a wooden terrace wall, with wooden stairs and handrails leading to the porch. A bay is adjacent to the porch on the house front, supported by two brackets. Windows are double-hung wooden sash windows with one pane in each sash. Beneath the porch is a modern roll-up garage door with driveway, leading to a basement garage. The building was constructed by Wright & Kimbrough. Despite minor modifications, the building retains most of its integrity and is a contributor to the district.

146. 609 22nd Contributor
This 1917 Craftsman bungalow has a hipped roof with three cross gables and a small two-story tower at the rear portion of the building. The tower has a pyramidal roof. A cross gable in front projects over the building porch, while a southern cross gable extends into a bay that includes a portion of the porch beyond the front gable. The third cross gable on the north is located near the center of the north wall. The front porch gable is gently curved in an Oriental manner, with exposed roof rafters and decorative beams under the gable end. The rafter end is elaborated in gentle compound curves. A louvered vent with hood mold is located beneath the front gable. Walls are stucco. The porch is supported by two large rectangular stucco pillars with shorter porch supports flanking the concrete stairs and at the corner of the porch that extends beyond the front gable, connected by a wooden balustrade. Iron pipe handrails flank the stairs. Windows are single-hung wooden sash with a smaller divided-light upper sash and a large single lower sash. The building is a contributor to the

district.

147. 610 22nd Contributor
This two-story 1912 Mission Revival foursquare has a side-gabled roof with an off-center side gable that extends from the main roof toward the front of the building, and a hipped dormer. Eaves on the main roof and gable have exposed roof rafters and a wide eave overhang, while the dormer has wide, boxed eaves with brackets. Walls are stucco. An off-center, flat-roofed arcaded porch is supported by three rectangular stucco piers. Pier, arch and wall surface form one smooth plane on the porch arcade. A series of rectangular holes along the terrace wall of the porch and above the porch roof suggest a balustrade. The staircase is concrete and stucco with a metal handrail. A bay with a bracketed cornice and flat roof is located to the right of the porch. Windows are double-hung wooden sash with a single pane in each sash. The main entry door has rectangular sidelights and the main entry door is divided into twenty glazed panels. The building was constructed for Thomas W. Madeley, a founder of the California Fruit Exchange and the organization's secretary and cashier. Madeley's widow, Alice Madeley Matthews, was an early Sacramento historian who lived in the house until her death in 1953.

148. 613-615 22nd Contributor
This two-story 1909 fourplex apartment building has elements of Classical Revival and Craftsman style. The roof is hipped with a hipped dormer and boxed eaves. The full-width porch extends from the main body of the structure and is supported by four narrow battered piers atop a wooden terrace wall. The porch has been modified to form a second-story porch with a wooden balustrade (non-original) and a corrugated plastic shed roof supported by narrow metal posts (non-original.) Siding is false bevel drop siding. Despite modifications to the second-story porch, the building is a contributor to the district, retaining most of its original appearance and features. The building was constructed for Mrs. B.F. Dreman.

149. 614 22nd Contributor
This 1906 Colonial Revival two-story residence has a front-gabled gambrel roof with prominent gambrel side gables that give the building the appearance of a cross-gabled structure. The second story is contained within the lower section of the gambrel roof. Siding is simple wooden shingles on the gable ends and false bevel drop siding beneath the gables. The full-width porch is contained within the main roof, and is supported by four cylindrical columns atop a wooden terrace wall. The terrazzo stairs are off-center on the porch and flanked by stucco handrails. Windows are double hung wooden sash windows with divided light upper panes and a single lower pane; one window to the left of the main entry door is a picture window in a wooden sash. The main entry door has a large glazed panel. Beneath the front gable above the purlin of the gambrel roof are two louvered vents surrounding a single double-hung wooden sash window with one pane in each sash. The other gables have a small louvered vent above the purlin. The building was constructed for Wright & Kimbrough. The building is a contributor to the district.

150. 617 22nd Contributor

This 1907 Neoclassic row house has a hipped roof of low pitch with flared ends that overhangs a full porch, with a hip dormer. The eaves are boxed, with bracketed soffits. The porch is supported by four cylindrical columns that taper towards the capitals. The stairs are wooden with wooden handrails. Beneath the porch are two tripartite windows, double-hung wooden sash with divided-light upper panes and single lower panes. At the rear of the house is a small two-story tower resembling a tank house, with a pyramidal roof attached to the main roof of the building. Its materials and construction are otherwise identical to the main house, including the bracketed soffits on the eaves and false bevel drop siding. The house was built for Harry Cairo, a garage foreman. The building is a contributor to the district.

151. 618 22nd Contributor
This two and one-half story residence, constructed in 1913, blends elements of Craftsman, Colonial Revival and Prairie Style. The roof is side-gabled with three gabled dormers and broad, boxed eaves. On the north side, the frieze band is discontinuous, while on the south side, the frieze band is continuous and pierced by a stucco chimney on the gable wall. Walls are stucco. A hipped roof projects from the building front over a broad, symmetrical porch. The porch is supported by four rectangular battered piers above rectangular porch supports, connected by wrought-iron balustrades. Concrete stairs are flanked by brick handrails. Between the porch roof and the main roof eaves, horizontal bands of contrasting wooden trim run above and below the second story windows. On the rear of the building is an attached garage with rear deck, opening onto the alley. Windows on the second floor are double-hung wooden sash with divided upper panes and a single lower pane; in the center of the second floor is a tripartite window whose outer windows are fixed divided-light windows. The windows on the first floor have apparently been replaced with large single-pane picture windows. The main entry door has two glazed panels and is flanked by sidelights with one pane in each sidelight; it is unknown whether these are original. The residence was built for James M. Henderson, Jr., President of Fort Sutter National Bank and Sacramento Bank. Despite some alteration to the windows, this structure retains sufficient integrity to remain a contributor to the district.

152. 623 22nd Contributor
This two-story Spanish Colonial Revival apartment building was constructed in 1922. It has a flat parapet roof, projecting tiled cornice and stucco siding. Windows are double hung wooden sash with a single pane in each sash, except those in front, each of which has a narrow multi-paned panel atop a wide single pane. Stretching across the symmetrical front elevation is a flat-roofed porch topped by a low-walled balcony and supported by four rectangular stucco piers, with stucco terrace walls between the piers. The stairs and porch floor are concrete. Plain pillars support the roof. Sidelights flank the front door. The original owners were Mr. and Mrs. Charles Ronarth. The building is a contributor to the district.

153. 624 22nd Contributor
This two-story 1908 foursquare is constructed in the Prairie style. The hipped roof has wide eaves with exposed rafters. Siding is simple wooden shingles and board-and-batten siding. Two two-story rectangular bays dominate the building front, and the main entrance is located on the southern wall along the side of the

building, invisible from the street. The bays have board-and-batten siding, with tripartite windows on each floor. A horizontal band of board-and-batten siding runs along the second story at the level of the windows, with contrasting wooden trim running above and below the windows and siding. Siding below the wooden trim is wooden shingles. At the bottom of each of the two bays is another row of wooden trim, with a row of wooden brackets beneath the trim. On the north side, two rectangular bays project from the second story. The building is a contributor to the district

154. 627 22nd Contributor
This two-story 1907 foursquare is built in the Craftsman style, with Colonial Revival elements. The hipped roof and hip dormer have overhanging eaves and extended and elaborated rafter tails. The porch, located on the corner of the building, is recessed under the main roof, with a pedimented entrance vestibule beneath a front gable. Siding is wooden shingles on the second floor, flaring outward at the base of the second floor, with false bevel drop siding on the first floor. There is an angled bay on the ground floor with a hipped roof, and a pierced window box beneath a horizontal band of windows on the second floor above the bay. The porch is supported by rectangular battered piers atop clinker brick porch supports. The stairs are terrazzo with clinker brick handrails. The windows are primarily double-hung wooden sash with divided light upper and single pane lower sashes. Above the porch, on either side of the building corner, are two rows of three fixed windows, wooden sash divided into six lights each. A clinker brick chimney is located along the north wall. The building was originally constructed for William Pritchard, a clerk and later manager of the Ennis-Brown wholesale produce company. The building is a contributor to the district

155. 630 22nd Non-Contributor
This two-story 1906 residence of indeterminate architectural style has a hipped roof with boxed eaves and a broad porch that extends around the corner of the building, also with a hipped roof. Alongside the porch is a two-story bay with a hipped roof. Windows are double-hung wooden sash with a single light in each sash. The main building entrance features sidelights and a main entry door with matched art glass windows. Siding is stucco, and the porch is supported by rectangular stucco piers, non-original. The building appears to date from the period of significance, but at some point its siding was significantly altered, which makes the building's original architectural style difficult to determine. According to Metrolist building records, the structure served as a boarding house with as many as twelve residents before being re-converted back into a single family house. During these conversions, significant integrity was lost, so the building is no longer a contributor to the district.

156. 700 22nd Contributor
This two-story 1910 foursquare features elements of Colonial Revival and Prairie styles. Its hipped roof has unboxed eaves and exposed rafters and twin hip dormers. A front gable with a broad frieze projects over the porch and entrance. Siding is false bevel drop siding, with shingles on the front gable above the frieze. A shed roof is located over a portion of the porch that extends to the north of the front gable, and a smaller shed roof projects south from the front gable over an angled bay. The porch is supported by rectangular timber posts atop wooden porch piers, with a wooden terrace wall between the piers. Except for a large picture window on

the porch, windows are double-hung wooden sash with single or divided light upper panes and single lower panes, arranged in horizontal bands. The wooden stairs have a central metal handrail and rectangular wooden porch supports. The building was constructed for James Warrack, a railway agent. The building is a contributor to the district.

157. 705-707 22nd Contributor
This Neoclassic row house has a hipped roof and hip dormer with flared ends, and boxed eaves with modillions. Siding is false bevel drop siding. Beneath the main roof is a partial-width porch supported by cylindrical columns and a wooden terrace wall. Aside the porch is an angled bay. Windows are double-hung wooden sash with one pane in either sash. The main entry door has a large oval window light. The stairs are wooden with brick handrails. This building has been divided into a triplex, with two apartments in what had previously been the basement level of the building. Despite this alteration, the building retains high integrity other than the two new entrance doors, and thus is a contributor to the district. Date of construction is prior to 1915 per Sanborn map.

158. 708 22nd Non-Contributor
This two-story apartment building resembles a foursquare in its basic dimensions and hipped roof, but was not constructed during the period of significance. The building is not a contributor to the district.

159. 709 22nd Contributor
This two-story foursquare was constructed in 1906 and has Classical Revival and Craftsman features. The hipped roof has a hipped dormer and flared ends, with boxed eaves. Siding is false bevel drop siding. The front entrance porch is off-center and slightly recessed. Four rectangular piers serve as porch posts, above four rectangular wooden porch supports connected by wooden terrace walls, with a wooden staircase in the center. The second floor features a bay window. The roof of the main porch is the floor of a second-story porch, accessed through a second-story door. The second-story porch has short rectangular porch piers connected by a wooden balustrade and topped with wooden ball ornaments. A 1996 survey shows the building without this second-story porch railing, so the current second-story railing is not original, but is compatible with the building's architectural style. Windows are double-hung wooden sash with divided-light upper and single-light lower panes. The building was constructed for Wright & Kimbrough. The building is a contributor to the district.

160. 710-714 22nd Non-Contributor
This 1910 two-story foursquare with a hipped roof has been dramatically altered by subsequent remodels, including a stucco exterior, enclosure of the porch, replacement of windows, and the addition of a porte-cochere and second-story porch. The building is not a contributor to the district

161. 711-715 22nd Contributor
This is a two-story Colonial Revival foursquare with Craftsman elements, constructed in 1910. The roof is hipped with a hip dormer and boxed eaves with modillions. Siding is false bevel drop siding. A hipped porch

roof projects from the front of the building, topped with a wooden balustrade beneath the second-story windows. The porch is supported by four rectangular wooden piers atop a wooden terrace wall, with wooden stairs and wooden handrails. Windows are double-hung wooden sash with a divided light upper pane and single lower pane. The building was originally constructed for Ebenezer Harlan, proprietor of the Harlan Brothers Saloon, 221 K Street, and James Brown, department manager of the C.P. Nathan General Outfitters Store at 608 J Street. The building is a contributor to the district.

162. 716 22nd Contributor
This is a two-story Colonial Revival foursquare with Craftsman elements, constructed in 1908. The roof is hipped with a hip dormer and boxed eaves with dentils. Siding is false bevel drop siding. A hipped porch roof projects from the front of the building. The porch is supported by four rectangular wooden piers atop a wooden terrace wall, with terrazzo stairs and brick/terrazzo handrails. Windows are double-hung wooden sash with a single light in either pane. Above the porch roof are two small fixed windows, each divided into eight panes, with a flowerbox located beneath them. An angled bay is located on the north wall. A prominent chimney extends from the roof near the south wall. The piers of the porch appear to have been replaced or simplified at some point, but otherwise this building retains a high degree of integrity. The building was constructed for Mrs. Mary Irwin. The building is a contributor to the district.

163. 717 22nd Contributor
This two-story foursquare duplex was constructed in 1912 and combines elements of Colonial Revival and Craftsman styles. The hipped roof and hipped dormer are flared, with boxed eaves with paneled soffits. Siding is shingles on the second floor, flaring outward where it meets the first floor, and false bevel drop siding on the first floor. A hipped porch roof projects from the front of the building, with a wooden balustrade above the porch roof, forming a small second-story porch. Two small entry doors, each with six glazed panels above two wooden panels, lead to the second-story porch. The first-story porch is supported by four battered rectangular wooden piers above four rectangular wooden porch supports, with stucco wooden balustrades between the piers. The stairs are terrazzo with stucco piers and wooden balustrades. The main entry door has sidelights, each divided into six panes. A corner bay is located on the northwest corner, adjacent to the porch. Windows are primarily double-hung wooden sash with a single pane in each sash, but one window on the first-floor porch has been replaced with a single picture window. The building was constructed in 1912 for John Sullivan, a real estate broker. The second unit was occupied by the chief clerk for a freight company. The building is a contributor to the district.

164. 721 22nd Contributor
This two-story Prairie Style apartment building has a gable-on-hip roof with boxed eaves. Siding is stucco. A guyed metal flat-roofed canopy with fittings for a glass-paneled frieze is located above the main entry door, a three-paneled door with a glazed upper panel. A small concrete porch on stucco base with concrete steps leads to the entry door. On either side of the main entry is a pair of angled bays with flat roofs. The second-story windows are single-hung wooden sash with divided light upper sash and single panes in the lower sash,

arranged in horizontal pairs and decorated with wrought-iron planter boxes beneath the windows, directly above the first-floor bays. Multiple terra cotta chimney vents are located along the north and south slopes of the roof, one per apartment unit. The building is a contributor to the district. Date of construction is prior to 1915 per Sanborn map.

165. 727 22nd Contributor
This two-story Classical Revival foursquare was built in 1907. The hipped roof has an offset front gable on the southwest corner and a prominent clinker brick chimney on the south wall. Eaves are boxed, siding is false bevel drop siding. A wide horizontal frieze band divides the first and second floors. A partial porch is located on the first floor, supported by two cylindrical columns above a wooden terrace wall. Above the porch entrance is a wooden balustrade beneath the second-story windows. Stairs are wooden, with wooden handrails. An angled bay with hipped roof is located adjacent to the porch. Beneath the porch is a two-part barn door leading from a driveway to a basement garage, probably not original. Windows are double-hung wooden sash with divided light upper panes and single lower panes; tripartite windows are located on the front bay and on the second story above the bay. The building was constructed for Wright & Kimbrough. The building is a contributor to the district.

23rd Street

166. 716 23rd Non-Contributor
This two-story fourplex apartment building was constructed after the end of the period of significance for the district, and is thus not a contributor to the district.

167. 720 23rd Contributor
This one-and-a-half story 1907 Craftsman bungalow has a front-gabled roof of moderate pitch with wide, unenclosed eaves. Roof rafters are exposed. Decorative beams and braces project from the gable ends. Siding is simple wooden shingles. A smaller front gable is located beneath the main gable, above a corner porch that is located mostly beneath the main building roof, with the front edge of the porch beneath the projecting front gable. The porch is supported by three rectangular battered columns atop two clinker brick porch piers, with a clinker brick palisade wall on the porch. The porch stairs are terrazzo and clinker brick. A rectangular bay with hipped roof is located opposite the porch on the building front. Windows are double-hung wooden sash, including a mixture of windows with a single pane in each sash and windows with a divided light upper pane and a single lower pane. Windows at the basement level and an entry door set below the street grade indicates a basement apartment. The building was constructed for Anna R. Stinson. This building is a contributor to the district.

C Street

168. 2000 C Contributor

This one-story 1918 California bungalow has a side-gabled roof with a cross gable that is taller than the main roof and oriented towards the rear, creating a rear-facing T floor plan and multiple roof planes. A front gable covers a small porch, centrally located. All roof surfaces are of low pitch with hip-on-gable ends. A vent with stickwork louvers is located at the peak of the cross gable. Siding is asphalt. The porch is supported by two rectangular pillars that extend to the porch floor, with a stucco arch between the pillars. The porch is concrete with a single concrete step. Windows are double hung wooden sash with divided light upper panes and a single lower pane. The main entry door is a modern metal door with a fanlight window, surrounded by two sidelights. Despite alterations to the building, it retains sufficient integrity to remain a contributor to the district.

169. 2001/2005 C Non-Contributor
This is a modern two-story apartment building with a hip roof and horizontal lap siding, built after 1990. The building's size, scale and setback from the street are consistent with the district.

170. 2006 C Contributor
This Neoclassic row house has been converted into a two-story duplex. The hipped roof is of moderate pitch and has a hipped dormer with a louvered vent. Siding is false bevel drop siding, with wooden shingles on the dormer and sheet plywood on the porch. The porch is of partial width and supported by two cylindrical columns. Stairs are concrete with stucco handrails. Windows are aluminum sliders. Despite alterations to the building, it retains most of its integrity and is a contributor to the district. Date of construction is prior to 1915 per Sanborn map.

171. 2009 C Non-Contributor
This 1950 single-story Minimal Traditional cottage has a side-gabled roof with a front gable and stucco siding. The building was constructed outside the neighborhood's period of significance and is thus a non-contributor to the district.

172. 2012 C Contributor
This 1918 Craftsman bungalow has a hipped roof, covered with modern Spanish clay tile, with an off-center front gable over the porch. Roof rafters are exposed, with decorative beams with diagonal braces beneath the gable ends. Siding is false bevel drop siding, with staggered wooden shingles on the gable ends. The porch is supported by two rectangular piers atop two rectangular brick porch supports. A third porch support is located between the two pillars, with stairs to the left and a wooden balustrade to the right. A tripartite window is located opposite the porch. Windows are double-hung wooden sash with divided light upper panes and a single lower pane. The building is a contributor to the district.

173. 2014 C Contributor
This 1918 one-story Craftsman bungalow has a low-pitched, front-gabled roof with wide, unenclosed eave overhang, exposed roof rafters, and decorative beams and stickwork under the front gable. Siding is false bevel drop siding, with simple wooden shingles on the gable ends. The porch is supported by non-original

metal columns, and the porch floor and stairs are concrete. Windows are double-hung wooden sash, with divided light upper panes and a single lower pane. A tripartite window is located beneath the porch next to the main entry door. A louvered vent is located near the peak of the gable end. A clinker brick chimney is located on the eastern slope of the roof. The porch has been modified, but otherwise this building retains most of its integrity and is thus a contributor to the district.

174. 2015 C Contributor
This one-and-a-half story Craftsman bungalow has a side-gabled roof of moderate pitch and a gabled dormer, with exposed roof rafters, extended and elaborated rafter ends, and decorative beams and stickwork under the gable ends. Siding is horizontal clapboard with staggered rectangular wooden shingles beneath the gable ends. A full-width porch is located beneath the main roof, supported by four rectangular battered piers, atop four clinker-brick porch supports on a clinker brick porch. Wooden balustrades are located between the piers, with a terrazzo staircase with wrought-iron handrails in the center of the porch. Windows are primarily double-hung wooden sash with one pane in either sash. On the front porch are two large windows, one double-hung wooden sash with a patterned pane upper sash and a single pane in the lower sash, one vinyl single-hung window with one pane in either sash. A clinker brick chimney is located on the slope of the gable wall. The building is a contributor to the district. Date of construction is prior to 1915 per Sanborn map.

175. 2018 C Contributor
This 1906 Neoclassic row house has a hip roof and a hipped dormer with boxed eaves. Siding is false bevel drop siding. A partial-width porch is supported by two cylindrical columns above a wooden terrace wall, with an angled bay adjacent to the porch. Stairs are wooden with wooden handrails and a railing of iron pipe. Windows are double-hung wooden sash with a single pane in each sash. The building is currently a duplex, probably converted from a single-story building to its current configuration by raising the building and extending the stairs to the porch. The building was constructed for William J. Schilling. The building is a contributor to the district.

176. 2019 C Contributor
This one-story 1928 Minimal Traditional cottage has some elements of Tudor architecture. The building has a rear-facing L-shaped plan, with a cross gable of steep roof pitch in front and a rear-facing gable of moderate roof pitch facing the building rear. The roof has minimal eave overhang. Siding is stucco, with shingles beneath the gable ends. A small corner porch is located under the main roof, with a rectangular porch post that blends into a stucco arch in either direction. A turned wooden balustrade is located on the porch opposite the main entry door. Stairs are concrete, surrounded by brick, with wrought-iron handrails. Windows are a mixture of vinyl slider windows and several original wooden sash windows, double-hung with one pane in either sash, and a greenhouse window on the rear-facing portion of the building. A louvered vent is located on the gable end. A stucco chimney is located on the gable wall on the western side of the building. The building has some loss of integrity due to alteration of windows, but it reflects its era of construction and style sufficiently to remain a contributor to the district.

177. 2023 C Non-Contributor
This one-story 1946 Minimal Traditional cottage has a side-gabled roof of moderate pitch and minimal eave overhang, with a shed roof projecting over a porch in front of the building. Walls are stucco. The porch is supported by metal posts with a concrete base. Windows are aluminum sliders. Due to alterations to the building's windows and porch, it is no longer a contributor to the district.

178. 2026 C Contributor
This 1928 single-story Minimal Traditional/Tudor cottage has a steeply pitched side-gabled roof and an off-center cross gable that projects from the main building mass. The roof of the cross gable has vergeboads that slope upwards to form a steep point at the top of the gable end. Walls are stucco with several external wooden elements that suggest half-timbering, and simple lap siding under the cross gable end. Windows are single-hung vinyl sash with inserts to suggest muntins, with one pane in either sash. A narrow louvered vent is located in the cross gable end. A concrete porch is located in front of the main entry door, a non-original wooden door. There is no porch roof. The building has some loss of integrity due to alteration of windows, but it reflects its era of construction and style sufficiently to remain a contributor to the district.

179. 2030 C Non-Contributor
This two-story apartment building was constructed outside of the neighborhood's period of significance and is therefore not a contributor to the district.

180. 2106 C Non-Contributor
This 1916 one-and-a-half story Craftsman bungalow is side-gabled, with a large off-center cross gable facing the rear of the building and a shed roof covering a partial-width porch. Siding is asphalt composition siding. The porch is supported by two rectangular battered pillars and one narrow rectangular pillar, atop three brick piers. Windows are single-hung vinyl sash windows with inserts to suggest muntins, with one pane in either sash. The porch is covered with non-original tile. Due to alterations, the building does not retain sufficient integrity to remain a contributor to the district.

181. 2114 C Contributor
This 1912 one-and-a-half story Craftsman bungalow has a steeply pitched side-gabled roof with wooden shingles and a large shed dormer. The roof rafters are extended and elaborated, and decorative beams with braces project from under the gable ends. Siding is false bevel drop siding, with wooden shingles under the gable ends. A full-width porch is located beneath the main building roof, supported by three rectangular battered piers atop rectangular wooden porch posts, with wooden balustrades between the posts. The stairs are wooden with metal handrails and brick posts at the street level, and are not original to the building. Windows are wooden double-hung sash windows with upper sash divided into a row of four panes arranged horizontally and separated by mullions, including a tripartite window on the porch. The shed dormer includes three fixed wooden picture windows with sash divided into a row of four panes arranged horizontally and

separated by mullions; a similar window is located on the porch opposite the tripartite window. Other than alterations to the stairs, the building retains a high degree of integrity and is a contributor to the district.

182. 2118 C Contributor
This Craftsman bungalow has a front-gabled roof of moderate pitch, with an off-center front gable over a partial-width porch. Roof rafters are exposed and decorative beams with braces project from the gable ends. At the peak of the porch gable end are two triangular windows enclosed by latticework, flanking a decorative beam. Siding is false bevel drop siding. A rectangular bay with a shed roof is located opposite the porch. The porch is supported by two rectangular battered pillars atop a wooden palisade wall. The main entrance is a nine-paneled door with six window lights, flanked by sidelights. Windows are double-hung wooden sash with a single pane in each sash. An aluminum slider window is located beneath the bay on the building front, at the basement level. The stairs are wooden with wooden handrails. Other than the aluminum window the building retains a high degree of integrity and is a contributor to the district. Date of construction is prior to 1915 per Sanborn map.

183. 2122 C Contributor
This 1907 one-story Neoclassic row house has a hipped roof and hipped dormer with boxed eaves. Siding is false bevel drop siding. A partial-width porch and angled bay are located on the building front. The porch is supported by simple rectangular pillars with a wooden balustrade, probably not original. Stairs are wooden with wooden handrails. Windows are double-hung wooden sash with a single pane in either sash. A brick chimney is located on the western slope of the roof. The building was constructed for Frank J. Silvey. The building is a contributor to the district.

184. 2205 C Contributor
This 1920 Minimal Traditional cottage has a side-gabled roof of steep pitch with minimal eave overhang. A porch with a shed roof is located on the building front. The porch is supported by paired rectangular wooden posts with a wooden balustrade and wooden stickwork between the posts, probably non-original, with the porch entrance located to the side of the building, onto a driveway. The porch is concrete. Windows are double-hung vinyl sash with a single pane in each sash. A garage is located behind the main building, a front-gabled building similar in style to the main building, with false bevel drop siding and a lift-up garage door. Modifications to porch and windows reduce overall integrity, but the building retains sufficient elements of integrity to remain a contributor to the district.

185. 2207 C Contributor
This building is located on the alley between C Street and the railroad levee, on the lot directly behind 2205 C Street. This 1915 single-story vernacular building has a flat roof and stepped parapet ends. The walls are simple drop siding, with composition shingles on the north and east elevations. A shed-roofed extension of the main building projects from the west wall. A large sliding door, mounted on a metal rail, is the primary entrance to the building, with a smaller door on strap hinges is located just to the west of the sliding door. A very faded

sign on the north wall reads "Earle Plumbing Co." The building was constructed for Otis Earle, owner of the Earle Plumbing Company, first established in Sacramento by H.W. Earle in approximately 1858. Earle built his primary residence on an adjacent lot, 217 22nd Street, in 1912, and built this structure in 1915 to house his plumbing business. Prior to then, the plumbing office was located at 1011 7th Street. Otis died in 1930 and his wife Rose continued the business under her own management until the early 1960s, becoming a master plumber and a union employee. This building represents a type of useful and inexpensive wood structure once common in Sacramento light industrial businesses and now becoming rare within the city. Its original association with the home of its owner reflects a former lifestyle in the city's evolution. As a unique representative of industrial buildings within the working-class section of the Boulevard Park tract, this building is a contributor to the district.

186. 2208 C Contributor
This 1915 single-story Craftsman bungalow is front-gabled with moderate roof pitch and an offset front gable over the partial-width porch. Roof rafters are exposed and decorative beams with braces project from the gable ends. Siding is horizontal aluminum siding with vertical aluminum siding beneath the gable ends. At the peak of the front gable and porch gable are triangular vents with vertical stickwork. The porch is located beneath the main roof of the porch and has a single rectangular wooden porch post above a terrace wall. Stairs are concrete with a metal handrail. The front window is a large single pane with wooden sash. Windows on the building sides and porch are double-hung wooden sash windows with a single pane in each sash. The siding is non-original but the building retains integrity in other aspects, thus the building remains a contributor to the district.

187. 2210 C Contributor
This 1910 single-story bungalow has elements of Craftsman and Prairie style. The roof is front-gabled and of moderate pitch. The rafters on the end gable are notably wider than the other rafters, which are exposed. Siding is lapped siding with vertical board-and-batten siding beneath the gable ends. The front gable ends have decorative vertical cuts in the siding in place of a window or vent on the gable end. The porch is beneath the main roof, and is supported by rectangular wooden pillars with false bevel drop siding. A wooden balustrade with diagonal members runs between the pillars, above a wooden porch floor. The entrance to the porch is oriented to a driveway to the east side of the building, and a small garage with shed roof is attached to the east side of the building at the end of the driveway. Windows are double-hung wooden sash with a single pane in each sash. The main entry door is paneled with two rectangular horizontal lights. This building is a contributor to the district.

188. 2215 C Contributor
This 1920 Neoclassic row house has a hipped roof and hip dormer with boxed eaves. A partial-width porch and angled bay are located on the building front. Siding is false bevel drop siding on sides and rear, shingles on the dormer, and bricks of a material that resembles ashlar block on the front elevation, including the bay. The porch is supported by a metal pillar with a metal balustrade, with wooden stairs and a metal handrail. Windows

are double-hung wooden sash with a single pane in each sash. The front brick façade and wrought-iron porch features are not original, but the building has sufficient integrity to remain a contributor to the district.

D Street

189. 2000 D Contributor
This two-story Craftsman bungalow has a front-gabled roof of low pitch with an off-center front gable over an angled bay. Roof rafters are exposed, with wide eave overhang, decorative beams and braces, and decorative stickwork under the gable ends on the main roof and roof over the bay. Siding is false bevel drop siding with shingles under the gable ends. A partial-width porch is located under the main roof on the second floor opposite the bay, supported by a battered rectangular pier atop a rectangular wooden porch post that extends to the ground and a wooden terrace wall between the pillar and the stairs. Stairs are wooden with wooden handrails. The porch on the lower floor has no terrace wall and is supported by a rectangular wooden column, continued from the second floor. Windows are double-hung wooden sash with a single pane in each sash. The second-floor main entrance is a paneled door with four glass panes, and the first-floor main entrance door has nine glass panes. The building was probably raised to convert a single-story bungalow into a duplex. Date of construction is prior to 1915 per Sanborn map. This building is a contributor to the district.

190. 2001 D Contributor
This 1925 one-story California bungalow has a gable-on-hip roof with low pitch, an off-center front gable over the porch, and a second gable on the west slope of the roof. Roof rafters are exposed. The porch gable has projecting decorative beams under the gable end. Siding is stucco. A prominent stucco chimney is located on the western eave wall near the porch. A second stucco chimney is located in the slope of the western roof near the gable. The porch is supported by two stucco rectangular pillars with an arch between the pillars, atop two short brick columns. The porch is wooden, with latticework sides. Windows are wooden sash. Two windows beneath the porch are large picture windows with smaller panes in a horizontal row above the main picture window. Windows on the remainder of the house are double-hung wooden sash with a single pane in each sash. A rectangular fixed window with decorative stained glass pane is located on the porch gable end, and the gable at the peak of the roof has a triangular louvered vent window. This building is a contributor to the district.

191. 2005 D Contributor
This 1925 one-story vernacular bungalow has a hipped roof of low pitch with flared ends and a fascia board covering the ends of the roof rafters, with minimal eave overhang. Walls are textured stucco. A prominent stucco chimney is located on the western eave wall. A partial-width porch is located under the main roof, supported by a stucco pillar that forms two arches under the porch roof to the main building walls. A metal balustrade and handrails, probably non-original, is located on the concrete porch and porch steps. Windows on the porch are wooden sash fixed windows, each divided into nine panes. Opposite the porch is a large picture window with a single large pane below a horizontal row of smaller panes. Windows on the other facings of the

house are double-hung wooden sash with a single pane in each sash. This building is a contributor to the district.

192. 2006 D Contributor
This Neoclassic row house has a hipped roof of moderate pitch, a hipped dormer with flared ends, and boxed eaves. Siding is false bevel drop siding. A partial-width porch and rectangular bay are located on the building front. The porch is supported by a rectangular wooden column, with a wooden balustrade between the column and a lower column at the staircase. Pilasters are located at each building corner and the corners of the porches, in a style identical to the wooden porch support column. The wooden staircase and handrail are probably not original. Most windows are double-hung wooden sash windows with divided light upper panes and single lower panes, but two windows in the front bay have been replaced with vinyl dual-pane sash windows. The window in the dormer is louvered. Date of construction is prior to 1915 per Sanborn map. This building is a contributor to the district.

193. 2008 D Contributor
This 1908 one- story building has a mixture of Craftsman and Colonial Revival features. The roof is side-gabled and of moderate pitch, with a shed dormer and stickwork under the gable ends and a fascia board covering the roof rafters. A partial-width porch and an angled bay are located on the building front beneath the main roof. The porch is supported by two rectangular columns atop a wooden terrace wall. The terrazzo stairs are flanked by handrails of cast stone material that resembles ashlar blocks. Walls are false bevel drop siding, with shingles on the dormer. Windows are double-hung wooden sash with a single pane in either sash. A horizontal row of three windows on the dormer includes two fixed divided-light windows of six panes each surrounding a louvered vent. This building is a contributor to the district.

194. 2009 D Non-Contributor
This 1906 Neoclassic row house has a hipped roof of moderate pitch with flared ends, a hipped dormer, and boxed eaves. Siding is stucco, with composition shingles on the dormer. The full-width porch is supported by four cylindrical columns atop a stucco balustrade, with wooden stairs flanked by stucco handrails. Windows are vinyl sash. Due to the significant alterations to siding and windows, this building is not a contributor to the district.

195. 2012 D Contributor
This two-story Classical Revival foursquare was constructed in 1906. It has a hipped roof and hipped dormer with flared ends and boxed eaves, with a wide frieze board beneath the soffit. Siding is false bevel drop siding. The corner porch has a small shed roof above a frieze, supported by two cylindrical columns atop wooden terrace walls. Concrete stairs lead to a wooden porch floor. Windows are wooden sash with a single pane in either sash. The building was constructed for Wright & Kimbrough. The building is a contributor to the district.

196. 2015 D Contributor

This 1908 one-story Neoclassic row house has a hipped roof and hipped dormer of low pitch with flared ends and boxed eaves. Siding is false bevel drop siding with wooden shingles on the dormer. The full-width porch is supported by four cylindrical columns atop wooden terrace walls. The stairs are wooden with wrought-iron handrails, not original. Windows are double-hung wooden sash with a single pane in either sash, with a patterned pane window in the dormer, divided into triangular panes. The building is a contributor to the district.

197. 2016 D Contributor
This 1909 one-story Neoclassic row house has a hipped roof and hipped dormer of low pitch with flared ends and boxed eaves. Siding is false bevel drop siding with wooden shingles on the dormer. The full-width porch is supported by four cylindrical columns atop clinker brick pillars that extend to the ground, with wooden balustrades between the pillars. The space beneath the porch is open, with false bevel drop siding on the exterior building wall behind the porch. The building was constructed for A.E. Chimson. The building is a contributor to the district.

198. 2019 D Contributor
This 1909 one-story building has a mixture of Craftsman and Prairie features. The hipped roof is of low pitch, with unboxed eaves. A small hipped dormer has extended rafter ends projecting from the eaves. Two rectangular bays on the building front each have a hipped roof with extended rafter ends projecting from the eaves. Siding is wooden shingles, flared at the base of the main floor, with wooden shingles continuing to the foundation. A hipped porch roof projects from the eastern side wall of the building. The porch is supported by three rectangular pillars with wooden balustrades between the pillars and decorative stickwork at the corners of the porch. The stairs are located on the southern side of the porch towards the building front. Windows are double-hung wooden sash with patterned pane divided light upper sash and single pane in the lower sash. A brick chimney is located near the peak of the eastern roof facing. This building was constructed for George C. Rau, engineer, Southern Pacific Company, and later occupied by J. Frank Didion, teller at DO Mills Bank and eventually County Tax Collector. The building is a contributor to the district.

199. 2021 D Non-Contributor
This 1935 Minimal Traditional cottage has a hipped roof of low pitch with minimal eave overhang, stucco walls, and vinyl sash windows. A small, free-standing flat porch roof is located over the main entrance. Due to alterations to the windows and apparent removal of character-defining features, this building is not a contributor to the district.

200. 2022 D Contributor
This 1907 one-story building has a mixture of Craftsman and Prairie features. The hipped roof is of low pitch, with unboxed eaves. A small hipped dormer has a wide eave overhang. Two rectangular bays are located on the building front beneath the main roof. Siding is wooden shingles, flared at the base of the main floor, with wooden shingles continuing to the foundation. A hipped porch roof projects from the eastern side wall of the building. The porch is supported by two shingled rectangular pillars with wooden balustrades between the

pillars. The stairs are located on the northern side of the porch towards the building front. Windows are double-hung wooden sash with a single pane in either sash. A brick chimney is located near the peak of the eastern roof facing. This building was constructed for George E. Harkness, a housemover, who lived there in 1907 with Mrs. C.A. and daughter Lillie Harkness, a dressmaker. In 1909, Albert L. Derman, a blacksmith, became a roomer at the house. Mrs. Zilpha Harkness, widow of Roderick D, joined the household in 1910. Lillie seems to have married Derman, and the house appeared in their name by 1911, but George and Zilphia Harkness continued to live at the address through at least 1920. The building is a contributor to the district.

201. 2108 D Contributor
This 1920 row house has a mixture of Neoclassic and Craftsman features. The hipped roof is of moderate pitch, with an off-center front gable over the porch. The front gable has decorative beams with braces beneath the gable ends and shingled siding, and three windows, two louvered vents surrounding a fixed wooden sash window with patterned panes. A brick chimney is located on the eastern roof slope. Siding is false bevel drop siding. An angled bay is located on the eastern side of the building. A square bay and partial-width porch are located on the building front. The porch is supported by two rectangular pillars atop rectangular wooden porch supports, with a third porch support of partial height connected to the corner porch support by a wooden balustrade. Stairs and handrails are wooden. The rectangular front bay has a decorative wooden balustrade beneath a double-hung wooden window with patterned pane sidelights. Windows are double-hung wooden sash. Beneath the front bay is a set of garage doors, wooden 12-panel doors with six window lights in the upper panels, opening outward onto a driveway and leading to a basement garage. The building is a contributor to the district.

202. 2109 D Contributor
This one-story Craftsman bungalow has a side-gabled roof of low pitch with a prominent front gable over a broad front porch. Gable ends are extended with exposed rafter tails and decorative beams with braces beneath the gable ends. Siding is false bevel drop siding with shingles beneath the gable ends. The porch is supported by rectangular wooden posts atop a wooden terrace wall. Stairs are wooden with wooden handrails. Windows are wooden sash with a single pane in either sash, including a tripartite window on the porch, except for a fixed wooden sash window in the gable end, divided into five panes in a horizontal row. A metal tilt-up garage door and a modern vinyl window are located below the porch. Date of construction is prior to 1915 per Sanborn map. The garage door and basement level window detract from the building's integrity, but it retains sufficient integrity to remain a contributor to the district.

203. 2111 D Contributor
This one-story row house has Neoclassic and Prairie features. The hipped roof and hipped dormer have a low pitch, flared ends and unboxed eaves with projecting rafter tails. Siding is false bevel drop siding The partial-width off-center porch is located under the main building roof, and is supported by rectangular wooden columns atop a wooden terrace wall. Windows are grouped in horizontal bands with wooden molding beneath

the window sills that matches the line of the porch terrace wall. The windows are non-original vinyl sash windows with a single pane in either sash. Stairs are wooden with wooden handrails. Date of construction is prior to 1915 per Sanborn map. Other than the window alteration, the building retains most of its historic integrity and remains a contributor to the district.

204. 2112 D Non-Contributor
This is a two-story apartment building, built outside the district's period of significance, and thus not a contributor to the district.

205. 2116 D Non-Contributor
This is a two-story apartment building, built outside the district's period of significance, and thus not a contributor to the district.

206. 2119 D Contributor
This one-story Neoclassic row house has a hipped roof and hipped dormer with flared ends and boxed eaves. Siding is wooden shingles with simple horizontal drop siding below the level of the main building floor. An angled bay and partial width porch are located on the building front. The porch is supported by two cylindrical columns above a shingled terrace wall. Windows are double-hung wooden sash with a single pane in either sash, including two windows beneath the porch and bay. Stairs are tile over a wooden frame with stucco sides and tubular metal handrails. Date of construction is prior to 1915 per Sanborn map. The building is a contributor to the district.

207. 2120 D Contributor
This one-story Neoclassic row house has a hipped roof and a hipped dormer with boxed eaves. Siding is false bevel drop siding. A partial width porch is located on the building front. The porch is supported by two turned porch posts that extend to the ground, with open space beneath the porch floor. A wooden balustrade runs between the porch posts. Stairs are wooden with wooden handrails. Windows are double hung vinyl sash with a single pane in each sash. This building is identifiable on the 1915 Sanborn map of the neighborhood, but was listed as 2118 D Street. County assessor records indicate a construction date of 1930, which may indicate a significant remodel to the porch. This may explain the open lower porch, and turned porch posts which are otherwise unusual for this style and era of house. However, these changes took place during the neighborhood's period of significance, and the building retains sufficient integrity to remain a contributor to the district.

208. 2123 D Contributor
This 1910 Craftsman bungalow has a front-gabled roof and a smaller off-center front gable over a corner porch. Roof pitch is moderate, with broad eave overhang with a slight flare. Fascia boards cover the ends of the roof rafters. The gable ends have projecting decorative beams with braces. Walls are false bevel drop siding with shingles beneath the gable ends. The porch is supported by two battered rectangular wooden

pillars atop a wooden terrace wall. Stairs are concrete with stucco sides and tubular metal handrails. Most windows are double-hung wooden sash windows, but a large window on the porch is a vinyl sash window with metal pieces to suggest mullions beneath a single large pane in either sash. The building is a contributor to the district.

209. 2209 D Contributor
This one-story 1920 Colonial Revival cottage has a side-gabled roof of moderate pitch with a forward cross-gable and minimal eave overhang. The main roof has a slight flare in front to form a porch roof beneath the main roof of the building, and an angled bay with hipped roof is located on the front of the forward cross-gable. Siding is simple drop siding. The porch is supported by two square pillars of dimensional lumber, with a wooden balustrade and handrails on the concrete stairs. Windows are double-hung wooden sash with a single pane in each sash. Small louvered vents are located at each gable end. A chimney is located on the southern slope of the main roof. This building is a contributor to the district.

210. 2210 D Contributor
This 1914 one-and-a-half story California bungalow has a side-gabled main roof, a projecting front gable over the porch, and a smaller second-story structure towards the building rear with a hipped roof. All roof surfaces are of low pitch. Siding is stucco. The porch is supported by two large rectangular pillars, forming an arch over the porch, with two partial-height rectangular pillars flanking the concrete stairs. A short wooden balustrade runs between the pillars. Windows are double-hung wooden sash with a single pane in each sash, except the two windows on the porch, each of which has a large single pane in the lower sash and divided-light patterned panes in the upper sash. A brick chimney is located along the eastern gable wall, and a stucco chimney is located on the slope of the northern roof facing near the ridge. This building is a contributor to the district.

211. 2212 D Contributor
This 1929 Minimal Traditional cottage has elements of Colonial Revival style with some Craftsman elements. The roof is side-gabled and of moderate pitch, with an off-center front gable over the inset porch Eave overhang is minimal, and the roof rafters are exposed. Siding is false bevel drop siding. The porch is supported by two narrow rectangular columns atop brick porch posts that extend to the ground, with two partial-height brick porch posts around the stairs to the porch. Wooden balustrades run between the porch supports. Beneath the porch floor is a brick wall. The stairs are concrete flanked by brick. Windows are double-hung vinyl sash with a single pane in the lower sash and a divided light upper sash, including a tripartite window in the building front. The main entry door is oriented 90 degrees from the porch. Louvered vents are located near the peak of each roof gable and the porch gable. A brick chimney is located on the western gable wall, with a second brick chimney on the northern slope of the roof. Other than the vinyl replacement windows, this building retains a high degree of integrity. This building is a contributor to the district.

212. 2215 D Contributor
This 1920 California bungalow is cross-gabled, with a side-gabled section closest to the front of the property,

and a cross gable facing the rear of the property to form an overall T plan. This cross gable is taller than the front gable, with a gable end projecting from the roof of the building front's side-gabled section. An off-center front gable on the front of the building covers the porch. All roof sections are of low pitch, with broad eaves and exposed roof rafters. Siding is false bevel drop siding with wooden shingles beneath the gable ends. The porch is supported by two battered rectangular wooden columns atop two rectangular wooden porch supports. Between the columns, two frieze board form a miter arch. A wooden balustrade runs from one porch support to a shortened porch support adjacent to the concrete stairs. A clinker brick chimney is located at the peak of the main roof gable, with a second chimney on the west wall. A fanlight window is located on the cross gable over the porch. A louvered vent is located on the cross gable at the roof peak. Most of this building's windows are double-hung wooden sash with a single pane in each sash, except for a tripartite window under the porch, a fixed picture window flanked by two fixed windows divided into eight panes. This building is a contributor to the district.

E Street

213. 2000 E Contributor
This 1925 one-story California bungalow has a front-gabled roof of low pitch with broad overhanging eaves, an offset front gable, and a shed roof opposite the front gable over the porch. Roof rafters are enclosed by a fascia board, but eaves are unboxed. At the peak of the gable roof and front gable is a triangular vent with vertical stickwork. Siding is stucco. The porch is supported by two large rectangular pillars, probably not original. Windows are double-hung wooden sash, most of which have decorative shutters attached outside the windows. A brick chimney, covered with stucco, is located on the western wall. The porch is concrete with concrete stairs. This building is a contributor to the district.

214. 2004 E Contributor
This 1925 one-story California bungalow has a front-gabled roof of low pitch with broad overhanging eaves and an offset front gable over the porch. Roof rafters are exposed, with projecting decorative beams and braces beneath the gable ends. The walls are simple drop siding of alternating widths. The porch is supported by two rectangular columns atop rectangular wooden porch supports, with wooden terrace walls on either side of the stairs. The porch floor and stairs are wooden. Two sets of tripartite windows are located on the building front, one under the porch and one adjacent to the porch. Windows are double-hung wooden sash with divided light upper and single lower panes. A rectangular bay with gable roof is located on the western wall. A chimney is located on the western eave wall. The building is a contributor to the district.

215. 2005 E Contributor
This 1907 one-and-a-half story Craftsman bungalow has a gable-on-hip roof of front-gable orientation, with very prominent gables. The full-width porch is located beneath the main roof, with a small shed roof extension of the main roof over the stairs, supported by triangular braces attached to the porch pillars. Roof rafters are exposed, with projecting decorative beams beneath the gable ends. Siding is wooden shingles to the base of

the first floor, with simple drop siding beneath the floor plate to the ground; the building appears to have been raised in order to create a basement garage. The porch is supported by four sets of rectangular columns, three columns at the porch corners and two columns around the stairs, atop a shingled terrace wall. The stairs to the porch are brick, with a wrought-iron handrail. The porch is enclosed with wrought-iron security bars and gates. Windows are double-hung wooden sash with a single pane in each sash. A modern roll-up garage door is located on the building front beneath the porch, leading from a descending driveway to a basement garage. This building has undergone some modification, but it retains sufficient integrity to remain a contributor to the district.

216. 2010-2012 E Contributor
This one-story Spanish Colonial Revival duplex, constructed in 1928, has a flat membrane roof with a pent roof of Spanish tile on the building front. Siding is stucco on the building front, with brick walls on the sides and rear. A small pent roof of Spanish tile is located above the main entry door. The shed roof is supported by angled brackets. The main entry door is paneled with 15 glass panes, and serves as an entrance to both apartments of the duplex. The porch has a wooden balustrade with short wooden pillars at the corners and around the stairs. The stairs are concrete, as is the porch floor, with stucco walls beneath the porch and alongside the stairs. Six circular stucco pipes in a 2x3 pattern are located above the main entry door. Windows are double hung wooden sash with a single pane in each sash. On the building roof is a small wooden structure with a pent roof and a wooden door that provides access from the main floor to the building roof. The building is a contributor to the district.

217. 2011 E Non-Contributor
This is a two-story apartment building, built outside the district's period of significance, and thus not a contributor to the district.

218. 2015 E Contributor
This 1910 Craftsman bungalow has a side-gabled roof of low pitch with double gable dormer. Roof rafters are exposed. The corner porch is located under the main roof and is supported by a single rectangular battered pier. Siding is redwood clapboard, with simple wood shingles on the dormers. A clinker brick chimney is located on the eastern gable wall. Windows are double-hung wooden sash with a single pane in either sash, except for the double gable dormers, which are fixed windows with patterned panes. A square bay with four windows arranged in a broad horizontal band is located on the building front. Three windows are arranged in a similar horizontal band on the western wall adjacent to the porch. The building was originally constructed for Mary Storror in 1910. The building is a contributor to the district.

219. 2016 E Contributor
This 1933 Minimal Traditional cottage has some elements of Tudor style. The roof is side-gabled and of moderate pitch, with an off-center cross gable and a small shed roof that extends from the main roof over a small porch. Eave overhang is minimal. Siding is stucco. The front gable is clad in vertical wood siding with a

scalloped bottom edge. This wood siding pattern is also used under the porch roof. A large chimney is located on the eastern gable wall (the cap of the chimney has collapsed) and a smaller chimney is located on the slope of the northern roof near the cross gable. The porch is supported by narrow rectangular pillars of dimensional lumber and a wooden balustrade that encloses the street side of the porch, with concrete stairs and a wooden handrail. Windows are non-original vinyl sash windows. The window on the cross gable has decorative wooden shutters. The replaced windows detract from the building's overall integrity but it retains most of its integrity and thus it is a contributor to the district.

220. 2017 E Contributor
This Neoclassic row house has a hipped roof with flared ends and a hipped gable. Date of construction is prior to 1915 per Sanborn map. Eaves are boxed. An angled bay and porch are located on the building front. Siding is false bevel drop siding to the line of the floor plate, with wood siding and brick on the building front below the line of the floor plate. The porch is supported by two narrow posts of dimensional lumber, with a wrought-iron balustrade. The stairs are non-original wood with metal handrails. A metal roll-up garage door is located beneath the porch, leading to a basement garage. Opposite the garage door, the brick siding has a brick planter box and an aluminum slider window. Other windows on the building exterior are double-hung wooden sash windows with a single pane in each sash. The building appears to have been converted into a four-unit apartment building, probably after the end of the period of significance. Alterations to the porch, ground floor and windows have resulted in some loss of building integrity, but the building retains most of its original materials aside from the front elevation and porch, so the building remains a contributor to the district.

221. 2022 E Contributor
This two-story 1906 Classical Revival foursquare has a hipped roof with flared ends and a hipped dormer. Eaves are boxed. The dormer has shingle siding and two louvered vents. The second story features pilasters from the frieze to the junction of the first and second story. A horizontal band with decorative cornice is located at this junction. A corner porch is supported by a single cylindrical column atop a wooden palisade. Siding is false bevel drop siding. The wooden stairs to the porch have wooden handrails. A rectangular bay projects from the western wall of the first story. Windows are double-hung wooden sash with a single pane in each sash, except for a fixed wooden-sash picture window on the porch. This building is a contributor to the district.

222. 2025 E Contributor
This 1925 Craftsman bungalow has a side-gabled roof of low pitch. The roof is slightly flared above the porch, and has a shed dormer with shingled siding. Roof rafters are exposed, with broad eave overhang. Projecting decorative beams and braces are located beneath the gable ends. An angled bay with shed roof is located on the building's east wall. The full-width porch is supported by four rectangular pillars above a wooden terrace wall, but the pillars continue along the terrace wall to the building foundation. The porch and stairs are wooden, with wood handrails. The walls are of lap siding. Windows are double-hung wooden sash, mostly with one pane in either sash, but the windows on the porch have patterned upper panes and single lower panes. The dormer has three windows in a horizontal band, two louvered vents surrounding a single pane window with

wooden sash. The building is a contributor to the district.

223. 2026 E Non-Contributor
This is a two-story apartment building, built outside the district's period of significance, and thus not a contributor to the district.

224. 2105 E Contributor
This two-story building has a hipped roof with minimal roof overhang and false bevel drop siding. It is attached to the rear of a larger building on the lot of 431 21st Street. Architectural style is vernacular, but complementary to the building it is attached to. Windows are double-hung wooden sash on the first floor, with aluminum sliders on the second story. The building does not appear as an address in city directories during the period of significance, per Sanborn maps it was built after 1915 but prior to 1952. Despite minor alteration (aluminum windows) the property retains sufficient integrity to remain a contributor to the district.

225. 2106 E Contributor
This 1913 one-story Craftsman bungalow has a hipped roof with gabled dormer of moderate pitch, with broad eave overhang and exposed rafter tails with elaborated ends. The full-width front porch is located under the main roof. Siding is simple wooden shingles. The porch is supported by four rectangular pillars atop wooden porch supports with wooden balustrades. Windows are double-hung wooden sash with patterned diamond mullions in the upper sash and a single pane in the lower sash. The building was constructed for Willie Taylor, a post office clerk, and later inhabited by John Steward, a civil engineer for the California Highway Commission. This building is a contributor to the district.

226. 2109 E Contributor
This 1906 Classical Revival one-story building has a hipped roof and hipped dormer with flared ends, with a hipped roof over a partial-width porch projecting from the building front. Eaves are boxed. Siding is false bevel drop siding. The porch is supported by four cylindrical columns above a wooden terrace wall, with wooden stairs and wooden handrails. Windows are double-hung wooden sash with a single pane in each sash. A brick chimney is located on the western slope of the roof. The building was constructed for L. Wilkinson. This building is a contributor to the district.

227. 2112 E Contributor
This one-story 1908 Craftsman/Prairie bungalow has a hipped roof with hipped dormer and flared ends, with wide overhanging eaves and exposed rafter tails. A hipped projection from the eastern wall contains a small entry porch and the main building entrance, along the eastern side of the building. Two bracketed square corner bays dominate the building front. Siding is simple wood shingles, with a diamond pattern design on the building front between the corner bays. The small porch is supported by a single rectangular post with stickwork brackets. Stairs are wooden, with a wrought-iron handrail. The building was originally constructed for

Sidney Albright, a carriage painter and partner in the Albright Brothers carriage and auto paint and repair business. The building was constructed for Wright & Kimbrough. This building is a contributor to the district.

228. 2114 E Contributor
This one-and-a-half story 1907 building has elements of Colonial Revival and Craftsman architecture. The roof is a side-gabled saltbox, with a low pitch to the rear of the building and a moderate pitch to the building front. The roof has a shed dormer and three small pent-roof cupolas with louvered vents along the roof peak. A fascia board covers the rafter tails, which have considerable eave overhang and are unboxed. Siding is false bevel drop siding with vertical shiplap siding beneath the gable ends. The partial-width porch is supported by two fluted, rectangular pillars atop a wooden terrace wall. A window on the porch is covered by louvered shutters. An angled bay is located opposite the porch, and a portion of the main roof extends over the top of the bay. Windows are double-hung wooden sash with a single pane in each sash. The main entry door is wooden with a large glass pane and a wooden screen door. The shed dormer has a broad horizontal glass window divided into twelve narrow rectangular panes. The modifications to the roof, adding a second story beneath the roof line, are probably not original but appears to have been done early in the building's history, before the end of the period of significance. The building was originally constructed for Wright & Kimbrough. This building is a contributor to the district.

229. 2115 E Contributor
This 1908 single-story Neoclassic row house has a hipped roof of moderate pitch with flared ends. A brick chimney is located on the western roof slope. Eaves are boxed. A partial-width porch is supported by two rectangular wooden columns above a wooden balustrade. Stairs are wooden with wooden handrails. An angled bay is located opposite the porch. Windows are double-hung wooden sash with divided light upper panes and single lower panes. An angled bay is located on the western building wall. The building was constructed for H. O'Brien. This building is a contributor to the district.

230. 2117-2119 E Contributor
This two-story 1908 Neoclassic row house appears to have been raised to create a duplex. Roof is hipped, with a hipped dormer and boxed eaves. Siding is false bevel drop siding with fish-scale wooden shingles on the dormer. A chimney is located on the western roof slope. A partial-width porch is supported by two cylindrical columns above a wooden balustrade. Stairs are wooden with wooden handrails. An angled bay is located opposite the porch. Windows are double-hung wooden sash with a single pane in each sash. Date of construction is prior to 1915 per Sanborn map. The conversion to a two-story building appears to have been done prior to the end of the period of significance, with materials that complement the original style of the building. Thus, this building is a contributor to the district.

231. 2118 E Contributor
This one-story 1909 Neoclassic row house has a hipped roof with hipped gable, both with a pronounced flare. Eaves are boxed, with moderate eave overhang. Siding is false bevel drop siding. A partial-width porch

beneath the main roof is supported by two cylindrical pillars atop a wooden terrace wall. Opposite the porch is an angled bay. Stairs are concrete, with concrete balusters styled to resemble wood. Windows are double-hung wooden sash with diamond-patterned divided light upper sash and a single pane in the lower sash. A modern lift-up garage door constructed of false bevel drop siding is located beneath the porch, leading from a concrete driveway to a basement garage. Despite this modification, the building retains most of its integrity and is thus a contributor to the district. The building was constructed for Book Brothers.

232. 2125 E Contributor
This 1915 one-and-a-half story Craftsman bungalow has a side-gabled roof whose main roof transitions into a shed roof over the full-width porch. A shed dormer is located on the main roof. A clinker brick chimney is located on the eastern gable wall. Eave overhang is pronounced, with exposed rafter tails. A fascia board is located beneath the rafter tails under the eaves of the porch front and shed dormer, supported by decorative posts with brackets. Posts with brackets are also found under the gable ends. Siding is shingles to the level of the first floor plate, with horizontal lap siding beneath the floor plate. The full-width porch is supported by four rectangular battered piers atop a wooden terrace wall. The stairs are concrete with brick handrails. Two tripartite windows, each consisting of double-hung wooden sash windows with divided light upper and single pane lower sashes, are located on the porch, one on either side of the main entry door. The main entry door is a nine-panel wooden door with a stained-glass central panel. The building was constructed for A.E. Brazil. The building is a contributor to the district.

233. 2208 E Contributor
This 1918 one-and-a-half story Craftsman bungalow has a side-gabled roof of moderate pitch with a gabled dormer, exposed rafter tails and pronounced eave overhang. Decorative beams with braces are located on the gable ends and beneath the gabled dormer. A partial-width porch beneath the main roof of the building is supported by two rectangular pillars atop a wooden terrace wall. Siding is false bevel drop siding, with shingles on the gable ends and dormer. A tripartite window is located opposite the porch on the building front, with a single window beneath it at basement level. Windows are double-hung wooden sash with a single pane in each sash, except for the tripartite window, which features diamond-patterned divided light upper panes and a single lower pane. The building is a contributor to the district.

234. 2209 E Contributor
This 1910 Neoclassic row house with Craftsman elements has a hipped roof and hipped dormer with flared ends and boxed eaves. Siding is false bevel drop siding. The full-width porch is located under the main building roof and is supported by four rectangular pillars atop four clinker brick porch supports. The porch supports on the building corners continue to the building foundation, while those flanking the stairs become part of the stairs' handrails. Wooden balustrades run between the porch supports. The porch floor is terrazzo and the wall below the porch is clinker brick. The stairs are ceramic tile, not original to the house. An articulated brick wall, not original to the house, runs from the brick handrails on either side of the stairs along the forward edge of the property line. The porch has two tripartite windows, each with double-hung wooden

sash windows with a single pane in each sash. The main entry door is a two-paneled wooden door with a large glazed upper panel, with a wooden screen door. The screen of the outer door is divided by diamond-patterned mullions. Windows on the dormer have been covered with wood and a wall air conditioning unit. This building has had some alterations but retains sufficient integrity to be a contributor to the district.

235. 2214 E Contributor
This 1908 Neoclassic row house has a hipped roof with flared ends and boxed eaves. Siding is false bevel drop siding. The partial-width porch, located under the main roof, is supported by two cylindrical columns above a wooden palisade wall. An angled bay is located opposite the porch on the building front. Stairs are wooden and boxed. Windows are double-hung wooden sash with a single pane in each sash. The main entry door is two-paneled wood with a glazed upper pane. This building is a contributor to the district.

236. 2215 E Contributor
This 1908 Neoclassic row house has a hipped roof with flared ends and boxed eaves. Siding is vinyl above the level of the main floor, with simple drop siding on the basement level. The partial-width porch, located under the main roof, is supported by two cylindrical columns above a wooden palisade wall. An angled bay is located opposite the porch on the building front. Stairs are wooden, with metal handrails. Windows are double-hung wooden sash with a single pane in each sash. The main entry door is two-paneled wood with a glazed upper pane. The building was constructed for Wright & Kimbrough. The vinyl siding detracts from the building's integrity of materials but it retains sufficient integrity in its other features to remain a contributor to the district.

F Street

237. 2001 F Non-Contributor
This 1912 California bungalow has a front-gabled roof of moderate pitch with an inset front gable over the porch, pronounced eave overhang, and unboxed eaves. A clinker brick chimney is located on the western wall. Siding is asphalt. The porch is supported by three posts of dimensional lumber, with a wooden balustrade. Windows are vinyl sash with a single pane in each sash, with simulated mullions between the glass panes of the dual-pane windows. This building has a very low degree of integrity of materials and is not a contributor to the district.

238. 2004 F Contributor
This 1909 Classical Revival two-story foursquare has a hipped roof and a hipped dormer, with boxed eaves, modillions, and a frieze band beneath the cornice. Siding is false bevel drop siding. A pent roof dividing the first and second stories also has boxed eaves, modillions and a frieze band, with dentils. A corner porch on the first floor is supported by two cylindrical columns atop a wooden terrace wall. A curved bay is located opposite the porch on the building front. The stairs are wooden. Windows are double-hung wooden sash with a single pane in each sash. Each window has a fluted window surround with an entablature atop the lintels. The main entry is a three-panel wooden door with a glazed upper panel and a wooden screen door with spindlework details. The

building was constructed for Miss Elsie T. Radford. This building is a contributor to the district.

239. 2005 F Contributor
This 1909 one-story Craftsman bungalow has a front-gabled roof of low pitch with an offset front gable over an angled bay. The roof has broad eave overhang, with extended and elaborated rafter tails. Decorative beams with braces are located beneath the gable ends. Siding is false bevel drop, with simple wooden shingles beneath the gable ends. A latticework vent is located at the peak of the gable above the bay. A porch is located under the main roof, opposite the bay on the building front. The porch is supported by a cylindrical pillar atop a wooden terrace wall. The stairs are brick, probably not original, with wrought-iron handrails. Beneath the bay is a pair of two-paneled double doors, leading from a driveway to a basement garage. An angled bay is located on the eastern wall of the building. Windows are vinyl sash windows with a single pane in each sash, except for a pair of broad fixed divided light windows located near the peak of the gable end. Despite alterations to windows and stairs, this building retains sufficient integrity of materials to convey its significance as a contributor to the district.

240. 2009 F Contributor
This one-and-a-half story Craftsman bungalow has a side-gabled roof of moderate pitch and a prominent gabled dormer. Eave overhang is wide, with exposed roof rafters and decorative beams and braces beneath the gable ends. Siding is false bevel drop siding, with stucco on the porch and porch piers and simple wood shingles on the dormer. The porch, located beneath the main building roof, is supported by two battered rectangular wood pillars atop stucco porch piers. Wooden balustrades run from these piers to short piers on either side of the stairs. The stairs are wooden, with stucco sides and wrought-iron handrails. The building has two main entrances, each is a two-panel wooden door with a glazed upper panel. Windows are primarily double-hung wooden sash with a single pane in each sash. Opposite the porch on the building front is a tripartite window with a center picture window flanked by two double-hung windows with divided light upper and single lower panes. A horizontal row of three windows on the dormer has divided light upper and single lower panes. An angled bay is located on the western wall, with a shed roof with extended and elaborated roof rafters. Date of construction is prior to 1915 per Sanborn map. This building is a contributor to the district.

241. 2010 F Non-Contributor
This is a vacant lot, and thus not a contributor to the district.

242. 2012 F Contributor
This foursquare, featuring elements of Classical and Colonial Revival styles, has a hipped roof and a hipped dormer with flared ends and boxed eaves. A clinker brick chimney is located on the eastern eave wall. Siding is false bevel drop siding. A flat roof projects from the building front over a large porch. A wooden balustrade runs along the roof of the porch, with square-sectioned corner posts capped by wooden globes, forming a second-story patio accessed by a second-story door. The porch is supported by four cylindrical columns atop a wooden terrace wall. The concrete stairs are flanked by brick handrails, and the porch front below the level of

the porch floor is brick. Windows are double-hung wooden sash with a single pane in each sash, except for a small picture window on the porch and a row of three divided-light windows on the dormer. Date of construction is prior to 1915 per Sanborn map. This building is a contributor to the district.

243. 2015 F Contributor
This two-story 1916 foursquare has a hipped roof with boxed eaves and a gabled dormer with full pediment. Siding is false bevel drop siding, windows are double-hung wooden sash with a single pane in each sash. A flat-roofed porch extends across most of the front elevation. The balcony atop the porch roof has a plain wooden balustrade with square-sectioned corner posts capped by sculpted ornaments. The porch below has a wooden balustrade, tall Tuscan columns, and a boxed wooden staircase. The original owner and resident was probably F. J. Butler, a barber. This building is a contributor to the district.

244. 2016 F Contributor
This one-story Craftsman bungalow has a side-gabled main roof of low pitch, with a gabled dormer and a projecting front gable over an angled bay. Adjacent to the bay is a partial-width porch whose roof is an extension of the main roof. Roof rafters are exposed, with wide, unenclosed eave overhang. Gable ends feature decorative beams and braces. Siding is false bevel drop siding with simple wooden shingles below the eaves. The porch is supported by two battered rectangular piers atop a wooden terrace wall, with terrazzo stairs. Windows are double-hung wooden sash with a single pane in either sash. Date of construction is prior to 1915 per Sanborn map. This building is a contributor to the district.

245. 2019 F Contributor
This Neoclassic row house has a hipped roof with hip dormer and boxed eaves. Construction date is 1910. The full-width porch is located beneath the main roof and is supported by eight cylindrical columns, in groups of three at the porch corners and two flanking the staircase. The porch is supported by four clinker brick piers that extend to the ground. Siding is false bevel drop siding. Windows are double-hung wooden sash with a single pane in each sash. Between the piers are wooden lattices. The first owner of the building was A.G. Scurfield, a civil engineer with the Southern Pacific Company. This building is a contributor to the district.

246. 2020 F Contributor
This 1930 one-and-a-half story Minimal Traditional/Tudor cottage has a steeply pitched side-gabled roof with a projecting gable front and wing, creating an L-shaped overall building plan. Siding is textured stucco. A large, prominent brick chimney is located on the gable end of the front gable, and a second chimney is located on the northern slope of the main roof. A small porch is located where the projecting gable front meets the main structure of the building. The porch has a metal shed roof and two metal pillars, not original, with a concrete floor and stairs. Ceramic tiles decorate the front of the porch and stairs. Windows on the first floor are double-hung wooden sash windows with divided light upper panes and single lower panes. Windows on the gable ends are vinyl slider windows, indicating that the attic was more recently converted to a second story. This building has had some alterations but retains most of its architectural features and retains sufficient integrity to

be a contributor to the district.

247. 2027 F Contributor
This two-story 1906 Classical Revival foursquare has a hipped roof with hipped dormer and boxed eaves. The cornice is decorated with dentils above a wide frieze band. A corbel table, supported by four wooden modillions, is located where the first floor meets the second floor. A wooden quatrefoil is located on the building front on the second story. The corner porch is supported by a cylindrical column atop a wooden terrace wall. The porch floor is wooden, stairs are terrazzo. Siding is false bevel drop siding, with simple wooden shingles on the dormer. Windows are double-hung wooden sash with a single pane in each sash. The main entrance is a paneled wooden door with a glass pane in the upper panel, surrounded by sidelights. The dormer window is louvered. This building was constructed for Wright & Kimbrough. This building is a contributor to the district.

248. 2100 F Contributor
This two-story 1910 Colonial Revival building has a front-facing T-shaped floor plan with a cross-hipped roof. The roof is of moderate pitch with two hipped dormers. Roof overhang is moderate, with boxed eaves. The cornice is decorated with dentils and modillions above an entablature. The building front has a pair of two-story angled bays, each with a pent roof where the first floor meets the second floor. Elaborate Art Nouveau pilasters are located on all building corners and on either side of the angled bays. A flat porch roof wraps around the northwestern corner of the building, topped by wheel and cross porch railings. The porch roof also serves as a second-story porch. The porch has a complete entablature with cornice, dentils and modillions identical to that found below the main roof. The porch is supported by rectangular columns with Art Nouveau capitals. The stairs are concrete, with decorative urns located on the handrails. Most windows are double-hung wooden sash with a single pane in each sash. An oval bull's eye window is located on the second story between the two bays. A tall chimney projects from the southern roof slope. The building was designed by the architectural firm of Seadler & Hoen for its original owner, Joseph Marzen, a cattle rancher who originally came to Sacramento in 1849 and retired here in 1910. The building is a contributor to the district.

249. 2107 F Contributor
This 1910 one-and-a-half story Craftsman/Prairie bungalow has a side-gabled saltbox roof with a large and prominent gabled wall dormer. Roof pitch is moderate, with wide eave overhang and exposed roof rafters. Decorative beams project from under the gable ends. Siding is simple wooden shingles beneath the gable ends and on the front wall dormer, flaring outward where it meets the main floor, with false bevel drop siding on the main floor. Horizontal bands are located beneath the windows on the main floor, the wall dormer, and beneath the gable ends, with a broad band molding above the windows and porch on the main floor. A partial-width porch is located beneath the main roof, adjacent to the wall dormer, and is supported by a single rectangular column of false bevel drop siding atop a wooden terrace wall. The porch stairs are brick. Windows are arranged in horizontal groupings of two or three, with a tripartite window on the main floor beneath the wall dormer. The main entrance door is flanked by a pair of windows that follow the same horizontal pattern as

other windows on the main floor. First-floor windows are double-hung wooden sash windows with a single pane in either sash. Upper-story windows have been replaced with vinyl sash windows. A clinker brick chimney is located on the northern slope of the roof. The building was constructed for Wright & Kimbrough. This building is a contributor to the district.

250. 2111 F Contributor
This 1907 one-story bungalow has elements of Neoclassic and Craftsman styles. The main roof is hipped and of moderate slope, with a prominent asymmetrical pedimented gable-on-hip over the front porch, and hipped dormers on the east and west side of the main roof. Gable ends are unboxed, with exposed rafter tails. A clinker brick chimney is located on the southern roof slope. Siding is false bevel drop siding with simple wooden shingles on the gable end over the porch and the roof dormer. An angled bay is located on the eastern wall. The porch is supported by three rectangular battered wood fluted columns atop three clinker brick piers, with wooden balustrades between the piers and a staircase of terrazzo and clinker brick with wrought-iron handrails. Windows on the building front feature a curved pattern pane, including fixed picture windows and a tripartite window of double-hung wooden sash windows, Windows on the rear and sides are double-hung wooden sash with a single pane in either sash. The main entry door is divided into nine panels, each with a glass pane. The building was originally constructed for Peter Guillot, owner of a cleaning business. Aside from the vinyl windows this building has retained most of its character-defining features and integrity. The building is a contributor to the district.

251. 2112 F Contributor
This 1906 two-story Colonial Revival foursquare has a hip roof of moderate slope with hip dormer, boxed eaves, and a full-width entry porch under a hipped porch roof. Both the main roof and porch roof have a prominent frieze band. A prominent brick chimney with corbeled top is located on the eastern wall. A wood-sided chimney vent with metal cap projects from the eastern roof slope near the building front. Siding is false bevel drop siding, with simple lap siding beneath the level of the main floor to the building foundation. The porch is supported by four rectangular columns atop a wooden terrace wall. The stairs are wooden. Windows are double-hung wooden sash with one pane in either sash, except for a small wood-sash patterned pane fixed picture window in the center of the second floor between two larger windows. Other than the wood-sided vent on the roof, this building retains most of its historic features. The building was constructed by Wright & Kimbrough. The building is a contributor to the district.

252. 2117 F Contributor
This two-story 1908 Prairie foursquare has a hip roof of moderate slope with hip dormer and boxed eaves with modillions under the soffits and a broad frieze band. A shed roof extends over a broad porch that is wider than the main building and extends around the eastern corner of the building to a shed-roofed, single-story portion of the building. An angled bay is located off-center on the second story above the porch. An angled bay is located on the first floor on the porch, opposite the location of the second story angled bay. The porch is supported by four rectangular wooden battered piers atop four rectangular wooden porch supports, with

wooden balustrades between the piers. The stairs to the porch are brick. Beneath the porch is wooden lattice between wooden porch piers. Windows are double-hung wooden sash with a single pane in each sash, except for a large wooden-sashed picture window topped by a horizontal band of small panes divided by mullions on the front of the first-story bay. The main building entrance is located below the second-story bay and has large sidelights, each of which is divided into three circular panes. The building was constructed for Percy D. Pratt. This building is a contributor to the district.

253. 2119 F Contributor
This two-story 1911 foursquare has Craftsman and Prairie features. The hipped roof and hipped dormer have extended and elaborated rafter tails and wide eave overhang. Siding is simple wood shingles on the second floor and dormer, with false bevel drop siding on the first floor. A partial-width porch with a flat roof projects from the main building front. The porch roof has a wooden balustrade and functions as a second-story porch, with a pent roof around its perimeter. The porch is supported by three cylindrical wooden columns atop a wooden terrace wall. The porch stairs are terrazzo with wooden handrails. Windows are primarily double-hung wooden sash windows with one pane in either sash. The second-story porch is accessed by a pair of French doors with narrow double-hung sidelight windows. The main entry door is wooden with a single pane in an upper panel. The building was constructed for Dosa M. Geiser, a music teacher. This building is a contributor to the district.

254. 2120 F Contributor
This 1924 two-story apartment building has features of Prairie Style. The roof is hipped and of low pitch, with boxed eaves. Siding is stucco, with brick cladding beneath the level of the first-story floor to the foundation. A guyed metal flat-roofed canopy with a glass-paneled frieze is located above the main entrance, a wooden door with a large glass pane and leaded-glass sidelights, with concrete stairs leading to the entrance door. Windows are arranged in horizontal bands of tripartite windows on the building front, each a single large picture window flanked by two narrow wooden sash windows with three small upper panes and one large lower pane. Above the main entrance on the second floor is a wrought-iron balustrade protecting an inset second-story porch. Balustrades of wrought iron are located beneath both second-story tripartite windows, and all three balustrades feature an inset diamond pattern. The building is a contributor to the district.

255. 2130 F Non-Contributor
This is a two-story apartment building, built outside the district's period of significance, and thus not a contributor to the district.

256. 2131 F Contributor
This large two-and-a-half story building combines elements of Colonial Revival and Prairie Style and was constructed in 1913. This lot includes both this address and 516 22nd Street, but is a single large building. The main roof is hipped with flared ends and of low pitch. Two hipped dormers are located east and west, with a pedimented gable dormer on the building front, and a second large dormer on the eastern roof slope. Eave

overhang is very pronounced, with boxed eaves and paneled soffits. A large porch wraps around the southeastern corner of the building, with a hipped roof. The front façade is primarily symmetrical, while the eastern façade (which also faces the street, due to the building's location on a corner) is asymmetrical and eclectic. Siding is primarily false bevel drop siding, with some use of brick cladding, and wooden shingles on the roof dormers. A very large brick chimney is located on the eastern wall, projecting through the eastern slope of the main roof. The building front has an angled bay above the porch. The eastern wall has a rounded two-story bay that is clad in false bevel drop siding on the second story and brick on the first story, and a rectangular two-story bay with a pent roof that includes a smaller rectangular bay on the first story. A porte-cochere is located at the building rear along the north wall. A second-story addition to the building is located above the porte-cochere. The porch is supported by cylindrical pillars with Art Nouveau details above rectangular brick porch piers. The porch is brick, and part of the space underneath the porch has apparently been converted into living space with non-original entry doors and aluminum slider windows. Wooden balustrades run between the piers, and the stairs are terrazzo with brick handrails. Windows are mostly double-hung wooden sash, either with one pane in each sash or divided light upper sashes and single pane lower sashes. Some windows have been replaced with aluminum sliders. All windows have sills and lintels, and many are arranged in horizontal bands divided by muntins. Windows flanking the main building entrance are large wooden sash picture windows topped with horizontal bands of leaded stained glass. The main entry door is a wooden paneled door with a large glazed panel, flanked by sidelights of patterned leaded glass. The building was designed by the local firm of Seadler & Hoen for its original owner, Edward F. Dalton, Vice President/Treasurer of California State Life Insurance Company. The building later became a missionary training institute and was divided into multiple apartments. The building was converted back into a single family residence in 1940. Despite some window alteration and modifications to the porch, this building is one of the most architecturally distinct in the district and retains most of its historic integrity. The building is a contributor to the district.

257. 2208 F Contributor
This 1908 Neoclassic row house has a hipped roof and hipped dormer of moderate pitch, with flared ends and boxed eaves. Siding is false bevel drop siding. An angled bay is located on the main floor, adjacent to a partial-width porch supported by two rectangular wooden pillars above a wooden palisade wall. Stairs are wooden, with wood handrails. Windows are double-hung wooden sash with a single pane in each sash. The dormer window has a wooden sash and is divided into triangular and diamond-shaped patterned panes. The building was originally constructed as a single-family home, but has apparently been converted into a basement duplex, with three double-hung wooden windows located beneath the bay, but the building does not appear to be raised. A wooden garage door is located beneath the porch, indicating the presence of a basement garage. The building was constructed for Wright & Kimbrough. Although this building has some alterations, it is a contributor to the district.

258. 2210 F Non-Contributor
This is a modern two-story apartment building, constructed after the end of the period of significance and thus

not a contributor to the district.

G Street

259. 2000 G Non-Contributor
This is a two-story apartment building, built outside the district's period of significance, and thus not a contributor to the district

260. 2001 G Contributor
This 1915 Colonial Revival/Prairie foursquare has a hipped roof of moderate slope. Two gabled dormers, each with full pediment, are located on the south and west roof slopes. The overhanging eaves are boxed, with paneled soffits and modillions. Siding is false bevel drop siding with simple wooden shingles on the dormers. A hipped porch roof projects from the south wall. The porch is supported by four rectangular wooden pillars atop four brick porch supports that run to the foundation, connected by a brick terrace wall and porch wall. The porch stairs are terrazzo with brick handrails. An angled bay is located centrally on the second floor of the south wall. A square bay with hipped roof is located on the first floor of the western wall. Windows are double hung wooden sash with a single pane in each sash. The building was constructed for C. H. McCarthy, an employee of the Monogram House Saloon, 330 K Street. The building is a contributor to the district.

261. 2006 G Contributor
This 1928 Tudor Revival one-story building has a cross-gabled roof of steep pitch. A large and prominent brick chimney is located centrally on the front gable, and a second chimney is located on the northern roof slope. Eave overhang is minimal. Walls are stucco. A small porch with shed roof, supported by dimensional lumber posts, is located on the building front beside the front gable. The main building entrance is a paneled wooden door within the front gable. Windows are double-hung wooden sash with a divided upper sash and single pane in the lower sash on the front façade; windows on all other walls have a single pane in each sash. A tall louvered vent is located near the peak of the side gable. A small side patio, extending from the side gable, is covered by a shed roof supported by two dimensional lumber posts. This porch is located adjacent to a concrete "Hollywood strip" driveway and a small side-gabled garage with stucco walls, no eave overhang, and double board-and-batten wooden doors. This building is a contributor to the district.

262. 2007 G Non-Contributor
This one-story vernacular building was constructed in 1950. The roof is of low pitch and front-gabled, with shingle siding. It was built outside of the neighborhood's period of significance and is thus not a contributor to the district.

263. 2009 G Contributor
This 1907 Classical Revival foursquare has a hipped roof and hipped dormer with flared ends. Eaves are boxed. Siding is false bevel drop siding. A porch projects from the building front, covered by a hipped roof

supported by four cylindrical columns atop a wooden terrace wall. Stairs to the porch are concrete with clinker brick handrails. Windows are primarily double-hung sash with one pane in each sash. The second story front windows feature patterned triangular and diamond-shaped divided light upper panes, and the dormer window is a fixed wooden sash window with triangular patterned panes. The building was constructed by Wright & Kimbrough. This building is a contributor to the district.

264. 2015 G Contributor
This two-story Prairie apartment building was constructed in 1921. The building plan is H-shaped and symmetrical, with a flat roof with broad eave overhang. Siding is stucco. The main building entrance is at the center of the H-shaped plan, accessed via concrete stairs to a small concrete patio with stucco walls and iron pipe handrails. The main entrance is a six-paneled door with sidelights. A small flat porch roof supported by a corbel table and two brackets is located above the main building entrance. Windows are double-hung wooden sash with divided light upper panes and single lower panes, arranged in pairs on both floors, except for those on the central bay, which are single windows mounted symmetrically around the main building entrance. A small fixed picture window, possibly not original, is located on the second story above the main building entrance. Three small louvered vents are located near the roof line, above the main building entrance and on the side walls of the outer bays. This building is a contributor to the district.

265. 2016 G Contributor
This two-story Prairie apartment building was constructed in 1927. The low-pitched pyramidal roof has an eyebrow dormer. Two stucco-clad chimneys are located on the northern and southern walls, each with a brick course at the peak of the chimney and a terra cotta cap. Siding is stucco. Two angled bays are located on the first floor, each with a terra cotta roof molded to mimic Mission tile, and brick cladding beneath the bay windows. The main building entrance is a brick portico, with a large round arch of brick, located between brick pilasters. A flat roof with modillions is located above the arch, and a wrought-iron balustrade is located atop the roof. The main entrance is a board and batten door with a small window protected by patterned wrought iron bars. The porch is concrete, with two sets of concrete steps on either side of the main entrance. Windows on the front are tripartite, with large central panes flanked by casement windows on the ground floor and double-hung wooden sash windows on the second floor, each with a leaded grid of panes in each wooden sash, and a single row of three picture windows with divided light leaded panes. This building is a contributor to the district.

266. 2018 G Non-Contributor
This two-story apartment building, with some Prairie features, was constructed in 1926. The hipped roof has a hipped dormer and boxed eaves. Siding is stucco. A flat porch roof with wooden balustrade is supported by four cylindrical wooden columns that run to the concrete porch floor. There are three building entrances, each a wooden paneled door with nine glass panes inset into the door frame. Access to the second story porch is via a double French door with eight glass panes each. Windows on the front wall are tripartite, with a vinyl-framed picture window surrounded by two vinyl sash windows with simulated muntins in the upper pane. Other house windows are a mixture of vinyl sash windows and vinyl picture windows. This building has lost much of

its integrity due to window replacement and probable replacement of the second-story porch, and thus is no longer a contributor to the district.

267. 2021 G Contributor
This 1907 Classical Revival foursquare has a hipped roof and hipped dormer with boxed eaves and modillions under the eaves. Siding is false bevel drop siding with rectangular pilasters on the building corners. A porch projects from the building front, covered by a hipped roof with boxed eaves and modillions. The porch roof is supported by four cylindrical columns with Ionic capitals atop a wooden palisade wall. Stairs are wooden with boxed wooden handrails. The building entrance is a paneled wooden door with an inset fanlight. Windows are double hung wooden wash with an upper sash divided into narrow vertical rectangular panes and a single lower pane.

268. 2101 G Contributor
This 1909 three-story Craftsman/Prairie style residence is rectangular in form with a two-story shed-roofed wing on the north, porches on west and south, and a shallow angled bay on the southwest corner. The porches have shed roofs and are supported by heavy projecting beams, the horizontal roof lines are punctuated by rafter ends. The porch base, balustrade and roof supports are brick. The two-story wing on the north contains an open porte-cochere, with an enclosed sleeping porch above it. The roof is composed of intersecting gables; a north-south gable on the east and two east-west gables on the west elevation. Four gabled dormers project from the upper floor roof, facing north, east, south and west. The wood frame building is surfaced with horizontal lap siding on the first floor up to window-sill height of the second floor, and vertical board and batten siding from the second floor window sill height to the eaves. Corner boards sheathe the corners of the building. The roof and dormer gables are gracefully curved down on the outer ends, reflecting a Japanese influence typical of Craftsman style variations. Exposed rafter ends project beneath the eaves, and purlins support the gabled roof extensions. The rafter and beam ends that project from beneath the roof are cut in a decorative pattern. A brick chimney projects above the west elevation, with a second brick chimney extending from the roof on the east side of the house. Both are trimmed with a four-cornered concrete cap. Windows are primarily casements. Windows on the north wing are not original, added when the porte-cochere was added. Windows on the first floor contain leaded glass panels with art nouveau designs. An angled bay is located on the southwest corner of the house. All windows are framed with wood, and are mainly placed at the corners of the building on each elevation, providing interior light from two directions. This detail appears to be a special design feature of the house. The only major alteration of the house is a modification that enclosed the original porte-cochere, dating from approximately 1924, which has since been restored to its original configuration. This building was designed by master architect George Sellon for Robert E. Cranston, a mining engineer and local manager of the Marysville Dredging Company. The building is individually listed on the National Register of Historic Places as the Cranston-Geary Residence. It is a contributor to the district.

269. 627 21st Garage Contributor
This one-story garage with a front-gabled roof is part of a double lot combined with 2101 G Street, the

Cranston-Geary Residence. The garage is designed and detailed to match the house. The roof is gabled with the same upward-angled point at the ridge peak as that of the house. The double sliding doors are wood with a band of windows across the top. The building is sheathed with wood board and batten siding. Double doors at the rear of the garage provide access from the gravel road around the adjacent pocket park. Due to its complementary styling and notable presence on its own lot, this garage is an individual contributor to the district.

270. 2110 G Contributor
This two-story Mediterranean Revival apartment building was constructed in 1922. It has a hipped roof of low pitch and a hipped dormer. Siding is stucco. In the center bay is a bracketed oriel window on the second story. Below is a classical entrance portico with flat roof, wide frieze, and two columns with Corinthian capitals and plain shafts. The main entry door has sidelights. A brick staircase leads to the portico. On both stories of the flanking bays are wide tripartite windows. Those on the first story are topped with plaster ornament. A low brick wall fronts the property. The original owner of the property was M. Ferrarn. The builder was W. R. Saunders. The building is a contributor to the district.

271. 2115 G Contributor
This two-story Prairie style building was constructed in 1909. It has a gable-on-hip roof of low pitch, with boxed eaves. Two brick chimneys with terra-cotta caps are located on the western slope of the roof, with a third, similar chimney on the eastern slope. Siding is false bevel drop siding. A rectangular bay is located in the center of the second story on the building front, above a shed roof over the porch. The second story of the building is flared outward at the base of the second story and is slightly wider than the first story. Rectangular pilasters are located on the corners of the first story. The porch is supported by four thick rectangular pillars atop four thick rectangular porch supports. A wooden palisade wall runs between the porch supports. Stairs to the porch are concrete, with concrete handrails clad with river rock. The main building entrance is a wooden door with a large glass pane in a single panel, with sidelights. Windows are arranged in horizontal bands, with two tripartite windows on the second story surrounding the bay, two windows on the bay, and four large windows on the main floor, two under the porch and two outside the porch. All windows are double-hung wooden sash with a single pane in each sash. This building was constructed for Egbert and Pearl Brown. The building is a contributor to the district.

272. 2119 G Contributor
This Neoclassic foursquare, constructed in 1906 as one of the first buildings in the Boulevard Park subdivision, has a hipped roof and hipped dormer of low pitch with boxed eaves with modillions. Two-story pilasters with Ionic capitals are located on the building corners, beneath a broad frieze band. A flat roof with dentils, possibly a modification of an earlier hipped roof, is located atop the building porch, which projects from the building front. The porch is supported by two cylindrical columns atop a wooden palisade wall. The staircase is brick. Windows are double-hung wooden sash; second-story windows have a divided light upper pane and a single lower pane, while first-story windows have a single pane in either sash. The building was constructed for Effie

and Alex Noack. Mr. Noack was a jeweler in his family's business, the C. J. Noack Jewelry Co. The building is a contributor to the district.

273. 2120 G Contributor
This Colonial Revival foursquare was built in 1912. It has a hipped roof with an arched dormer, and boxed eaves with modillions. Siding is shiplap. The main entrance has a decorative arch supported by two rectangular pilasters and two cylindrical columns to form an entry portico with a flat roof, topped by a wooden balustrade with square wooden pillars at its corners. The six-paneled wooden entry door has a large fanlight and sidelights. Brick stairs lead to the portico. An angled bay is located on the east wall, and a wooden pergola supported by two cylindrical columns extends from the east wall around the bay. Windows are double-hung wooden sash. The windows on the ground floor have one large pane in each sash, while the second-floor windows have divided light upper panes and single lower panes. The dormer has four fixed sash windows, two picture windows of one pane each and two divided light windows. The lintels of the dormer windows form a single arch beneath the arched roof of the dormer, flanked by rectangular pilasters. This building was constructed for Henry Bernard Drescher, treasurer of the Mebius & Drescher wholesale grocery and hop exporting company. The building is a contributor to the district.

274. 2200-2202-2204-2208 G Contributor
This 1925 Colonial Revival fourplex apartment building has a side-gabled gambrel roof with a nearly full-width shed dormer that provides a full second story. Siding is false bevel drop siding. Two front gables are located at opposite ends of the building front, and the main roof extends between the gables, to form a broad porch roof that runs the entire width of the building front. The porch is supported by two pairs of rectangular pillars beneath the front gables, with a concrete porch floor. Concrete steps are located on the porch front beneath each front entrance. There are three main entrances, one at the building center and one under each front gable. All three entrances are wooden panel doors with fifteen glass panes separated by mullions, the central door also has sidelights. Two brick chimneys, located on the roof ridge, have galvanized steel caps. Windows are double-hung wooden sash, mostly clustered in closely-spaced pairs, with decorative shutters. Windows on the front facade have a single pane in the lower sash and an upper sash divided into a broad horizontal lower pane and four square upper panes. Two smaller windows on the building front have one pane in each sash and are located between the larger pairs of windows. The building is a contributor to the district.

275. 2201-2203 G Contributor
This two-story duplex has elements of Craftsman and Colonial Revival styles. The main roof is side-gabled and of low pitch, with pronounced roof overhang. A clinker brick chimney is located on the northern roof slope. A front gable of low pitch is located off-center on the first floor, with a smaller front gable whose peak is in line with the eastern wall of the house forming a shed-roofed extension to the building. To the immediate east is a flat-roofed one-story extension of the main building. A fascia board encloses the roof rafters, except for the rafter ends, which extend beyond the edge of the roof line. Decorative beams project from the gable ends, and decorative stickwork is located at the peak of the main roof gables and front gables. The large front gable

covers a partial-width porch topped by a segmental arch, supported by two rectangular stucco pillars, with stucco palisade walls between the pillars and building front. Another palisade wall runs from the western pillar to a partial-height pillar adjacent to the stairs. Stairs are concrete. Walls are false bevel drop siding. There are two main entrances, both wooden panel doors with 15 glass panes separated by muntins. The easternmost door has sidelights. Windows have vinyl frames, and include a mixture of fixed picture windows and sash windows with single panes and artificial muntins beneath the pane. Date of construction is prior to 1915 per Sanborn map. While this building has had extensive window replacement, it retains sufficient integrity to remain a contributor to the district.

276. 2207 G Contributor
This 1914 Craftsman bungalow has a front-gabled roof of low pitch and an inset front gable that covers an angled bay. Rafter ends are exposed, with extended and elaborated rafter tails. Decorative beams with braces project from the peaks of the gable ends. The main gable has an open arched window. The porch gable has a triangular vent with wooden lattice. Siding is shingles beneath the gable ends and false bevel drop siding on the main floor. The partial-width porch is beneath the main building roof and supported by two rectangular pillars atop a wooden palisade wall. Stairs are wooden, with wooden handrails. The main entry door has nine inset panels, each with a glass pane in a 3x3 configuration. Windows are double-hung wooden sash with a single pane in the lower sash and the upper sash divided into rectangular panes, including a window in the basement beneath the porch. A large arched window is located beneath the main gable end with a segmental arch along the top of the window and a window box on the sill. The building is a contributor to the district.

277. 2210 G Contributor
This 1921 one-story Craftsman bungalow has a side-gabled roof of low pitch and a prominent front gable that extends from the building front, covering a full-width porch. On the eastern side of the building is a flat-roofed addition with siding and windows that match the main house, probably a later addition but compatible with the remainder of the house. Rafter tails are exposed, and decorative stickwork is located at the peak of the gable ends. A brick chimney is located on the gable wall, with a terra cotta cap. Siding is shingles beneath the gable ends and false bevel drop siding on the main floor. The porch is supported by two rectangular wooden pillars atop clinker brick porch piers, with wooden balustrades extending from the corner piers to two smaller clinker brick piers astride the main stairs. The porch front is clinker brick, the porch stairs are terrazzo. Windows on the building front include a large picture window with wooden sash, topped by a horizontal row of smaller rectangular panes, a pair of wooden casement windows with each sash divided into six panes, and a window on the gable end divided into six horizontal panes divided by muntins. There are two louvered vents in the brick porch front. Windows on the building sides are a mixture of wooden double-hung windows with a single pane in each sash and several small fixed picture windows with wooden sashes. The building is a contributor to the district.

278. 2211 G Non-Contributor
This one-and-a-half story building may have originally been constructed pre-1915 as a side-gabled Craftsman

bungalow, but its current configuration includes new windows, stucco siding and a concrete porch that retains little or no integrity, or the property is a new building, thus it is not a contributor to the district.

279. 2216 G Non-Contributor
This is a two-story apartment building, built outside the district's period of significance, and thus not a contributor to the district

H Street

280. 2001 H Contributor
This two-story Colonial Revival building was constructed in 1909. The low-pitch hipped roof and hipped dormer have boxed eaves, with modillions under the paneled soffits and a wide frieze band. Siding is shiplap. A flat-roofed, bowed entrance porch projects from the building front. The porch is supported by four cylindrical columns, with turned balustrades between the posts. Atop the porch roof is a second-story porch with balustrade and short cylindrical columns that mirror the locations of the columns supporting the porch. Beneath the porch roof are modillions of a similar pattern to those beneath the building eaves. The porch floor and stairs are wooden, with wooden handrails. Windows are primarily double-hung wooden sash, with upper sash divided into eighteen panes divided by muntins, and a single pane in the lower sash, and several small fixed picture windows with wooden sash. The dormer has a patterned pane window flanked by two louvered vents. The main entrance is a paneled wooden door with a large glass pane beneath three smaller glass panes. The second-story porch has a double French door, each with diamond-patterned panes in a large central panel. This building was constructed for John Hoesch, an auditor for the California Secretary of State. The lot is landscaped with tall palm trees. The building is a contributor to the district.

281. 2013 H Contributor
This lot contains a driveway, landscaping and small accessory building associated with 2015 H Street. The structure is a small front-gabled one-story building, built in imitation of the architectural style of 2015 H Street. The front gable has a pediment, with a louvered vent. Siding is shiplap. Windows are double-hung wooden sash. Date of construction 1906 per plumbing records, and the building appears on a 1915 Sanborn map of the site. The landscaping elements are tall palm trees in line with those in front of other building on this block of H Street. The driveway has two outlets to the street, surrounding a Canary Island date palm tree, and leads to a parking area adjacent to the building. Like the accessory garage at 2010 G Street, this building was designed to be complementary to the adjacent residence. While the presence of the concrete parking lot detracts somewhat from the overall integrity of the building, the building and site does retain integrity and reflects the historic use of the site per 1915 Sanborn map, and thus this property is a contributor to the district.

282. 2015 H Contributor
This two-story Neoclassic residence was constructed in 1908. The main roof is hipped and of low pitch, with a hipped dormer on the western slope of the roof. Eaves are boxed, with a full entablature and dentils beneath

the cornice. The building front is dominated by a projecting two-story centered gable with pediment that continues the entablature above a two-story porch. The porch is supported by four fluted Ionic columns. The porch floor is concrete with a broad brick staircase with metal handrails. A ramp, non-original, with wooden balustrade, has been added to the western side of the porch. Siding is shiplap, with simple wooden shingles on the pediment and dormer. Pilasters mimicking Ionic columns are located at the corners of the building. Windows on the primary facade are double-hung wooden sash, with each sash divided into six panes; some windows on sides and rear are double-hung wooden windows with a single pane in each sash. The main entrance is a wooden door with a glass pane in its single panel, flanked by sidelights. All doors and windows have fluted surrounds. The lot is landscaped with mature trees, including a tall palm tree that continues the line of palm trees that dominates the streetscape of this block of H Street. Other than the addition of an ADA-accessible ramp, this building retains a high degree of integrity and is one of the most visually dramatic buildings in the neighborhood. The building was constructed for Anna B. and Samuel Warder McKim, Director and Vice President of Weinstock-Lubin & Company department store. This building is a contributor to the district.

283. 2029 H Non-Contributor
This is a parking lot adjacent to the office building at 730 21st Street. According to Sanborn maps, a house was located on this address in 1915 and 1951, but has since been demolished. Thus, the lot is a non-contributor.

284. 2101 H Contributor
This 1909 two-story residence features elements of both Craftsman and Colonial Revival style. The hipped roof is of low pitch with boxed eaves and a row of egg-and-dart molding beneath the eaves. An inset dormer with hipped roof pierces the cornice and forms the top of a two-story rectangular bay on the building front, with dentils beneath the eaves. Siding on the second story and dormer is simple wooden shingles, with false bevel drop siding on the first story. A hipped porch roof projects from the main building, extending around the southern and western walls. The porch is supported by battered rectangular wooden piers atop rectangular wooden porch supports, with a wooden terrace wall running between the pillars. Stairs are wooden and flanked with clinker brick. Windows flanking the main entrance and second-story bay are tripartite, double-hung wooden sash with one pane in each sash. The second story bay has two double-hung wooden sash windows with divided light upper sash and a single pane in the lower sash, divided by a paneled muntin. The dormer window is divided into two fixed picture windows with wooden sash separated by a louvered vent. A double-hung window similar to that on the second-story bay and two fixed wooden sash windows divided into six panes are located on the basement level. The main building entrance is a wooden door with a large glass pane with sidelights. This building was constructed for J.L. Mayden, a department store manager for the firm of Baker & Hamilton. The building is a contributor to the district.

285. 2115 H Contributor
This 1909 two-story Craftsman/Colonial Revival foursquare has a hipped roof with an abbreviated rooftop cupola and a hipped dormer. A large brick chimney is located on the eastern roof slope. Eaves are unboxed,

with extended and elaborated rafter tails projecting beyond the gable ends. Siding is simple wood shingles on the second floor, flared outward where the second floor meets the first, forming a pent roof with modillions on the cornice line. False bevel drop siding is found on the first floor. A shed roof extends over the front porch. The porch roof has modillions on the cornice line and a wide frieze, and is supported by four battered rectangular pillars atop rectangular wooden porch posts. A wooden palisade wall runs between the porch posts. The wooden staircase has wrought-iron handrails. A rectangular bay is located on the eastern wall, with a row of four small horizontal wooden sash windows with fixed panes. Windows are double-hung wooden sash with a single pane in each sash and grouped in twos and threes. Three windows above the main entrance have patterned upper panes; the dormer has two louvered vents flanking a patterned pane. The building was constructed for George W. Smith, Vice President of the Ben Leonard Company. The building is a contributor to the district.

286. 2119 H Contributor
This 1909 two-story Craftsman/Colonial Revival foursquare has a hipped roof and hipped dormer. Eaves of the main roof, dormer and porch roof have a pronounced overhang, with elongated rafter tails. Siding is simple wooden shingles. The porch has a hipped roof, and is supported by four cylindrical pillars atop rectangular wooden piers. A wooden terrace wall runs between the piers. Stairs are terrazzo and flanked by brick, with iron pipe handrails. A rectangular bay is located on the second floor above the porch roof, with a wooden palisade running between rectangular piers atop the porch roof in front of the bay. Windows are double-hung wooden sash with patterned upper panes and a single lower pane, including a tripartite window on the second-story bay. The building was constructed for George W. Smith, who also owned the adjacent building at 2115 H Street. The building is a contributor to the district.

287. 2131 H Contributor
This 1907 two-story residence features elements of Colonial Revival, Craftsman and Art Nouveau architecture. The main roof is hipped, with flared ends and horn-like finials at the roof peak. A large wall dormer on the building front contains a Palladian loggia, supported by two Ionic columns. A hipped dormer is located on the western side of the roof. Eaves are boxed, with dentils beneath, and a frieze band of rectangular wooden shingles. A two-story wing, with shed roof, is located on the northwestern corner of the building, connected via the northern wall. Siding is a mixture of fish scale shingles and simple rectangular wooden shingles, flared where the second story meets the first story. A full-width front porch is located beneath the main building roof, supported by four rectangular pillars of large rusticated cast stone blocks, connected by a terrace wall of rusticated cast stone blocks. The staircase is cast stone. The staircase is slightly off-center between the two central pillars; a short terrace wall with a cast stone urn is adjacent to the staircase. Above the staircase is a lion's head in cast stone. A rectangular bay is located on the second floor above the staircase. This bay contains a loggia supported by two Ionic columns, directly beneath the columns of the loggia in the wall dormer. A second inset porch is located along the eastern building wall, Windows are arched double-hung wooden sash, with diamond-patterned, arched upper panes and a single lower pane. The building was designed by architect Alden Campbell for Dr. Aden C. Hart, a founder of Sutter Hospital and the Sacramento

Society for Medical Improvement. The building is a contributor to the district.

288. 2201 H Contributor
This two-story Craftsman/Colonial Revival foursquare was constructed in 1908. The hipped roof and hipped dormer are of low pitch, with unboxed eaves, and extended and elaborated rafter tails. Siding is simple wooden shingles, which flare outward at the base of each story. A partial-width porch with flat roof is located on the building front, supported by eight cylindrical wooden columns atop a wooden terrace wall. The porch roof has dentils and a broad frieze band, and is topped by a wooden balustrade with rectangular wooden piers. Stairs are wooden. Adjacent to the porch on the building front is an angled bay. The main entry door is wooden with a large glass pane, flanked by sidelights. Windows are predominantly double-hung wooden sash windows with diamond-patterned upper panes and a single lower pane. One second-story window is a dual casement window with wooden sash and diamond-patterned panes. A one-story dependency is located on the eastern building wall, with siding matching the main building and a shed roof of low pitch. The building was constructed for Mary Phleger, a teacher at the Sacramento Grammar School. The building is a contributor to the district.

289. 2211 H Contributor
This one-story 1906 Neoclassic row house has a hipped roof and two hipped dormers (one on the south roof facing, one on the east roof facing) with flared ends. Siding is false bevel drop siding. The partial-width porch is supported by two cylindrical columns atop a wooden terrace wall. Stairs to the porch are wooden, some damage to the staircase is visible including the loss of several risers and damage to one of the handrails. Adjacent to the porch is an angled bay. A second bay is located on the eastern wall. The main entry door is wooden, with one large central glass pane. Windows are mostly single-hung vinyl sash, with some double-hung wooden sash windows. The dormer window is a fixed wooden sash window divided into geometric patterns by wooden mullions. Windows in the basement indicate that the basement level was probably converted to residential use. The building was constructed by Wright & Kimbrough. Other than alterations to windows and damage to the staircase, this building retains most of its historic integrity. The building is a contributor to the district.

290. 2215 H Non-Contributor
This is a two-story apartment building, built after 1990, and thus not a contributor to the district.

291. 2217-2219 H Contributor
This two-and-a-half story duplex Colonial Revival residence was constructed in 1912. The roof is a compound shape, with a hipped roof and boxed eaves that extends forward to a protruding, overhanging second floor with side-gabled roof above a square bay with bracketed eaves and a large hipped dormer. A smaller square bay is located on the first floor, with a bracketed eave supporting the larger second-story bay. There are entrances on either side of the front bay, each with a hipped roof supported by a rectangular pillar above a wooden porch. Each porch has a terrazzo staircase with brick handrail. Walls are false bevel drop siding. A two-story angled

bay is located on the eastern wall. Windows are double-hung wooden sash with a single pane in each sash. The building was constructed for Jennie L. Stafford. The building is a contributor to the district.

292. 2221-2223 H Contributor
This two-story duplex foursquare was constructed in 1923, and includes elements of Craftsman and Colonial Revival style. The roof is hipped with boxed eaves, with a hipped dormer. Siding is alternating widths of simple drop siding. A partial-width porch with flat roof is located off-center on the building front. Two exterior doors located above the porch roof suggest its use as a second-story balcony, but no balustrade or other railing is evident on the porch roof. The porch is supported by two rectangular battered piers atop rectangular brick piers. Two similar low brick piers without columns flank the concrete stairs. Wooden balustrades run between the piers adjacent to the stairs to the piers beneath the columns, and between the piers beneath the columns and the building front. A Tudor arch is located between the piers. Two tripartite windows, one on each story, are located on the building front, consisting of a large single pane with a row of smaller panes above flanked by two double-hung wooden sash windows with one pane in each sash. Windows on the building sides and rear are double-hung wooden sash windows with one pane in each sash. There are two main entrances beneath the porch. Each is a wooden door with a large central panel divided into 15 lights with wooden muntins. Exterior doors atop the porch are similar to the main entry doors but narrower, with smaller lights. This building is a contributor to the district.

293. 2225-2227 H Contributor
This two-story fourplex apartment building was constructed circa 1910. The roof is hipped with a hipped dormer and boxed eaves. Walls are false bevel drop siding. Two-story angled bay windows are located on both sides of the symmetrical front elevation. A balcony with slat balustrade tops a full-width single-story porch. The porch is supported by slender battered pillars atop a low terrace wall of false bevel drop siding. The staircase is wood, with wooden slat balustrade. Windows are a mixture of double-hung wooden sash windows with a single pane in each sash (primarily on the first floor) and double-hung vinyl sash windows with a single pane in each sash (on the second floor.) The main entrance is a two-panel wooden door with a window in the upper panel, flanked by sidelights. Two two-panel wooden doors with a window in the upper panel are located on the second floor, providing access to the second-story balcony. Two louvered vents are located on the front of the dormer. The building has four brick chimneys, two each on the east and west eave walls. The building retains most of its integrity other than alteration of some windows, and thus is a contributor to the district.

294. 2231 H Contributor
This 1906 Classical Revival foursquare has a hipped roof and two hipped dormers, one facing south and one facing east, with boxed eaves with modillions and a broad frieze band. According to a 1990 MLS listing the building was once a fraternity house but has since been converted back to a single-family home. Siding is false bevel drop siding. Fluted pilasters topped with Ionic capitals are located on each building corner. A broad front porch is topped with a hipped roof with turned balustrade. Per oral interview with a neighbor, the turned balustrade is not original, and replaces a similar but very deteriorated original balustrade. The porch is

supported by five cylindrical columns topped with Ionic capitals atop a wooden terrace wall with false bevel drop siding. At the base of the porch and main house first floor is a belt course. Beneath the belt course, the siding is a slightly wider false bevel drop siding. Wooden stairs with wooden handrails are located asymmetrically on the porch front. The main entrance is a wooden two-panel door with a glass light in the upper panel. Windows on the porch include a rectangular fixed window with wooden sash and a large double-hung window with a diamond-patterned upper pane and a single lower pane. Second-story windows are double-hung wooden sash windows arranged in pairs with a common mullion. A clinker brick chimney is located on the eastern eave wall. This building is a contributor to the district.

Landscape Features

295. Landscaped street medians, 21st Street Contributor

Located in the center of 21st Street, each block between C Street and H Street has two street medians, with a total of ten median segments. Each runs from the street edge to the alley, approximately 140 feet long and 15 feet wide. Each median is bordered by a rolled concrete curb. Most of the medians are landscaped with grass, with planted trees at the corners closest to cross streets and intermittent shrubs and trees placed on the medians. The most common trees at cross streets are palm trees, but other species are also found on the medians (see Boulevard Park Landscape Features.) In 1909, Mayor Clinton L. White, a Boulevard Park resident, advocated for the continuation of these landscaped boulevards outside the boundaries of the Boulevard park district, but this measure was not adopted by the City of Sacramento. The landscaped medians were an original feature to the neighborhood and retain a high degree of integrity. They constitute a contributor to the district.

296. Landscaped street medians, 22nd Street Contributor

Located in the center of 22st Street, each block between C Street and H Street has two street medians, except for the portion between the B Street railroad berm and the alley north of C Street, which is divided into two smaller medians, for a total of eleven median segments. Each runs from the street edge to the alley, approximately 140 feet long and 15 feet wide. Each median is bordered by a rolled concrete curb. Most of the medians are landscaped with grass, with planted trees at the corners closest to cross streets and intermittent shrubs and trees placed on the medians. Most of the street medians (except those between the railroad berm and C Street) have a Canary Island date palm planted at either end, although in some cases the palm tree is missing. Various plantings are found in the street medians, including Ginkgo biloba, fan palm, and a mixture of flowering garden plants, but all have grass ground cover. The landscaped medians were an original feature to the neighborhood and retain a high degree of integrity. They constitute a contributor to the district.

297. Alley park: Park Center Club Contributor
This park has an area of 110 by 140 feet, bordered by a gravel alley 12 feet wide. The park is primarily

landscaped with grass, with tree plantings within the park area. A metal drain is located at the center of the park, allowing drainage of excess water to the city storm drain system. The perimeter of the park area is bordered with garages and back fences of the adjacent buildings. The property was incorporated on April 1, 1910, as announced in the *Sacramento Union*. According to a newspaper article printed that day, the original directors were Emma L. Schworrer, John Horsch, S. W. McKim, O.G. Hopkins and Arthur E. Miller, all residents of adjacent properties. The alley park is a contributor to the district.

298. Alley park: Boulevard Park Center Contributor
This park has an area of 110 by 140 feet, with a roughly circular gravel path, approximately 12 feet wide, around the perimeter of a circular lawn area. The park is primarily landscaped with grass, with tree plantings within the park area. A metal drain is located at the center of the park, allowing drainage of excess water to the city storm drain system. The perimeter of the park area is bordered with garages and back fences of the adjacent buildings. The alley park is a contributor to the district.

299. Alley park: Elm Park Club Contributor
This park has an area of 110 by 140 feet, bordered by a gravel alley 12 feet wide. The park is primarily landscaped with grass, with tree plantings within the park area. A metal drain is located at the center of the park, allowing drainage of excess water to the city storm drain system. The perimeter of the park area is bordered with garages and back fences of the adjacent buildings. The alley park is a contributor to the district.

300. Grant Park Contributor
Grant Park was one of twelve parcels designated by John Sutter Jr. as public plazas in 1849. The property includes the entire city block, 320 by 340 feet. Currently a baseball diamond occupies the northwest corner, a children's playground constructed in 2006 occupies the southeast corner, and a cinderblock restroom/utility building constructed in 1971 occupies the northeast corner. A cinderblock wall adjacent to the B Street railroad berm forms the northern boundary of the park. A sidewalk along the southern edge of the block, with a six-foot mow strip between sidewalk and curb, forms the southern boundary of the park. The perimeter of the park is planted with elm trees on all sides except the northwestern corner around the baseball diamond. The structures on the site (baseball diamond, restroom and playground) were not constructed during the district's period of significance, but reflect the continued historic use of Grant Park as a community park and civic amenity. Grant Park as a designed landscape retains sufficient integrity to convey its significance as an element of City Beautiful neighborhood design within the context of the Boulevard Park residential development. It is a contributing feature to the district.

Boulevard Park Contributor/Non Contributor Survey Table
This table compiles all 298 properties within the district, including property number (keyed to descriptions and map), street address, status as contributor or non-contributor (in this table, NC indicates a non-contributor, C indicates a contributor) and year built (where known—properties verifiably constructed prior to 1915 are indicated by "<1915") and Assessor's Parcel Number. Landscape features are located at the end of the list.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property **Boulevard Park Historic District**

County and State **Sacramento, California**

Name of multiple property listing (if applicable)
Historic Residential Suburbs in the United States, 1830-1960

Prop #	Address	Contributor ?	Built	APN
1	20th 217	C	1923	003-0074-020-0000
2	20th 219	NC		003-0074-019-0000
3	20th 221	NC		003-0074-018-0000
4	20th 309	NC		003-0075-032-0000
5	20th 313	C	1908	003-0075-001-0000
6	20th 317	NC	2009	003-0075-024-0000
7	20th 321	C	1908	003-0075-023-0000
8	20th 409	C	1912	003-0125-002-0000
9	20th 415	NC	1948	003-0125-001-0000
10	20th 417	C	1925	003-0125-023-0000
11	20th 421	C	1906	003-0125-023-0000
12	20th 511	C	1908	003-0126-002-0000
13	20th 515	C	1910	003-0126-001-0000
14	20th 517	C	1908	003-0126-025-0000
15	20th 521	C	1906	003-0126-024-0000
16	20th 601-05	C	1918	003-0175-003-0000
17	20th 611/609	NC		003-0175-002-0000
18	20th 613/615	NC		003-0175-001-0000
19	20th 617	NC		003-0175-023-0000
20	20th 623	C	1909	003-0175-022-0000
21	20th 707	C	1930	003-0176-002-0000
22	20th 715	NC		003-0176-001-0000
23	20th 717	NC		003-0176-016-0000
24	21st 204	NC		003-0074-005-0000
25	21st 210	C	1940	003-0074-007-0000
26	21st 214	C	1928	003-0074-008-0000
27	21st 216	NC	2008	003-0074-009-0000
28	21st 222	C	1911	003-0074-010-0000
29	21st 226	C	1918	003-0074-011-0000
30	21st 230	C	1918	003-0074-012-0000
31	21st 301	C	1920	003-0082-004-0000
32	21st 304	C	<1915	003-0075-010-0000
33	21st 305	C	1922	003-0082-003-0000
34	21st 309	NC	1906	003-0082-002-0000
35	21st 310	NC		003-0075-011-0000
36	21st 314	C	<1915	003-0075-012-0000

37	21st 315	C	1922	003-0082-001-0000
38	21st 316	C	1924	003-0075-014-0000
39	21st 317	C	1915	003-0082-024-0000
40	21st 321	C	1915	003-0082-023-0000
41	21st 322	C	1920	003-0075-014-0000
42	21st 325	C	1913	003-0082-022-0000
43	21st 326	C	1925	003-0075-015-0000
44	21st 330	C	1928	003-0075-016-0000
45	21st 331	C	1910	003-0082-021-0000
46	21st 400	C	<1915	003-0125-009-0000
47	21st 401-03	C	1911	003-0131-004-0000
48	21st 404	C	1928	003-0125-010-0000
49	21st 405	C	1905	003-0131-003-0000
50	21st 408	C	1928	003-0125-011-0000
51	21st 409	C	1908	003-0131-002-0000
52	21st 414	C	<1915	003-0125-012-0000
53	21st 415	C	1907	003-0131-001-0000
54	21st 416	C	1907	003-0125-013-0000
55	21st 417	C	1910	003-0131-024-0000
56	21st 420	C	1907	003-0125-014-0000
57	21st 421	C	1920	003-0131-023-0000
58	21st 426	C	1912	003-0125-015-0000
59	21st 427	C	1908	003-01310022-0000
60	21st 430	NC	1928	003-0125-016-0000
61	21st 431	C	1906	003-0131-021-0000
62	21st 500/502	C	1930	003-0126-009-0000
63	21st 501	C	1907	003-0132-004-0000
64	21st 504	NC		003-0126-010-0000
65	21st 507	C	1909	003-0132-003-0000
66	21st 510	C	1913	003-0126-011-0000
67	21st 509	C	1908	003-0132-002-0000
68	21st 512	NC		003-0126-012-0000
69	21st 515	NC		003-0132-001-0000
70	21st 516	C	1908	003-0126-013-0000
71	21st 517	C	<1915	003-0132-022-0000
72	21st 520	C	1919	003-0126-014-0000
73	21st 521	NC		003-0132-021-0000
74	21st 524	C	1912	003-0126-015-0000
75	21st 529	C	1906	003-0132-020-0000

76	21st 530	C	1906	003-0126-016-0000
77	21st 531	C	1907	003-0132-019-0000
78	21st 600	C	1930	003-0175-010-0000
79	21st 604	C	1930	003-0175-011-0000
80	21st 607	C	1932	003-0181-002-0000
81	21st 608-10	C	1907	003-0175-012-0000
82	21st 612	C	1907	003-0175-013-0000
83	21st 615	C	1930	003-0181-001-0000
84	21st 616	C	1922	003-0175-014-0000
85	21st 617	C	1915	003-0181-015-0000
86	21st 626	C	1909	003-0175-015-0000
87	21st 630	C	1908	003-0175-016-0000
88	21st 700	C	1909	003-0176-007-0000
89	21st 701	C	1922	003-0182-003-0000
90	21st 709	C		003-0182-002-0000
91	21st 710	C	1910	003-0176-008-0000
92	21st 714	C	1919	003-0176-009-0000
93	21st 715	C	1907	003-0182-001-0000
94	21st 717	C		003-0182-016-0000
95	21st 718	C	1915	003-0176-010-0000
96	21st 724-26	C	1907	003-0176-011-0000
97	21st 725	C	1911	003-0182-015-0000
98	21st 730	NC		003-0176-012-0000
99	22nd 217	C	1912	003-0083-016-0000
100	22nd 221	NC		003-0083-017-0000
101	22nd 225	C	1905	003-0083-011-0000
102	22nd 231	NC	1906	003-0083-010-0000
103	22nd 300	C	1935	003-0082-009-0000
104	22nd 301	C	1915	003-0084-004-0000
105	22nd 305	C	1913	003-0084-003-0000
106	22nd 308	C	1910	003-0082-010-0000
107	22nd 309	C	1928	003-0084-002-0000
108	22nd 310	C	1907	003-0082-011-0000
109	22nd 314	C	1912	003-0082-012-0000
110	22nd 315	C	1908	003-0084-001-0000
111	22nd 316	C	1908	003-0082-013-0000
112	22nd 317	C	<1915	003-0084-024-0000
113	22nd 317 #2	NC	1951	003-0084-025-0000

114	22nd 320	C	1927	003-0082-014-0000
115	22nd 321	C	1928	003-0084-023-0000
116	22nd 327	NC	1972	003-0084-022-0000
117	22nd 328	C	1912	003-0082-015-0000
118	22nd 330	C	1910	003-0082-016-0000
119	22nd 331	C	1918	003-0084-021-0000
120	22nd 400	C	<1915	003-0131-009-0000
121	22nd 401	NC		003-0133-004-0000
122	22nd 405/407	NC		003-0133-025-0000
123	22nd 406	C	1925	003-0131-010-0000
124	22nd 410	NC	1907	003-0131-011-0000
125	22nd 411	NC		003-0133-002-0000
126	22nd 414	C	1920	003-0131-012-0000
127	22nd 415	NC		003-0133-001-0000
128	22nd 416	C	1906	003-0131-013-0000
129	22nd 417	C	1928	003-0133-024-0000
130	22nd 420	C	1920	003-0131-014-0000
131	22nd 423	C	1918	003-0133-023-0000
132	22nd 424	C	1925	003-0131-015-0000
133	22nd 425	C	<1915	003-0133-022-0000
134	22nd 430	C	1907	003-0131-016-0000
135	22nd 431	NC		003-0133-021-0000
136	22nd 500	C	1908	003-0132-009-0000
137	22nd 501	C	1910	003-0134-004-0000
138	22nd 504	C	1925	003-0132-010-0000
139	22nd 505	C	1907	003-0134-003-0000
140	22nd 509	C	1906	003-0134-002-0000
141	22nd 510	C	1908	003-0132-011-0000
142	22nd 514	C	1907	003-0132-012-0000
143	22nd 515	C	1911	003-0134-001-0000
144	22nd 601	C	1908	003-0183-004-0000
145	22nd 605	C	1907	003-0183-003-0000
146	22nd 609	C	1917	003-0183-002-0000
147	22nd 610	C	1912	003-0181-007-0000
148	22nd 613/615	C	1909	003-0183-001-0000
149	22nd 614	C	1906	003-0181-008-0000
150	22nd 617	C	1907	003-0183-023-0000
151	22nd 618	C	1913	003-0181-009-0000
152	22nd 623	C	1922	003-0183-022-0000

153	22nd 624	C	1908	003-0181-010-0000
154	22nd 627	C	1907	003-0183-021-0000
155	22nd 630	NC	1906	003-0181-011-0000
156	22nd 700	C	1910	003-0182-006-0000
157	22nd 707/705	C	<1915	003-0184-003-0000
158	22nd 708	NC		003-0182-007-0000
159	22nd 709	C	1906	003-0184-002-0000
160	22nd 710/714	NC	1910	003-0182-008-0000
161	22nd 711-715	C	1910	003-0184-001-0000
162	22nd 716	C	1908	003-0182-009-0000
163	22nd 717	C	1912	003-0184-022-0000
164	22nd 721	C	<1915	003-0184-021-0000
165	22nd 727	C	1907	003-0184-020-0000
166	23rd 716	NC		003-0184-011-0000
167	23rd 720	C	1907	003-0184-012-0000
168	C 2000	C	1918	003-0075-029-0000
169	C 2001/2005	NC		003-0074-017-0000
170	C 2006	C	<1915	003-0075-028-0000
171	C 2009	NC	1950	003-0074-016-0000
172	C 2012	C	1918	003-0075-005-0000
173	C 2014	C	1918	003-0075-006-0000
174	C 2015	C	<1915	003-0074-015-0000
175	C 2018	C	1906	003-0075-007-0000
176	C 2019	C	1928	003-0074-014-0000
177	C 2023	NC	1946	003-0074-013-0000
178	C 2026	C	1928	003-0075-006-0000
179	C 2030	NC		003-0075-008-0000
180	C 2106	NC	1916	003-0082-005-0000
181	C 2114	C	1912	003-0082-006-0000
182	C 2118	C	<1915	003-0082-007-0000
183	C 2122	C	1907	003-0082-008-0000
184	C 2205	C	1920	003-0083-009-0000
185	C 2207	C	1915	003-0083-018-0000
186	C 2208	C	1915	003-0084-005-0000
187	C 2210	C	1912	003-0084-006-0000
188	C 2215	C	1920	003-0083-008-0000
189	D 2000	C	<1915	003-0125-003-0000
190	D 2001	C	1925	003-0075-022-0000

191	D 2005	C	1925	003-0075-021-0000
192	D 2006	C	<1915	003-0125-004-0000
193	D 2008	C	1908	003-0125-005-0000
194	D 2009	NC	1906	003-0075-020-0000
195	D 2012	C	1906	003-0125-006-0000
196	D 2015	C	1908	003-0075-019-0000
197	D 2016	C	1926	003-0125-007-0000
198	D 2019	C	1909	003-0075-018-0000
199	D 2021	NC	1935	003-0075-017-0000
200	D 2022	C	1907	003-0125-008-0000
201	D 2108	C	1920	003-0131-005-0000
202	D 2109	C	<1915	003-0082-020-0000
203	D 2111	C	<1915	003-0082-019-0000
204	D 2112	NC		003-0131-006-0000
205	D 2116	NC		003-0131-007-0000
206	D 2119	C	<1915	003-0082-018-0000
207	D 2120	C	1930	003-0131-008-0000
208	D 2123	C	1910	003-0082-017-0000
209	D 2209	C	1920	003-0084-020-0000
210	D 2210	C	1914	003-0133-005-0000
211	D 2212	C	1929	003-0133-006-0000
212	D 2215	C	1920	003-0084-019-0000
213	E 2000	C	1925	003-0126-003-0000
214	E 2004	C	1925	003-0126-004-0000
215	E 2005	C	1907	003-0125-021-0000
216	E 2010/2012	C	1928	003-0126-005-0000
217	E 2011	NC		003-0125-020-0000
218	E 2015	C	1910	003-0125-019-0000
219	E 2016	C	1933	003-0126-006-0000
220	E 2017	C	<1915	003-0125-018-0000
221	E 2022	C	1906	003-0126-007-0000
222	E 2025	C	1925	003-0125-017-0000
223	E 2026	NC		003-0126-008-0000
224	E 2105	NC		805-0901-300-0000
225	E 2106	C	1913	003-0132-005-0000
226	E 2109	C	1906	003-0131-020-0000
227	E 2112	C	1908	003-0132-006-0000
228	E 2114	C	1912	003-0132-007-0000

229	E 2115	C	1908	003-0131-019-0000
230	E 2117/2119	C	1908	003-0131-018-0000
231	E 2118	C	1909	003-0132-008-0000
232	E 2125	C	1915	003-0131-017-0000
233	E 2208	C	1918	003-0134-005-0000
234	E 2209	C	1910	003-0133-020-0000
235	E 2214	C	1908	003-0134-006-0000
236	E 2215	C	1915	003-0133-019-0000
237	F 2001	NC	1912	003-0126-023-0000
238	F 2004	C	1909	003-0175-004-0000
239	F 2005	C	1909	003-0126-022-0000
240	F 2009	C	<1915	003-0126-021-0000
241	F 2010	NC		003-0175-007-0000
242	F 2012	C	<1915	003-0175-006-0000
243	F 2015	C	1916	003-0126-019-0000
244	F 2016	C	<1915	003-0175-008-0000
245	F 2019	C	1910	003-0126-018-0000
246	F 2020	C	1930	003-0175-009-0000
247	F 2027	C	1906	003-0126-017-0000
248	F 2100	C	1910	003-0181-003-0000
249	F 2107	C	1910	003-0132-018-0000
250	F 2111	C	1907	003-0132-017-0000
251	F 2112	C	1906	003-0181-005-0000
252	F 2117	C	1908	003-0132-016-0000
253	F 2119	C	1911	003-0132-015-0000
254	F 2120	C	1924	003-0181-005-0000
255	F 2130	NC		003-0181-006-0000
256	F 2131	C	1913	003-0132-014-0000
257	F 2208	C	1908	003-0183-005-0000
258	F 2210	NC		003-0183-006-0000
259	G 2000	NC		003-0176-003-0000
260	G 2001	C	1915	003-0175-021-0000
261	G 2006	C	1928	003-0176-004-0000
262	G 2007	NC	1950	003-0175-020-0000
263	G 2009	C	1907	003-0175-019-0000
264	G 2015	C	1921	003-0175-018-0000
265	G 2016	C	1927	003-0176-005-0000
266	G 2018	NC	1928	003-0176-006-0000

267	G 2021	C	1907	003-0175-017-0000
268	G 2101	C	1910	003-0181-014-0000
269	G 2101 Garage	C	1910	003-0183-021-0000
270	G 2110	C	1922	003-0182-004-0001
271	G 2115	C	1909	003-0181-013-0000
272	G 2119	C	1906	003-0181-012-0000
273	G 2120	C	1912	003-0182-005-0000
274	G 2200-2008	C	1925	003-0184-004-0000
275	G 2201/2203	C	<1915	003-0183-020-0000
276	G 2207	C	1914	003-0183-019-0000
277	G 2210	C	1921	003-0184-005-0000
278	G 2211	NC	<1915	003-0183-018-0000
279	G 2216	NC		003-0184-023-0000
280	H 2001	C	1909	003-0176-015-0000
281	H 2013	C	1906	003-0176-012-0000
282	H 2015	C	1908	003-0176-019-0000
283	H 2029	NC		003-0176-013-0000
284	H 2101	C	1909	003-0182-014-0000
285	H 2115	C	1909	003-0182-013-0000
286	H 2119	C	1909	003-0182-012-0000
287	H 2131	C	1907	003-0182-017-0000
288	H 2201	C	1908	003-0184-019-0000
289	H 2211	C	1906	003-0184-018-0000
290	H 2215	NC		003-0184-017-0000
291	H 2217-2219	C	1912	003-0184-016-0000
292	H 2221-2223	C	1923	003-0184-015-0000
293	H 2225-2227	C	1910	003-0184-014-0000
294	H 2231	C	1906	003-0184-013-0000
	LANDSCAPE FEATURES			
	Landscaped street medians			
295	21st/B-C	C	1905	
	21st/C-D			
	21st/D-E			
	21st/E-F			
	21st/F-G			

	21st/G-H			
296	22nd/B-C	C	1905	
	22nd/C-D			
	22nd/D-E			
	22nd/E-F			
	22nd/F-G			
	22nd/G-H			
	Parks			
297	"First Park Center Club" 20th/21st/G/H	C	1905	
298	"Elm Park Club" 21st/22nd/G/H	C	1905	
299	"Boulevard Park Center" 21st/22nd/F/G	C	1905	
300	Grant Park	C	1905	003-0081-001-0000

Integrity of the Boulevard Park Historic District

Integrity of Boundaries

Within the original boundaries of the Boulevard Park subdivision map, two half-block areas maintain no integrity from the period of significance: the western half of the block between 20th and 21st Street between the B Street levee and the alley between B and C Street, and the western half of the block between 22nd and 23rd between F Street and the alley between E and F Street. The former lot was used for various industrial purposes, and is still in industrial use, but none of the buildings or structures currently on the lot were present on a 1951 Sanborn Insurance Company map, indicating that no properties existing during the period of significance are still on the lot. The latter lot was demolished in the 1950s for a Cardinal supermarket, and is currently in use as a "Rite-Aid" drugstore. Because both quarter-block areas maintain no integrity, they are not considered to be within the boundary of the Boulevard Park district. Other than these two areas, the boundaries of the district include all of the properties indicated on the original Boulevard Park subdivision map, as fully described in Section 10 of this nomination. Despite the loss of these two quarter-block areas, the aspects of City Beautiful neighborhood design are still evident in the district.

Integrity of Landscape Features

One half-block portion of the Boulevard Park street medians, north of the B/C Street alley and the B Street levee, appears to have been removed. Rolled curbs, lawns and most palm trees remain or were replaced in kind. Sidewalks and mow strips have been retained or replaced in kind. Streets originally paved with macadam are currently paved with asphalt. The three established alley parks retain their original location and design features, and are maintained in similar fashion. Grant Park has a baseball diamond, playground and restroom facility constructed after the period of significance but these elements are consistent with the park's programmed use, and the overall design of the park is still an open grassy field with a perimeter of elm trees. As an assemblage of neighborhood design features, Boulevard Park's landscape design is still evident in the neighborhood.

Integrity of Individual Buildings

Many of the buildings within the district retain sufficient integrity to remain contributors as examples of period architecture under Criterion C. Some exhibit losses of integrity or lack individual distinction but retain sufficient integrity under Criterion A as examples of early 20th century streetcar suburb residential neighborhoods.

Statement of Significance, continued

Criterion A: Streetcar Suburb Development

(Continued from front matter)

Streetcar suburbs were a common form of residential development in the United States from the 1830s through the 1920s. Powered by horses and mules, small steam locomotives, steam-powered cable cars, and finally electricity, streetcars allowed American cities to expand beyond typical pedestrian ranges. The first commuter suburbs were intended for the relatively wealthy, but over time streetcars became affordable to gradually less affluent segments of American society, eventually becoming available to tradespeople and skilled laborers.[1] Suburban development required streetcars to move new suburban residents to their workplaces and commercial districts, and often the same investor owned both streetcar and land company. Electrification, from the late 1880s on, provided higher speeds, allowing greater horizontal growth of streetcar suburbs, and another product to sell residential customers: electric power. The most successful streetcar magnates, like Henry Huntington in Los Angeles, owned both a streetcar company, a real estate company, and an electric power company. Often, the streetcar company was marginal or operated at a loss, but the profits from the other two companies more than made up the difference.[2]

With the advent of paved streets and the growth of automobile ownership, streetcars became less of an essential component of suburb development. Paving and automobiles made spaces between streetcar lines easier to sell, and required less infrastructure investment. As American urban planners moved towards single-use zoning and larger lot sizes, streetcar lines in low-density suburbs could not carry sufficient passengers to remain profitable, and many were abandoned after developments were completely built out and subsidy to the streetcar line was no longer available.[3] The 1935 Public Utilities Holding Company Act prevented utility holding companies from managing more than one public utility at a time. This encouraged power companies to sell or abandon their streetcar lines, as they could no longer conceal their relatively low receipts, especially in the face of competition from public-subsidized paved streets and private automobiles.[4] The Great Depression and World War II slowed and sometimes halted the growth of American suburbs and their streetcar lines, and the era following the war saw the nearly complete replacement of streetcar suburbs with automobile suburbs. Streetcar suburbs close to urban centers often became part of the urban center, with higher residential densities and conversion to multi-unit housing and office uses. Those farther from city centers were often adapted to become automobile suburbs, or suffered economically due to a lack of effective transportation within the development.

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[1] Jackson, Kenneth. *Crabgrass Frontier: The Suburbanization of the United States* (Oxford: Oxford University Press, 1985) p. 103-115

[2] *Crabgrass Frontier*, 121-122

[3] *Crabgrass Frontier*, 157-171

[4] Bottles, Scott L., *Los Angeles and the Automobile: The Making of the Modern City* (Berkeley and Los Angeles: University of California Press, 1987) p. 237-239

Boulevard Park's Development as a Streetcar Suburb

The blocks within the Boulevard Park Historic District were originally platted out for John Sutter Jr. in 1849, as part of Sutter Junior's plan to sell lots to settlers coming to Sacramento as part of the California Gold Rush. Streets were originally laid out at regular 320 foot intervals with 80 foot streets. This street pattern is still found throughout Sacramento's original city limits. Prior to 1849, they were part of the New Helvetia land grant held by John Sutter Sr., granted in 1839 by the Governor of California to Sutter. Prior to Sutter's arrival, the area in the vicinity of the district was the land of the Nisenan (or Southern Maidu,) a Native American tribe.[5]

The first California State Fair was held in 1854 in San Francisco, under the auspices of the California State Agricultural Society, founded the same year by the California state legislature. In 1861, the State Agricultural Society voted to make Sacramento the permanent home of the State Fair, and obtained a plot of land between E, H, 20th and 22nd Streets to use as stock grounds and a racetrack. This plot was expanded in 1862 with an additional six-block lot running between B, E, 20th and 22nd Streets. [6]In 1870, a horse-drawn streetcar line was built from the Central Pacific passenger depot downtown to the fairgrounds along H Street, terminating at East Park on 31st Street.[7] The streetcar helped visitors reach the fairgrounds, but also drove residential development along the streetcar route. Some of Sacramento's most prominent homes, including that of Albert Gallatin at 1526 H Street (later the California Governor's Mansion) were located along the streetcar line. Electrification of the streetcar lines in the 1890s, and the growth of Sacramento's industrial waterfront, accelerated the growth of middle-class streetcar suburbs towards the eastern end of the city.

In 1905, the California State Fair relocated to a new, larger site on Stockton Boulevard. The Park Realty Company, under the management of Clinton L. White, purchased the racetrack property from the State Agricultural Society. Subdivision and sale of the property was promoted by the real estate firm of Wright and Kimbrough. Demolition and grading of the park took place shortly after the conclusion of the 1905 State Fair. The property was originally intended as an entirely residential subdivision, with no non-residential lots. Prices for Boulevard Park lots varied widely. The smallest 40 by 80 foot lots on the north end of the property, adjacent to the busy Southern Pacific railroad tracks, cost $300. The four blocks on the south end, from F to H Street between 20th and 22nd, featured the largest lots, 60 by 100 feet, selling for as high as $1,725. These four blocks also had additional deed restrictions. They were to be used exclusively for residence purposes, only one house was to be erected per lot, the house would cost no less than $2,500 and two stories in height, no relocated old buildings, no flats or double houses, and no fences in the front yards. The houses also had to have a 25 foot setback from the house to the sidewalk, at least 11 feet from the front porch steps to the sidewalk, and no building nearer than three feet to the adjoining lots on either side. All four blocks were originally platted to have small 100 by 140 foot parks located in the center of each block, but only three of these alley parks were created. For unknown reasons (possibly due to the construction of Grant Park) one of the parks was

[5] Avella, Steven, *Sacramento: Indomitable City* (Charleston: Arcadia Publishing, 2004) p. 11-15 (Nisenan tribe), 31-32 (plat map of Sacramento grid.)
[6] Wright, George F., ed., *History of Sacramento County, California* (Oakland: Thompson & West, 1880) p. 193-196
[7] *History of Sacramento County*, p. 208

never created and the property was added to the back lots of the adjacent property owners.[8]

Sale of lots in Boulevard Park began on July 17, 1905. According to Wright & Kimbrough advertisements printed on July 19, thirty-five lots, primarily along 21st Street, were sold on the first day of sale. According to the same article, Henry C. Stevens, electrician with the Central California Electric Company, purchased the first lot. According to a July 22 advertisement, only six lots remained on the 21st Street boulevard. Construction of new houses on the Boulevard Park lots began in late 1905, according to Sacramento building and plumbing permit records. On August 12, 1905, an advertisement promised a 5%-10% rebate to any purchaser who completed a house on the lot prior to July 1, 1906. The amount on the rebate was based on the expense of the house constructed on the lot; more expensive houses received a larger rebate. On September 1, 1905, Wright & Kimbrough offered reduced prices for a lot on 20th Street, reiterating their rebate offer. This hard-sell strategy suggests the developer's interest in seeing the neighborhood develop quickly. Wright & Kimbrough's construction of many buildings on the lot, rather than waiting to sell the lots to individual customers, reinforces this desire to quickly fill the neighborhood with homes. Despite this hard-sell approach, the sale of all of the unimproved lots took years.[9]

In September 1907, the Northern Electric Railway, an electric interurban railroad, began operation between Chico and Sacramento. Its main freight line ran down C Street through Boulevard Park. As a condition of its street operation permit, Northern Electric operated a local streetcar that served Boulevard Park, providing service to downtown Sacramento and to McKinley Park, approximately one mile to the east of the district. While freight traffic on C Street may have been somewhat disruptive to Park Realty's future development plans, the trains were smaller and shorter than Southern Pacific's main line, which ran on an elevated berm on B Street a block away, and the second streetcar line provided an amenity to make up for the increase in noise and street traffic. Northern Electric's streetcar and interurban line to downtown Sacramento started operation in October 1907, but through freight traffic on C Street did not begin until the completion of the belt line in 1910.[10]

In 1909, a transcontinental steam railroad, Western Pacific, entered Sacramento running between 19th and 20th Street.[11] While this railroad operated outside of the Boulevard Park district, the operation of a steam railroad half a block away from the district, and the resulting increase in industrial uses adjacent to the railroad, meant the neighborhood became less quiet and pastoral than Wright & Kimbrough's original intent. However, limitations on commercial use, included as conditions on property deeds, meant that the firm's advertising motto of "No stores, no saloons, no wash houses, no wood yards" within the district was mostly accurate. Along the neighborhood's northern edge, several light industrial customers set up shop in lots adjacent to the B Street railroad berm, including a plumbing shop on the alley between B and C Street.

Despite these industrial intrusions, Boulevard Park lots sold briskly, especially on the southern edge of

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[8] Boghosian, Paula and Don Cox, *Sacramento's Boulevard Park* (Charleston: Arcadia Publishing, p. 7-8
[9] *Sacramento Union*, dates of advertisements as indicated in text
[10] Demoro, Harry, *Sacramento Northern* (Signature Press: Wilton, 1991) p. 36-38
[11] Asay, Jeff, *Track and Time: An Operational History of the Western Pacific Railroad through Timetables and Maps* (Manhattan, KS: AgPress, 2006) p. 9

the neighborhood. Lots on the northern edge were relatively affordable to tradesmen, while the larger lots were within the price range of Sacramento's upper middle class. Much of the neighborhood was built out by 1915, with 162 surviving buildings in the district having a construction date of 1915 or earlier. Construction of some lots continued throughout the district's period of significance, with 74 surviving buildings in the district constructed between 1916 and 1946. Despite the developers' initial prohibition against double houses or flats, several duplexes and apartment buildings were built, universally of dimensions, architectural style and character compatible with the neighborhood. At least three buildings constructed prior to 1905 were moved into the district from other parts of the city, relocated no later than 1915. These buildings were compatible in character and size with the district as built, if not in architectural style.

Historic Context: Sacramento's Early Streetcar Suburbs

Sacramento's first public streetcar system was a horse-drawn line from Third and R Street to Second and K Street, built in 1858 and destroyed in an 1861 flood. The completion of the Central Pacific Railroad in 1868 spurred the need for a public streetcar system to carry visitors through Sacramento's business district and to the racetrack of the California State Agricultural Society, used as fairgrounds for the annual California state fair. On August 20, 1870, a new streetcar system, the City Street Railway, was completed, operating from the Central Pacific passenger depot at Front and K Street to the California State Agricultural Society's Union Park racetrack at Twentieth and H Street. By July 1871, the line extended south to the City Cemetery just south of the Sacramento city limits on Tenth and Y Street, and East Park beyond the city limits at Thirty-first and H Street. The City Street Railway used cars drawn by horses or mules.[12]

A second streetcar company, the Central Street Railway, was formed in 1887. This company, owned by real estate developers Edwin K. Alsip and Leonidas Lee Lewis, was intended to carry commuters from downtown Sacramento to their new residential suburbs, Highland Park and Oak Park. Originally planned as a cable car line, Central Street Railway briefly experimented with battery-powered streetcars but abandoned them in favor of horse-drawn streetcars. In 1890, Central Street Railway converted to electric power generated by a steam engine at their car barn at 28th and M Street. In 1891, they purchased control of R.S. Carey's City Street Railway and consolidated both lines, renaming the combined company the Central Electric Railway.[13]

Streetcars were essential to Alsip and Lewis' suburban developments. Located outside of Sacramento's city limits, they offered lower land prices with no city taxes, but their distance from the city center required public transportation, provided by the streetcar line. Due to their location outside city limits, their developments lacked access to city water and sewer lines, streets were unpaved, and lots were not provided with sidewalks. Purchasers of land were free to design and construct a building to fit individual need, with no limitations on design or placement on the lot. A private recreational park, Oak Park, was located at the far end of the streetcar line, intended as a neighborhood amenity and a

[12] Guido, Francis A., "Street Railways of Sacramento", *Western Railroader* Vol. 19 No. 12 (October 1956) p. 3

[13] Mankoff, Al, *Sacramento's Shining Rails: A History of Trolley Transportation in California's Capital* (Canton: Railhead Publications, 1993) p. 4-5

revenue generator for the development company. Many lots were purchased by investors and not built upon for years, and the economic depression of the 1890s slowed construction of neighborhoods like Oak Park.[14]

In 1892, H.P. Livermore and Albert Gallatin applied for their own streetcar franchise under the name "Sacramento Electric Power and Light Company." They purchased the existing Sacramento streetcar lines and expanded them. In 1895, electric power generated at Gallatin and Livermore's hydroelectric generator 22 miles away in Folsom, CA, was connected to Sacramento. This generator provided enough electricity to power the streetcar system with surplus to sell to residential customers in neighborhoods adjacent to the streetcar lines. By 1895, the streetcar and power company had reorganized as the Sacramento Electric, Gas and Railway Company. In 1906, SEG&R became part of a larger, regional company, called Pacific Gas & Electric, or PG&E.

PG&E rebuilt much of the existing streetcar system and constructed new lines throughout the existing city limits. Because streetcar routes provided access to outlying residential neighborhoods and high levels of traffic, property adjacent to streetcar lines held the highest value, and was considered the most desirable for residential and commercial development. By the early 1900s, Sacramento's city limits, confined on two sides by rivers and on two sides by levees intended to keep flood waters at bay, were almost completely built out. Lines were extended into newly subdivided suburban tracts, including East Sacramento and Elmhurst to the east, and Homeland and Swanston Park to the south. All were agricultural areas prior to streetcar line construction. In each neighborhood, PG&E provided electricity and gas power in addition to streetcar transportation. Because all were outside Sacramento's city limits, they, like Oak Park, lacked connection to Sacramento's water and sewer networks until after annexation by the city in 1911.

By 1905, Sacramento's city limits were still constrained to the original 1849 boundaries, and surrounded by flood control levees. Relocation of the California State Agricultural Society's fairgrounds outside the city limits created a unique opportunity for real estate developers to create a new neighborhood, within the city limits and located in the heart of a highly desirable existing neighborhood. Because streetcar and electrical infrastructure was already in place, and the neighborhood was already served by city sewers and water supplies, infrastructure costs were relatively low, and amenities unavailable to outer suburbs were easier to provide. Boulevard Park became the first of Sacramento's second generation of streetcar suburbs, and the first built within the city limits.

When Boulevard Park was originally subdivided designed, the PG&E streetcar line on H Street was the only streetcar line to the neighborhood. This changed in 1907 when Northern Electric, an interurban electric railroad running from Chico to Sacramento, built its freight line on C Street through Boulevard Park. As a condition of their lease to operate on Sacramento streets, Northern Electric provided local streetcar service between McKinley Park and downtown Sacramento. This provided a second streetcar line to Boulevard Park, a development that promoted growth within the neighborhood as well as

[14] McGuire, Pamela, "Historic Overview for the Oak Park Redevelopment Area and Determination of Eligibility for Inclusion in the National Register of Historic Places for the Oak Park Land Development Areas (1) and (2)," (Survey prepared for City of Sacramento, April 1980)

eastward into Wright & Kimbrough's subsequent development project, New Era Park.[15]

In 1909, concurrent with the opening of the new California State Fairgrounds, another electric interurban, Central California Traction, completed its line from Stockton to Sacramento. CCT's principals also owned their own power company, and developed their own new suburbs, Colonial Heights and Colonial Acres, south of the fairgrounds on Stockton Boulevard. CCT's local streetcar line terminated on 21st Avenue, a broad boulevard with tracks for streetcars, interurban trains and freight trains in its center. CCT's streetcars, interurbans and freight trains also stopped at the California State Fairgrounds before continuing to downtown Sacramento. CCT streetcars and trains ran along Sacramento's southern edge on X Street, on the southern leg of a freight belt that connected to Northern Electric's C Street freight line via 31st Street. Passenger vehicles entered downtown Sacramento on 8th Street, where they met Northern Electric's streetcars and interurbans at the corner of 8th and K Street.[16]

The city of Sacramento annexed several nearby neighborhoods in 1911, tripling the size of the city. PG&E streetcars were already present in these neighborhoods, and continued their service. After the relocation of the State Fairgrounds, PG&E lines were extended to the main entrance to the new fairgrounds via 4th Avenue and Stockton Boulevard, and to a rear entrance near 48th and V Street. In the suburban neighborhood of Elmhurst, a broad landscaped boulevard was constructed along T Street, originally intended as a streetcar line to connect the line at 48th and V with another PG&E line at 28th and T. For unknown reasons, the streetcar line was never constructed, but the boulevard was retained.

In 1913, another wave of suburban expansion across the American and Sacramento Rivers took place. Northern Electric provided streetcar service to the new suburbs of North Sacramento and West Sacramento, and commuter interurban service to the nearby communities of Elverta, Rio Linda, Robla, Del Paso Heights, Brighton, and Woodland. Northern Electric later consolidated their operation with a separate interurban railroad, originally built as the Oakland Antioch & Eastern, later reorganized as the Sacramento Northern Railway. This interurban network provided service between Oakland and Chico, with Sacramento at the center of the network.

By the 1930s, PG&E took their streetcar line on G and H Street past Boulevard Park out of service and replaced it with a bus. The C Street streetcar line, by then reorganized as the Sacramento Northern Railway and still in use as a freight route, remained in operation until 1946. Residents along the southern end of the neighborhood, generally more affluent than those on the north end, were more able to afford automobiles than those on the north end. At the same time, the relative inflexibility of streetcar fares (five cents when streetcars were first introduced in 1870, and still five cents by the 1930s) meant that working people on the north end of Boulevard Park were more able to afford streetcar transit. This option also expanded commuting options for working people, previously limited to walking distances for employment. This may have facilitated the growth of small single-family homes on Boulevard Park's

[15] Demoro, Harry, *Sacramento Northern* (Wilton: Signature Press, 1991) p. 36-38
[16] Stanley, David G. and Jeffrey J. Moreau, *Central California Traction* (Wilton: Signature Press, 2002) p. 67-72

north end during the later portion of the period of significance.[17]

In 1943, PG&E sold their Sacramento streetcar lines to Pacific City Lines, a division of National City Lines, a company incorporated in 1936 that bought streetcar systems across the United States. Both CCT and Sacramento Northern sold their streetcar lines to Pacific City Lines at the same time, although they retained the right to operate freight trains on the existing electric freight belt. Pacific City Lines consolidated the streetcar system under the name Sacramento City Lines. Under SCL, the C Street streetcar line was combined with the CCT line, creating a single route, No. 15. This route ran from McKinley Park through Boulevard Park, Downtown Sacramento, Oak Park and the Fairgrounds, terminating at the end of 21st Avenue. SCL discontinued operation of Line No. 15 on July 28, 1946. SCL discontinued its last streetcar lines on January 4, 1947, completing their replacement of Sacramento's streetcar lines with General Motors buses.[18]

The intervening decades brought significant changes to the Boulevard Park neighborhood. In 1905, Sacramento was limited to its original city limits by levees and rivers. By 1946, the city had expanded to several times its original size, due to expanded flood control networks that eliminated the old levees, new bridges that crossed the rivers, and greatly improved networks of paved roads and highways. Neighborhoods that were remote farmland in 1905 became desirable residential suburbs in the intervening decades. Neighborhoods that were desirable suburbs far from the urban core in 1905 were uncomfortably close to the urban center by 1946, and increasingly subject to urban problems. Many wealthy and middle-class residents had relocated from Boulevard Park to new neighborhoods. During World War II, housing shortages resulted in greater pressure for affordable housing for workers close to Sacramento's industrial hubs along the waterfront and in the Southern Pacific shops. Subsequent owners often subdivided single-family residences to create boarding houses or apartments for working people. This influx of working-class residents in the more affluent end of the neighborhood prompted more of the remaining affluent residents to relocate to newer, less crowded suburbs. In the years after 1946, with the loss of the neighborhood's streetcar connection to downtown Sacramento, more large residences shifted from boarding rooms for working people to homes for poor people who did not work, including orphans, the disabled and senior citizens. This demographic change in the neighborhood from a mixed-income neighborhood to a predominantly working-class and poor neighborhood was driven by suburban expansion, demand for workforce housing, and changes in transportation.

Criterion C: "City Beautiful" Suburban Design

(Continued from front matter)

Progressive Reform and "City Beautiful" Suburbs

Reformers of the early 20th century held great faith in physical solutions for social problems. Suburban living was promoted as the ideal physical solution for the urban problems of hygiene, sanitation and better public health, and also as a form of social enculturation into the American way of life. Suburbs offered cleaner living through distance from sources of pollution, separation of uses, lower population

[17] *Central California Traction* p. 168-182
[18] *Sacramento Northern*, p. 235-240

density, and more pleasantly designed physical environments. Progressive reformers in urban settlement houses considered the density and proximity of cities, and the resulting mixture of social, ethnic and political ideas, as hazardous to the morals of Americans as pollution and poor sanitation was to their bodies. Suburban housing for working families was a widely adopted solution to this perceived social problem. In California, progressive advocate Simon Lubin lobbied for creation of a state Commission on Immigration and Housing to advocate for Progressive housing reform. Lubin was born to a wealthy Sacramento family, partners in the Weinstock & Lubin department store chain. He worked in settlement houses in Boston and New York prior to his return to California, where he convinced Gov. Hiram Johnson to create the new Commission in 1912.[19]

To Progressive reformers, projects like model tenements and tenement reform were considered interim steps to move working people from old slums to new single-family homes. Social reformers involved in real estate ventures often built low-cost housing cottages in suburban districts, and either associated their ventures with public transit systems or advocated for their construction.[20] Clinton L. White, principal of Park Realty, was also an active Progressive, and Wright & Kimbrough already had experience building low-cost housing in Florin.[21]

In Boulevard Park, the small, less expensive blocks on the northern end of the property represent a clear effort by the developer to attract working-class people from the crowded waterfront areas of downtown Sacramento to better housing in their new suburb. Based on the occupations of Boulevard Park's residents as seen in Sacramento city directories and property deeds, tradesmen and working people purchased many of Boulevard Park's lots. The southern end of the neighborhood attracted wealthier customers, as demonstrated by the size, scale and expense of the homes built on the southern end of the neighborhood, and the professions of residents as listed in Sacramento city directories and property deeds.

"City Beautiful" Suburban Design Elements in Boulevard Park

The design of Boulevard Park was the product of civil engineer William Mullenney, under the direction of Park Realty Company president Clinton L. White. Mullenney was a former City Surveyor of the City of Sacramento who also worked as a civil engineer. Mullenney designed the new neighborhood using the latest principles of "City Beautiful" design, including boulevards with landscaped medians, street trees, paved sidewalks and streets, modern plumbing and sewers, and both private and public parks. Lots were oriented towards the landscaped boulevards. The south end closest to the streetcar line had the largest, most expensive lots. Deed covenants prohibited business uses, front fences or barns, and mandated large, expensive houses. The south end also included private parks located in the center of each block. Clinton L. White built his own home on one of the prime corners of the new neighborhood

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[19] Groth, Paul, *Living Downtown: The History of Residential Hotels in the United States* (Berkeley and Los Angeles: University of California Press, 1994) p. 201-230. References to Simon Lubin, ibid, p. 235-236.

[20] Fogelson, Robert, *Downtown: Its Rise and Fall, 1880-1950.* (New Haven and London: Yale University Press, 2001) p. 326-327

[21] Boghosian, Paula, *Final Report: New Era Park Proposed District Survey*. (Unpublished report: City of Sacramento, 2005) p. 8-9

in 1908, the same year that White became mayor of Sacramento. Samuel Warder McKim, Director and Vice President of Weinstock-Lubin & Company department store, also purchased a lot and built a home in Boulevard Park in 1908.

On the north end, near the Southern Pacific main line, lots were smaller and less expensive, but still featured landscaped and paved streets. While too costly for the very poor, they were affordable to clerks, railroad employees, craftsmen and small business owners. City Beautiful design principles encouraged home ownership for working people, in the hope that more pleasant cities would make them better citizens. While lots on the north end were not as tightly restricted as those on the south end, they still featured design elements including the street median boulevards, orientation of lots toward the boulevards, paved streets and sidewalks, and street tree plantings. As built, the north end also featured close access to a streetcar line and a city park.

One block, between 21st, 22nd, B and C, was originally platted for homes until Park Realty encountered a problem. Originally designated as a city park block by John Sutter Jr., the lot was sold to a private party by Sam Brannan, but Brannan never paid Sutter for the land. Decades of court battles over the land title were ignored while the racetrack was on the lot, but legally the block belonged to the city of Sacramento. Faced with a potential quagmire, Park Realty surrendered the block, now known as Grant Park, to the city of Sacramento for its use as a public park.

Boulevards

21st and 22nd Street are the primary streets of the district, designed as boulevards. While the Boulevard Park development generally followed the gridiron street pattern laid out for the city of Sacramento, these boulevards are unique. Sacramento streets were originally designed for a width of 80 feet from curb to curb. 21st and 22nd Street within the district are 100 feet wide, with a 16 foot wide landscaped center median. Medians were typically landscaped with grass, with Canary Island date palms planted on each intersection. Smaller trees of various species, including Ginkgo biloba and Mexican fan palm, are located on some street medians, generally on the inner portions of the median nearest the alleys with varying species of low-lying shrubs and ground cover plants. Lots in Boulevard Park were oriented towards the landscaped boulevards, unlike the rest of the central city, where lots are oriented towards the lettered streets. This deliberate design maximized the number of lots with aesthetically pleasing street frontages. Boulevards of this type were common features of City Beautiful neighborhoods, and intended to denote the most desirable and elegant neighborhoods of a city.[22]

Landscaping and Street Trees

Street trees, located between the street curb and the sidewalk to provide shade and aesthetic relief were already an established tradition by the time of Boulevard Park's development. Elms proved the most popular tree for planting in Sacramento, along with East Coast varieties promoted by Sacramento's most successful nurseries, Smith Gardens and the Bell Conservatory, both of which had

[22] Hamer, David, *History in Urban Places: The Historic Districts of the United States* (Columbus: Ohio State University Press, 1998) p. 69-71

origins on the eastern coast of the United States.[23] English elms and sycamores are the most common street trees in Boulevard Park, with limited use of Mexican fan palms and Canary Island date palms. Other trees found on sidewalks include Zelkova, Magnolia, Ginkgo biloba, Cedar, Camphor, Chinese Elm, Mock Orange and Liquidambar styracifula.

According to local newspapers, the Sacramento city government considered extending the landscaped boulevards outside the boundaries of the project due to positive response to the boulevards from city residents. The plan was not carried out, per newspaper accounts, due to concerns over the loss of street parking and streetcar right-of-way on the affected streets.[24] According to an article published in the Sacramento Union on February 21, 1906, some of the trees planted along 21st, 22nd and 23rd Street were planted by the Sacramento Woman's Council in a ceremony attended by Mayor Charles Beard and California Governor George Pardee. The article mentions that some of the trees planted were provided by the National Nursery in the vicinity of Mount Vernon, selected by Trueman Lanham, superintendent of the nursery, and planted in accordance with his suggestions.[25] There is no clear indication which trees might be among those selected by Lanham, and this association is notable primarily for the local attention paid by city officials and civic organizations to the beautification of the new Boulevard Park neighborhood.

Sidewalks and Paving, Sewers and Plumbing

All of Boulevard Park's sidewalks and streets were fully paved with concrete and macadam prior to the opening of sale. All lots were plumbed for access to city water supplies and city sewers. All lots included a perpetual easement for access to maintain city sewer and water supplies. Provision of sewer and water, and paving of streets, both reflect the emphasis on sanitation and the remediation of dust and dirt in the early 20th century city, and were prominent features of both City Beautiful neighborhoods and Progressive campaigns for urban health. Both were departures from earlier Sacramento suburbs, typically sold with graded but unimproved and unpaved streets and sidewalks, and no connection to city sewer and water supplies. The demand for connection to city water and sewer systems was a primary argument for annexation of Sacramento's original suburbs in 1911, but since Boulevard Park was entirely within Sacramento's city limits, no annexation was necessary to utilize city utilities.[26]

Alley Parks and Grant Park

City Beautiful advocates commonly promoted the value of public parks.[27] While large regional parks

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[23] McPherson, E. Gregory and Nina Luttinger, "From Nature to Nurture: The History of Sacramento's Urban Forest," *Journal of Arboriculture*, Vol. 24 No. 2, March 1998, 72-88

[24] "May Continue Boulevard," *Sacramento Bee*, February 8, 1908, p. 16, "Narrow Streets Are Not For Them," *Sacramento Union*, October 19, 1909 p. 2

[25] "Will Plant Trees To-Day," *Sacramento Union*, February 21, 1905, p. 5

[26] McGuire, Pamela, "Historic Overview for the Oak Park Redevelopment Area and Determination of Eligibility for Inclusion in the National Register of Historic Places for the Oak Park Land Development Areas (1) and (2)," (Survey prepared for City of Sacramento, April 1980)

[27] Robinson, Charles Mulford, "The Improvement of Sacramento" (Report prepared for City of Sacramento, November 1908)

were preferred, small parks in existing urban neighborhoods provided islands of respite for city dwellers. The parks located in alleys were intended as private areas to be utilized by the adjacent property owners, rather than as parks open to the general public. The legal issues complicating the use of the block now known as Grant Park probably spurred the developers to return that block to the city rather than subdivide it to their original plan. While the creation of Grant Park was probably not the original intent of the developers, it provided a public park at the least valuable end of the property. This amenity suited City Beautiful principles not only in its function but also its aesthetic symmetry, located at one end of the neighborhood between the two landscaped boulevard streets.

Legal Disputes over Grant Park

According to a thesis prepared by John A. Patterson, the block that became Grant Park was involved in a series of land disputes and court cases. In 1849, a group of Sacramento businessmen including Sam Brannan challenged the legal basis of John Sutter Sr.'s title to the land upon which Sacramento was built. William Mesdick, a former City Recorder, sought out John Sutter Jr. and proposed a scheme to return some of the properties to Sutter Jr's ownership by transferring lots to Mesdick for which Sutter had not been paid by Brannan. One of these blocks was the Grant Park block. Mesdick returned to Sacramento and filed a claim for the block, in order to challenge the legality of Brannan's claim in court.

The first test case decided for Brannan, so Mesdick appealed to the California Supreme Court, who found for Mesdick. The court also stated that third parties who had purchased their lots in good faith were guaranteed retention of title. Mesdick then sold the property to a Mr. L.H. Foote in 1863. Mr. Foote sold the property to Eli Mayo in 1868. In the same year, the State Agricultural Society's racetrack property was extended to include the park block.

Mr. Mayo filed suit against Robert Allen, operator of the Union Park racetrack. Mayo won the suit, but Mr. Allen responded by leasing the property from Mr. Mayo for the sum of ten cents. In 1873, Allen and the Union Park Association surrendered their interest in the racetrack to the State Agricultural Society, leasing the track to a Mr. A.A. Wood. Mayo brought suit against Mr. Wood in 1874, but this time Wood won the decision. The court claimed that Mayo had failed to prove right of possession, a decision that survived a further appeal by Mr. Mayo. Mayo made a second appeal to the State Supreme Court, who found that Mayo's deed from the previous owner was legal, but that neither could have held legal title because the square was deeded directly to the city in 1849.[28]

Probably due to this complex series of legal proceedings, forgotten by 1905, the Park Realty Company originally planned to subdivide the Grant Park block, but later recognized the city's ownership of the lot. The issue of this public square was raised in a *Sacramento Union* article entitled "Who Owns The Square?" The following text is from the referenced article:

> "In old Agricultural Park there were included certain public squares. When the realty company purchased the park it was unable to find that the city ever deeded one of these squares to the Agricultural Society or its predecessors. The land lies between B and C and Twenty-first and

[28] Patterson, John, *The development of public recreation in the city of Sacramento.* (Thesis: Sacramento State University, 1957) p. 6-9

Twenty-second streets. It was one of the squares included in the Sutter grant to the inhabitants of the city of Sacramento for public use as the city authorities should determine.

It seems that long ago Fannie K. Cross gave a quitclaim deed to the square to Frank Malone and the Union Park Association. Beyond that no trace of claim of title in anyone is found. The Park Realty Company is having the matter looked into, and has not divided the squares, and will not until its right to do so is clearly established.

Many citizens hold that the title resides in the city, and that the long adverse possession has not divested it of title, while others hold that it has parted with title in permitting its use for park purposes by the State Agricultural Society and its predecessors."[29]

The square was never subdivided, and was in fact returned to the City of Sacramento's ownership. This loss of developable land may have resulted in another change to the original Boulevard Park plan: a fourth "alley park" planned for the center of F, G, 20th and 21st Street (and indicated on the original Boulevard Park subdivision map) was never built.

Codes, Covenants & Restrictions (CC&Rs) in Boulevard Park

Purchasers on the southern edge of Boulevard Park were required to sign a deed that included permanent restrictions on the property. Buyers of the small lots on the northern end did not include all CC&R requirements, but followed similar rules regarding building setbacks and front fences. Not all of these rules were strictly obeyed throughout the district's period of significance, but they limited incompatible development sufficiently to create a visually and aesthetically coherent neighborhood. The CC&Rs in place in Boulevard Park did not include racial covenants.

A copy of the CC&R document is included in the deed for 2115 G Street:[30]

1. *(unreadable) to be used exclusively for residence purposes;*
2. *Only one house shall be erected on (unreadable) which house shall be two-story, erected of new material, and shall cost not less than twenty-five Hundred ($2,500.00) Dollars; no old building shall be removed to or placed upon said lot.*
3. *No flats or double houses shall be erected on said lit;*
4. *The front of the house (exclusive of the porch and steps) shall not be closer than Twenty-five (25) feet to the sidewalk line of the sidewalk running along the front of said property, and the porch and steps not closer than eleven (11) feet to sail sidewalk line; and the house must not be built nearer than Three (3) feet to the adjoining lots on either side.*
5. *No front fences shall be erected and no fence on said lot shall be constructed nearer to said sidewalk than will be the house which shall be erected thereon.*
6. *No barns shall be constructed on said lot without the written consent of all other owners of lots in the block in which said lot is situated.*

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[29] "Who Owns The Square?" *Sacramento Union,* August 1905

[30] Copy of deed, 2115 G Street, Sacramento County Recorder's Office, Book 292, Page 59"Red Binders", Leslie Crow archival collection

The Developers

Clinton L. White, President, Park Realty

Clinton L. White was born in Springville, Iowa in 1850, and moved to California in 1874 after graduating from Cornell College. He moved to Sacramento after eight months in Placer County, and worked for Sacramento attorney George Cadwalader before receiving his own law license in 1877. From 1881-1882 he was a Deputy Attorney General of the State of California. In 1892 he became a member of the Board of Freeholders who crafted a new charter for the city of Sacramento, adopted in 1893. His social and political circle in Sacramento included figures like Hiram Johnson, one of the best-known figures of California's Progressive movement and Governor of California 1911-1917. White served as Mayor of Sacramento from 1908 to 1909, was a delegate to the 1912 Republican National Convention in Chicago, and in 1916 he was a delegate to the Progressive National Convention. In addition to his legal practice and political career, White was a board member of the People's Bank and had agricultural real estate holdings in the northern Sacramento Valley. White died in 1925.[31]

As a Republican of this era, active in local reform politics since the 1893 charter change, Clinton L. White was a Progressive as well as a businessman, and his real estate project in Boulevard Park reflected his social ideals and political affiliation as well as his business interests. As the president of Park Realty, the corporate body that purchased the Boulevard Park property, Boulevard Park's organization and design carried the stamp of Progressive "City Beautiful" ideas.[32] He built his primary residence in Boulevard Park, on one of its most prominent corners.

Charles Wright and Howard Kimbrough, Wright & Kimbrough Realty

Charles E. Wright founded his real estate company in 1894 and took on partner Howard Kimbrough in 1896. They functioned as owner-agent and subdivider for many real estate projects within the city of Sacramento and in the unincorporated county, and diversified their business into city real estate, farmland, rental and leasing, insurance, building and advertising. In 1904 the firm began colonization of the Florin area, a project that pioneered ideas of low-cost housing in new developments in the Sacramento region. Wright & Kimbrough also pioneered constructing houses in their developments on speculation. This differed from earlier Sacramento developers' approaches, who generally sold only unimproved lots, leaving the purchaser to construct a building on the lot. The company had its own design department, and offered standard designs that could be customized to a customer's specifications if they selected Wright & Kimbrough as the house builder. Boulevard Park became Wright & Kimbrough's first major real estate development, and their later projects were often based on sales and building models established by the Boulevard Park development. Some Wright & Kimbrough staff, including salesman Ben Leonard, later established their own suburban development firms, also using Wright & Kimbrough practices as their model.[33]

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[31] Reed, G. Walter, *History of Sacramento County, California with Biographical Sketches* (Los Angeles: Historic Record Company, 1923) p. 351-352

[32] Boghosian, Paula, and Don Cox, *Sacramento's Boulevard Park* (Charleston: Arcadia Publishing, 2006) p. 75, 80

[33] Boghosian, Paula, *Final Report: New Era Park Proposed District Survey*. (Unpublished report: City

Wright & Kimbrough used an aggressive advertising campaign to promote Boulevard Park. The opening of sales was promoted as an important public event. Advertising focused on the quality and comfort of the project, especially the City Beautiful features that reflected Progressive housing ideals:

15 Blocks of new houses...
15 Blocks of new cement walks, more than 4 miles...
15 Blocks without one open vault... (*open cesspool*)
15 Blocks without a front fence...
15 Blocks Highest, Healthiest Land in Sacramento...
15 Blocks Without a Saloon, Exclusively Residences...
12 Blocks of Parked Boulevard...
Nothing like it in Sacramento and never will be.
That is Boulevard Park—Watch it Grow.[34]

Arts & Crafts Movement, Craftsman and Period Revival Architecture

The architecture of Boulevard Park is eclectic, reflecting the fact that many property owners purchased vacant lots and built homes in styles they preferred, but several factors made Boulevard Park a visually consistent neighborhood. The deed covenants mandated particular setbacks, minimum sizes and cost requirements on homes in the featured southern end of the development area. Features constructed prior to sale, including concrete sidewalks, paved streets, street trees and the boulevard median strips, gave the neighborhood an overall framework, and subsequent houses fit into the framework. Varying lot sizes, with the largest on the south end and smallest in the north, resulted in gradual differences in building sizes. Houses constructed over the period of significance reflected the changing tastes in architecture and housing styles of Sacramento residents across class lines.

The aforementioned City Beautiful features of Boulevard Park gave new residents an aesthetically pleasing background to build a house, and a minimum cost for those houses. As a result, larger houses on the neighborhood's southern end were often architect-designed rather than prefabricated kits or standard patterns. As the homes of prominent city residents, doctors, bank presidents and politicians, they set the tone for later development in the district. Styles reflected the architectural tastes of the early 1900s, including Colonial Revival and Classical Revival. Wright & Kimbrough's standard pattern foursquares and Neoclassic row houses, with additional architectural detail added at the request of the buyer, give streets visual consistency, but their intermittent use between homes of other styles prevents a monotonous effect. As the period of significance progressed, Craftsman homes became the dominant building style, ranging in size from the modest California bungalows of the northern end to the massive "Ultimate Bungalow" designs like the Cranston-Geary residence, designed by master architect George Sellon. Other buildings from this era reflect the influence of Prairie design, incorporated as elements of Craftsman or Colonial Revival designs, with only a handful of buildings that can accurately be called Prairie style buildings. Later buildings on the southern end reflect architectural directions of the 1920s, including limited use of Spanish Colonial Revival and Tudor Revival.

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of Sacramento, 2005) p. 8-9
[34] Advertisement, *Sacramento Union*, Saturday, August 5, 1905

The Work of Prominent Sacramento Architects in Boulevard Park

As early master builders, Wright & Kimbrough's built-to-order homes represent significant and distinguishable entities within the Boulevard Park district, embodying the distinctive characteristics of their type, period and method of construction. Most reflect a high degree of integrity as described in Section 7, and Wright & Kimbrough's properties in the district represent eligible contributing properties under Criterion C, Architecture.

In addition to Wright & Kimbrough's standardized products, several homes in the district were the products of well-known Sacramento architects, all of whom created buildings currently listed on the National Register under Criterion C.

Seadler & Hoen

Ernest Martin Hoen (1872-1914) was born in Santa Rosa, California, and attended the Manual Training School of Washington University in St. Louis, Missouri. He graduated in 1889 and served an apprenticeship in San Francisco, CA, working for the firm of McDougal & Brothers. He moved to Sacramento in 1898, starting a partnership with James Seadler in July 1903, with offices in San Francisco and Sacramento.

James Seadler (1852-1923) was born near Schaffhausen, Switzerland, settling in St. Louis, Missouri in 1867, serving as an apprentice architect. He moved to Oakland in 1876, starting an architecture firm in 1879. Seadler moved to Sacramento in 1881 but maintained his office in the Bay Area. He constructed many prominent residences in Sacramento, the San Francisco Bay Area and Fresno, including the Llewellyn Williams mansion in Sacramento, and commercial buildings like the Swanston meatpacking plant in North Sacramento. In 1889 he was appointed to the position of Government Architect for the Pacific Coast. After partnering with Ernest Hoen, their new firm focused on residential properties, building many prominent homes, including two Boulevard Park properties, 2100 F Street (Joseph Marzen House) and 2131 F Street (Edward F. Dalton House.) Seadler & Hoen also designed the National Register listed Sacramento Bank Building in Oak Park (Sacramento County, CA).

Alden W. Campbell

Alden Campbell was born in 1875 in Boulder, Colorado. His family moved to Sacramento in 1877. While studying architecture via correspondence school he won six medals from the State Architectural Society between 1895 and 1902, and established his own architecture firm in 1902. In addition to the Dr. Aden C. Hart home at 2131 H Street in Boulevard Park, he designed many other prominent Sacramento homes. He was also involved in Sacramento's efforts to annex nearby suburbs in 1911. Campbell designed the National Register listed Cecil Ranch (Grimes, Colusa County, CA)

George Sellon

Born in San Francisco, George Sellon (1881-1954) went to grammar school in Sacramento before attending high school in Chicago. While in Chicago, he studied architecture under Frank Lloyd Wright and worked for his firm after graduation. Sellon returned to Sacramento in 1907 and was appointed as State Architect by Governor Gillett until 1909. During that period he designed the National Register

listed Agnews Insane Asylum (Santa Clara County, CA) and San Quentin State Penitentiary (Marin County, CA) as well as the Cranston-Geary House in Boulevard Park, 2101 G Street, which is also currently National Register listed. Sellon also designed many commercial buildings in downtown Sacramento, including the Sacramento Hotel, American Cash Apartments (Bel-Vue Apartments) and the California Western Insurance Building.

Buildings on the north end, intended for less affluent customers, were smaller but still showed deliberate efforts at quality architectural design. The standard Wright & Kimbrough offering in this portion was the elevated one-story Neoclassic row house, sometimes called a "half-square" for its similarity to a one-story foursquare.[35] This, like its two-story variant, was customizable by the customer via Wright & Kimbrough's design office. A small number of buildings in the neighborhood, identified by use of styles no longer common after 1905, were transported to the neighborhood from other parts of the city. All are clearly identified in the neighborhood on a 1915 Sanborn map, and thus were located in the district prior to that year. These buildings may have been moved from the right of way of the Western Pacific Railroad, constructed in 1909-1910 in the middle of the block between 19th and 20th Street, only a half-block from Boulevard Park, but no records indicating the original location of the buildings were found. Despite their differing styles, all of the relocated buildings have footprints, orientations, and setbacks that conform to the neighborhood standard. The architectural style of these relocated buildings may have been unfashionable by 1905, but they still represent a level of craftsmanship comparable to the newer buildings constructed in Boulevard Park after 1905.

Many of the buildings on the north end constructed in the 1910s and 1920s utilize Craftsman styles, either a boxy, one-story or one-and-a-half story variant of moderate roof pitch, resembling the larger Craftsman homes to the south, or the broadly-pitched "California bungalow" variant, often with stucco walls. Houses built in the 1920s appear influenced by pattern books of small houses popular during that era. 1930s and 1940s buildings in the district are mostly of a style called "Minimal Traditional," small buildings with stucco walls, minimal roof overhang and moderate roof pitch, intended to fit the minimum requirements of Federal Housing Administration guidelines for new single-family homes. These buildings included some token architectural elements, typically reflective of Tudor, Spanish Colonial Revival, or Colonial Revival styles.

Despite the builders' original injunction against multi-unit buildings, apartment buildings were constructed in Boulevard Park within a few years of the neighborhood's creation. Other than their multiple occupants, they fit the general pattern of neighborhood residences, including consistent setbacks, high architectural style, and similar massing and scale. Some of the most visually distinct buildings in the district were originally constructed as apartments. Later apartment conversions reflect demographic changes in neighborhood population during the period of significance.

Boulevard Park's Shift from a "City Beautiful" Streetcar Suburb to an Urban Neighborhood

As the neighborhood aged and many of the district's wealthy residents relocated to newer neighborhoods, economic and population pressure encouraged conversion of large single-family

[35] City of Oakland Planning Department, *Rehab Right: How to Rehabilitate Your Oakland House Without Sacrificing Architectural Assets* (City of Oakland: Oakland, 1980) p. 19

homes to multi-unit housing. Especially during World War II, massive demand for workforce housing was met by conversion of former single-family homes to apartments and boarding houses. These supplemented existing apartments and met a need, but caused a marked change in neighborhood composition.

Little residential construction occurred in the district during the Second World War, but many formerly single-family homes were converted into multiple-unit buildings, either by dividing existing buildings or conversion of basements into living spaces. Many of the district's Neoclassic Row Houses, whose main floor was raised about seven feet off the ground, were converted to multiple-unit buildings by turning the area under the main floor into apartments. In some cases the property was raised to permit a standard-height apartment, but in other cases the apartment was built in the existing building with a low ceiling, typically seven feet or less. Foursquares and other larger house types were more readily converted into apartments by creating separate entrances and kitchen facilities. Some foursquares and larger house types also had apartments added to basement spaces. These alterations reflect the changes in neighborhood composition during the later portion of the district's period of significance. Other buildings retained their existing single-family configuration, but were converted for use as boarding houses, orphanages or care homes for senior citizens. The neighborhood still maintained its visually pleasing appearance and its stately architecture, but it was no longer the home of bankers and politicians. Even the home of Clinton L. White, Park Realty president, was converted to an orphanage. A neighborhood designed with City Beautiful principles, intended to give working people an ownership option farther from the dangers of high-density urban living, was an urban neighborhood of multi-family dwellings by 1946. These uses generally did not require significant exterior alterations to the buildings, but in some cases the buildings were altered sufficiently to prevent their inclusion as contributors to the district.

Due to the relative scarcity of construction materials during the war, conversion of existing residential building stock was easier than construction of new apartments. After the war, construction materials and manpower were again available. Instead of converting existing single-family homes to multi-unit residential, properties were demolished and replaced with apartment buildings. These postwar apartment buildings, unlike the earlier apartment buildings constructed in the district, are generally not architecturally consistent with the existing building stock in architectural style or building footprint, and thus are not contributors to the district within the identified historic contexts.

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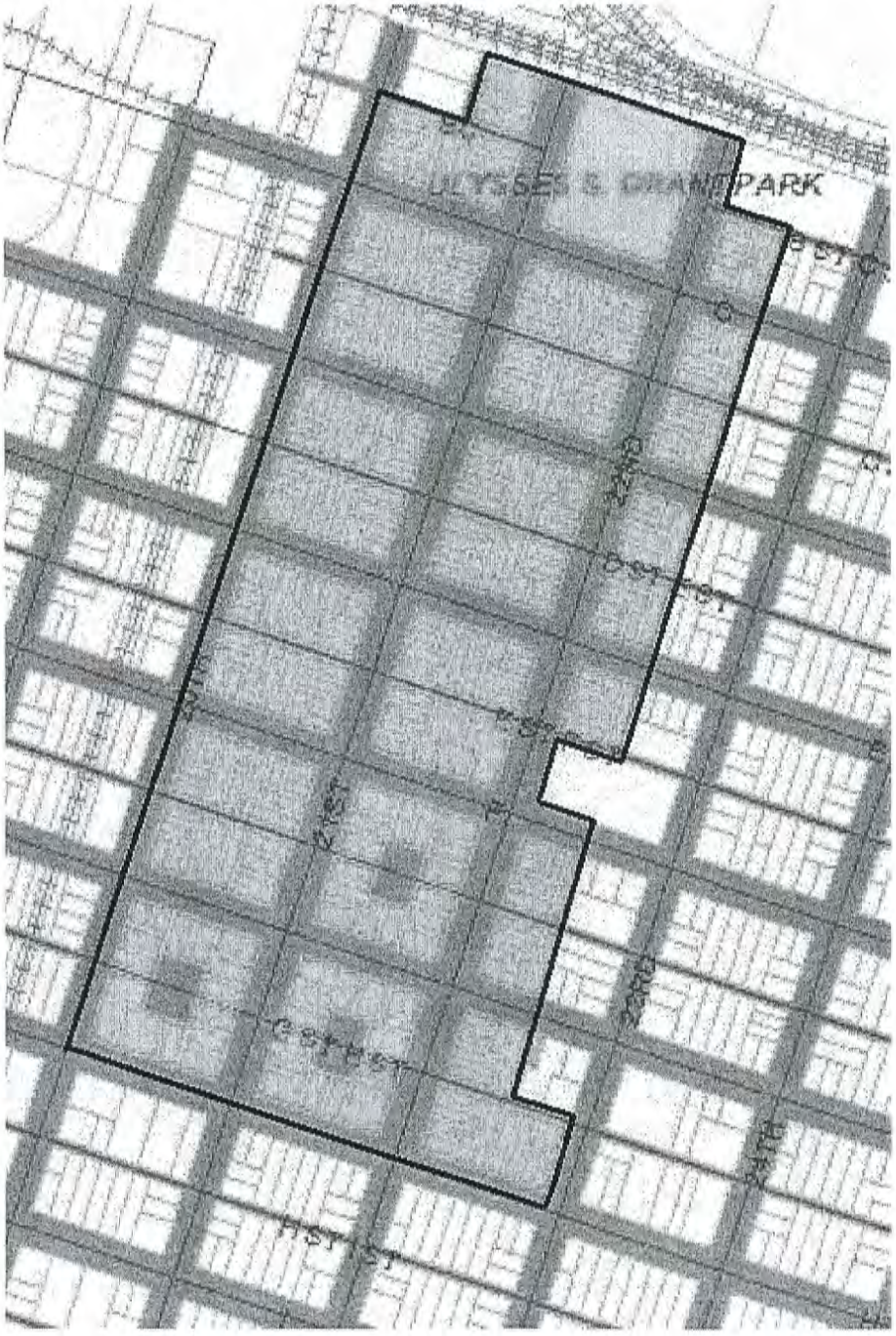
Archival Collections

Leslie Crow Papers, Processed by Leigh Johnsen, Holt-Atherton Department of Special Collections, University of the Pacific Library, Stockton, CA, 2008

The elements of the Leslie Crow collection used in this nomination are a set of binders and folders collected by the Historic Boulevard Park Committee (HBPC), an organization of Boulevard Park residents who collected documents related to neighborhood history including building surveys, newspaper articles, historic photos, maps and other related ephemera. Tables of plumbing and building permits, census and city directory information, and custom-designed assessment forms created for the project were also included in this collection. The consultant, Leslie Crow, received these documents after she accepted a contract from the city of Sacramento to complete a National Register nomination for the neighborhood. They were part of the documents submitted to the University of the Pacific after Leslie Crow's death.

Boulevard Park Boundary Map, Indicating Contributors and Non-Contributors

District Sketch Map



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Boulevard Park Historic District
Name of Property
Sacramento, California
County and State
Historic Residential Suburbs in the United States, 1830-1960
Name of multiple listing (if applicable)

Section number Additional Documentation Page 23

Original project boundary superimposed on historic map

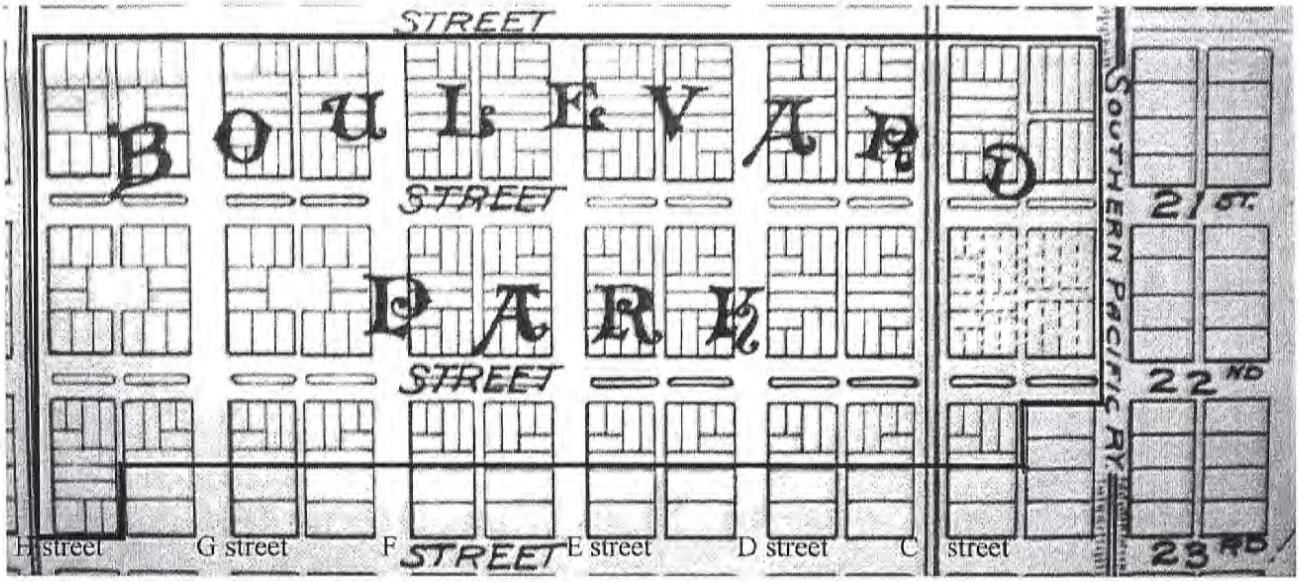


Figure Log: Historic Photos and Advertisements

Figure 1: Clinton L. White, President, Park Realty
Figure 2: Sacramento Fire Department Firehouse #4, 417 20th Street

Figure 1: Clinton L. White, President, Park Realty

Figure 2: Sacramento Fire Department Firehouse #4, 417 20th Street

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Boulevard Park Historic District
City or Vicinity: Sacramento
County: Sacramento State: California
Photographer: William Burg
Date Photographed: Three photo surveys conducted March 15, 2009, March 28, 2009, and March 27, 2010.

Description of Photograph(s) and number:

California_Sacramento_Boulevard Park_0001
Boulevard Park street median, 21st Street from H Street facing north

California_Sacramento_Boulevard Park_0002
Classical Revival foursquare, 2231 H Street, facing north

California_Sacramento_Boulevard Park_0003
James Henderson House, Prairie/Colonial Revival residence, 618 22nd Street, facing west

California_Sacramento_Boulevard Park_0004
Cranston-Geary House, Craftsman "Ultimate Bungalow", 2101 G Street, facing north

California_Sacramento_Boulevard Park_0005
Sacramento Fire Department Station #4, 417 20th Street, facing east

California_Sacramento_Boulevard Park_0006
Wright & Kimbrough Craftsman bungalow, 531 21st Street, facing east

California_Sacramento_Boulevard Park_0007
California bungalow, 301 21st Street, facing east

California_Sacramento_Boulevard Park_0008
Clarence Smith House, Asian influenced Craftsman duplex, 608-610 21st Street, facing west

California_Sacramento_Boulevard Park_0009
Colonial Revival/Cape Cod residence, 718 21st Street, facing west

California_Sacramento_Boulevard Park_0010
Minimal Traditional cottage, 2205 C Street, facing north

California_Sacramento_Boulevard Park_0011
Neoclassic row house, 2119 D Street, facing north

California_Sacramento_Boulevard Park_0012
Aden C. Hart House, Art Nouveau residence, 2131 H Street, facing north

California_Sacramento_Boulevard Park_0013
Spanish Colonial Revival apartment building, 623 22nd Street, facing east

California_Sacramento_Boulevard Park_0014
Earle Plumbing Company warehouse/workshop, 2007 C Street (alley), facing southeast

California_Sacramento_Boulevard Park_0015
Neoclassic row house, 601 22nd Street, facing east

California_Sacramento_Boulevard Park_0016
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Eugene Hepting House, Colonial Revival residence, 501 22nd Street, facing east

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Clarence H. Smith House, Spanish Colonial Revival residence, 615 21st Street, facing east

California_Sacramento_Boulevard Park_0019
Joseph Marzen House, Colonial Revival residence, 2100 F Street, facing southeast

California_Sacramento_Boulevard Park_0020
Italianate apartment conversion, 313 20th Street, facing east

California_Sacramento_Boulevard Park_0021
Wright & Kimbrough Classical Revival foursquare, 2009 G Street, facing north

California_Sacramento_Boulevard Park_0022
Prairie style apartment building, 2015 G Street, facing north

California_Sacramento_Boulevard Park_0023
George Smith House, Classical Revival residence and outbuilding, 2015-2013 H Street, facing northeast

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Colonial Revival apartment building, 701 21st Street, facing south

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John W. Ott House, Craftsman bungalow, 501 21st Street, facing east

California_Sacramento_Boulevard Park_0026
Anna R. Stinson House, Craftsman bungalow, 720 23rd Street, facing southwest

California_Sacramento_Boulevard Park_0027
Minimal Traditional/Tudor cottage, 2026 C Street, facing south

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Harold C. Kinney House, Tudor cottage, 607 21st Street, facing east

California_Sacramento_Boulevard Park_0029
Tudor cottage, 320 22nd Street, facing west

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Henry B. Drescher House, Colonial Revival foursquare, 2120 G Street, facing south

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California_Sacramento_Boulevard Park_0032
Non-contributing apartment building, 2215 H Street, facing north

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Grant Park, corner of 21st and C Street, facing northeast

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California_Sacramento_Boulevard Park_0035
Elm Park Club alley park, 21st/22nd/F/G Street, facing southeast

California_Sacramento_Boulevard Park_0036
Park Center Club alley park, 20th/21st/G/H Street, facing northwest

California_Sacramento_Boulevard Park_0037
Alley between 21st/22nd/F/G Street towards Elm Park Club, facing east

California_Sacramento_Boulevard Park_0038
Street medians, 22nd Street from B Street, facing south

California_Sacramento_Boulevard Park_0039
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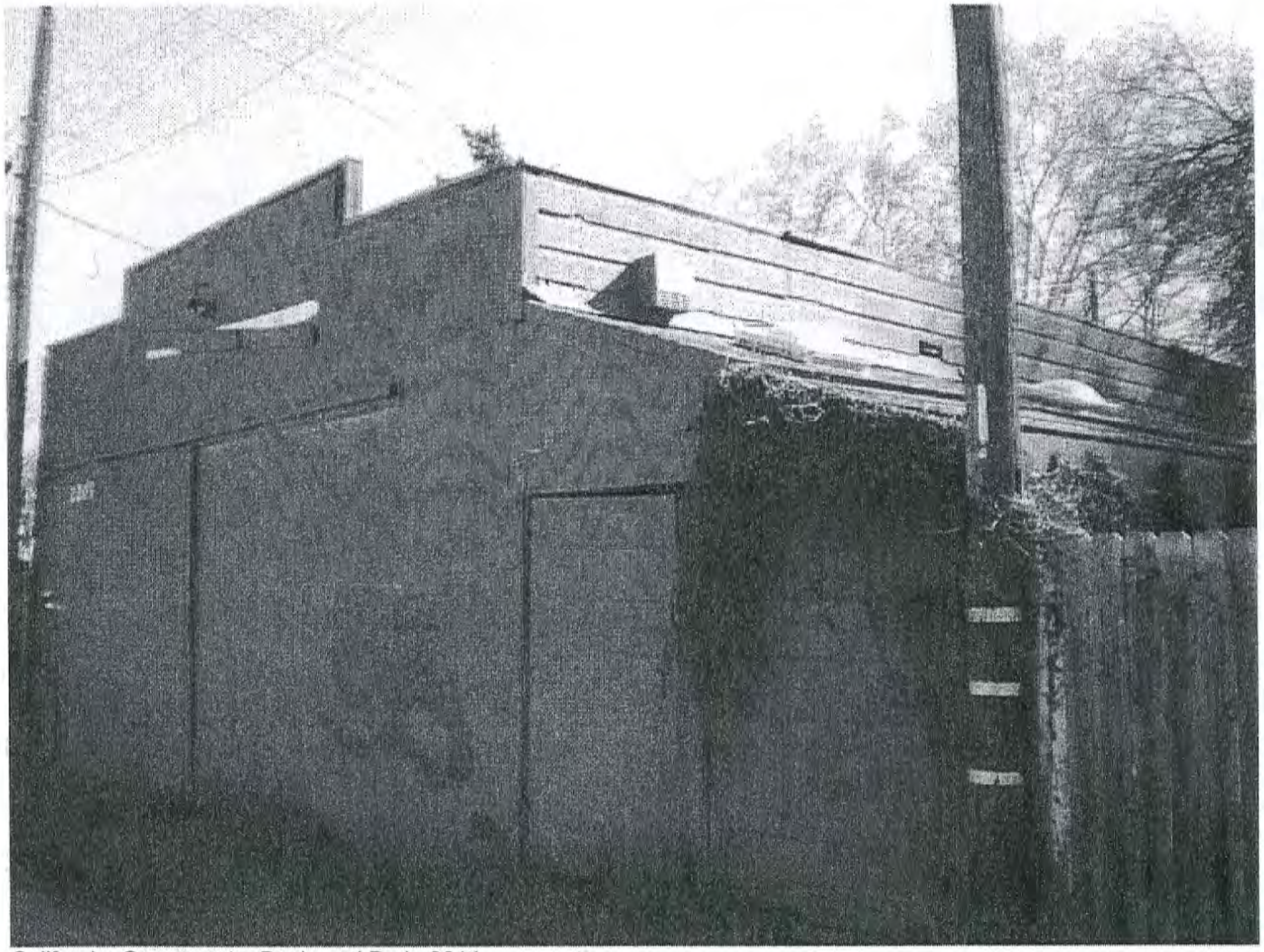

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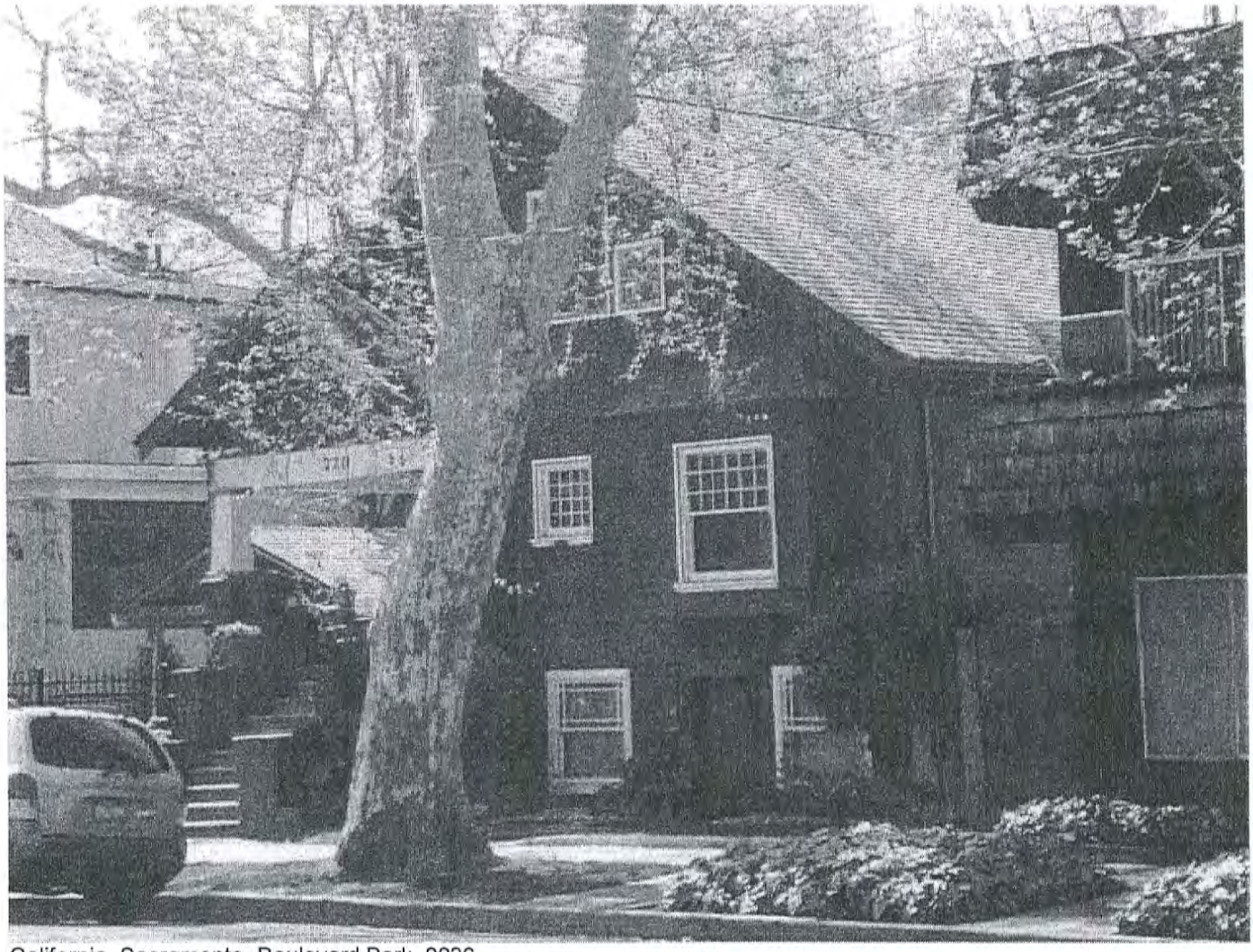

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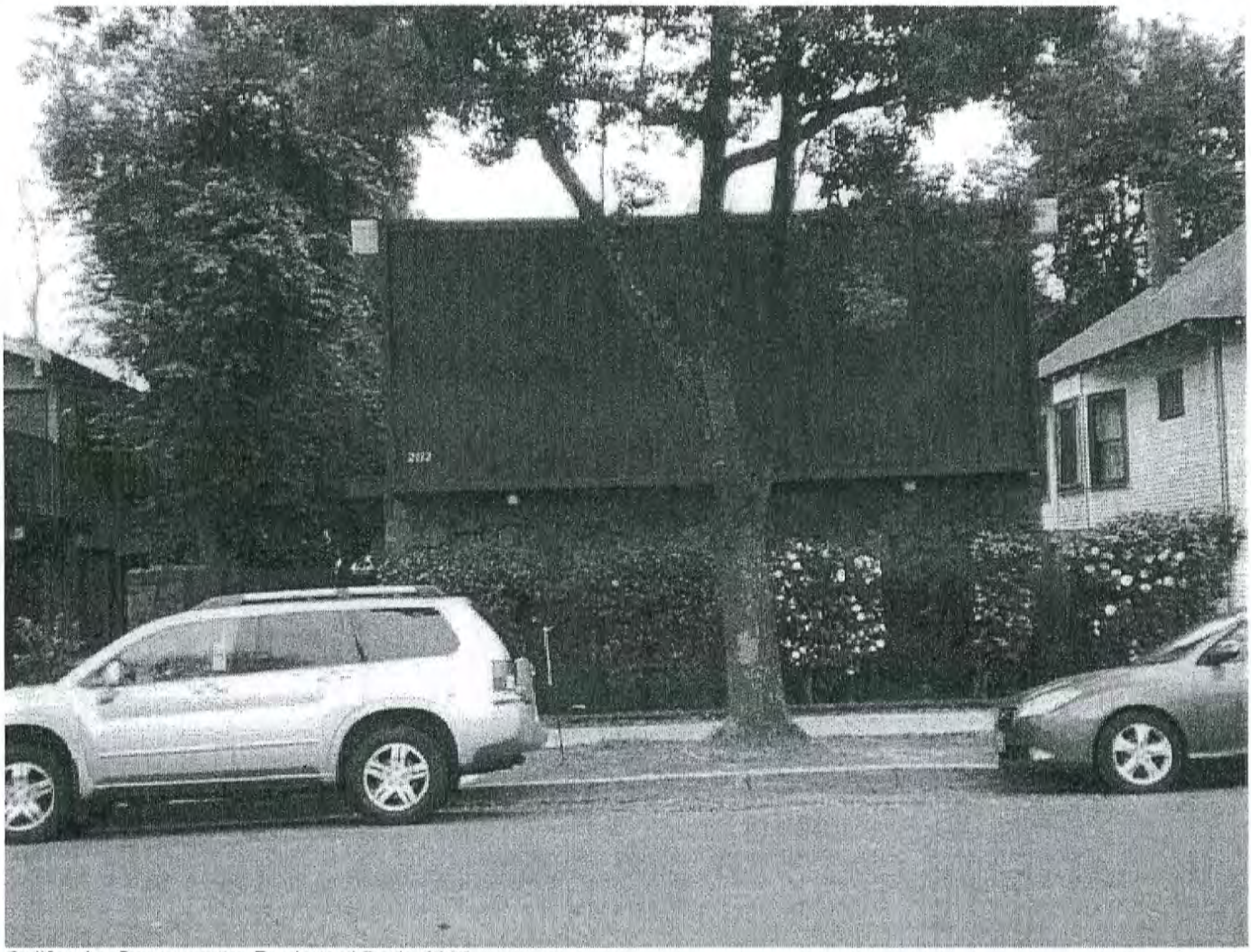

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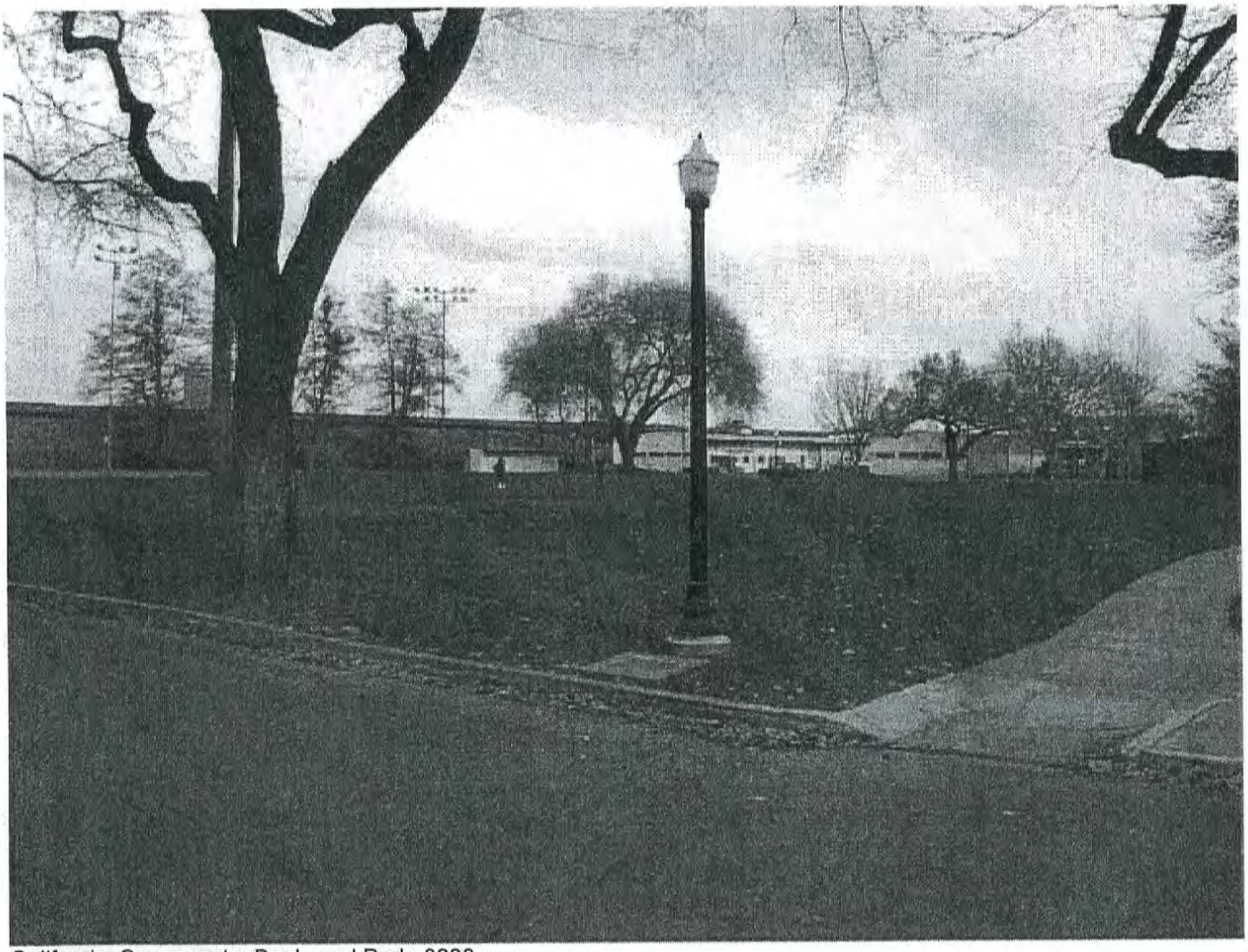

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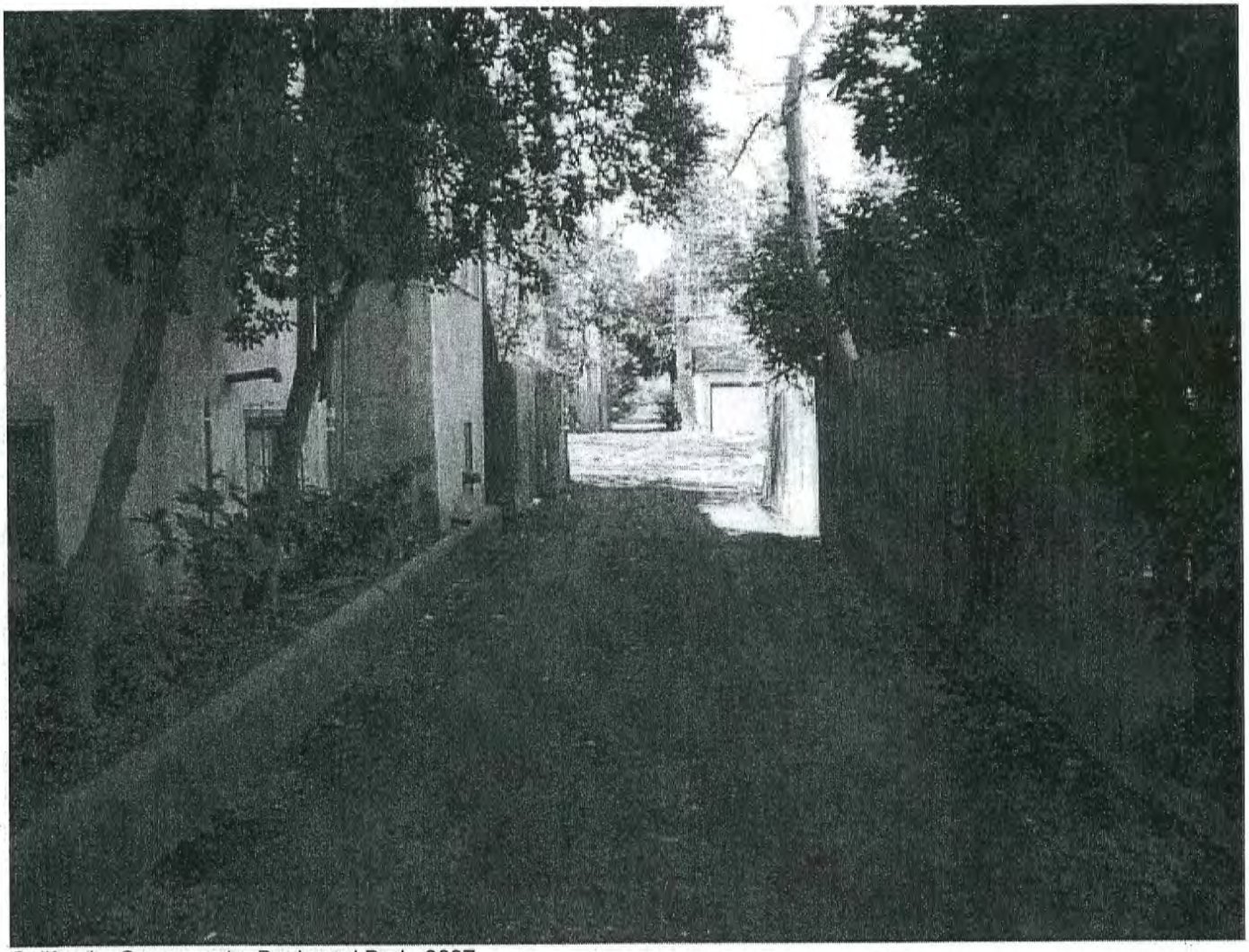

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