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 04 2012
RECEIVED

4

May 30, 2012

Roberta Deering, Senior Planner
300 Richards Boulevard, 3rd Floor
Sacramento, California 95811

RE: Historic Preservation Commission Review and Comment on the Nomination of Maydestone Apartments 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

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Enclosures: Nomination, Meeting Notice

NR_CLG Commission_Final.doc

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MEETING NOTICE

FOR: State Historical Resources Commission Quarterly Meeting

DATE: Friday, August 3, 2012

TIME: 9:00 A.M.

PLACE: Beverly Hills City Hall
Council Chambers
455 North Rexford Drive
Beverly Hills, California 90210

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 Maydestone Apartments

DRAFT

other names/site number

2. Location

street & number 1001 15th Street ☐ not for publication

city or town Sacramento ☐ vicinity

state California code CA county Sacramento code 067 zip code 95814

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/Title Date

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

Item # 4

5. Classification

Ownership of Property
(Check as many boxes as apply.)

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

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
		Total 1

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Multi-residential/apartments

Current Functions
(Enter categories from instructions.)

Multi-residential/apartments

7. Description

Architectural Classification
(Enter categories from instructions.)

Late 19th and 20th Century Revivals:
Mission/Spanish Colonial Revival

Materials
(Enter categories from instructions.)

foundation: concrete
walls: Mostly lathe and plaster, some dry wall
Wood framing
roof: Tar paper, light gravel
other: Stucco wall surfaces over wood framing

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.)

Please See Continuation Sheets.

8. Statement of Significance

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

- [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 Owned 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.)

Criterion A:
Commercial/community response to event of early 20th century urbanization of Sacramento

Criterion C:
Excellent, unusual example of its architectural style and type with high degree of integrity

Period of Significance
1910-present

Significant Dates
Construction: 1910, Rehabilitation: 2011
Small fire caused closure in 1982;
Rehabilitation begun 2009, completed 2011

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
unknown

Period of Significance (justification)

From Date of Construction as residential apartments, 1910, to current rehabilitation as residential apartments

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Please See Continuation Sheets.

Developmental history/additional historic context information (if appropriate)

"Early 20th Century Sacramento Apartment Buildings," by Paula Boghosian and Don Cox

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Boghosian, Paula and Don Cox, *"Early 20th Century Sacramento Apartment Buildings,"* unpublished manuscript.

California Death Records; California State Library

Historic Environment Consultants, *Survey of Historical/Architectural Non- Residential Buildings, 1980-1981;* City of Sacramento

McAlester, Virginia, and Lee, *A Field Guide to American Houses*, Alfred A. Knopf, New York, 1984.

Page, Charles Hall & Associates, *Historic Resources Survey 1976*; City of Sacramento.

Sacramento Archive & Museum Collections Center, Historic Pictures, 1995/044/014; 2006/028/096; 1985/024/1062; 1985/024/1499.

Sacramento Bee: 2/8/1944, p. 4

Sacramento City Directories; California State Library

Sacramento Union: 1/20, 1910, p. 8; 2/7/1910, p. 4; 9/11/1910, p. 14; 12/29/1910, p. 4, p. 9; 9/27/11, p. 6; 11/8/1911, p. 6; 2/8/1944, Sec. 2, p. 7;

Sunset Books, *The California Mission: A Pictorial History*, Lane Publishing Company, Menlo Park, Calif., 1989.

Weitze, Karen J., *California's Mission Revival*, Hennessey & Ingalls, Los Angeles, 1984.

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record #_____
____recorded by Historic American Landscape Survey #_____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 4,792 square feet
(Do not include previously listed resource acreage.)

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 Maydestone building fully occupies Assessor Parcel Number 006-0211-018, on the southeast corner of J and 15th Streets, the boundary of the parcel containing the building proposed for registration. It extends south from the corner of 15th and J Streets along 15th Street for 104 feet 2 inches to the south, then east along the property border for 45' feet, then directly north to J Street for 104'feet 2 inches, then west along J Street for 45 feet.

Boundary Justification (Explain why the boundaries were selected.)

The building was constructed on the site of Assessor Parcel Number 006-0211-018. The boundary of the property is the original site of the building, which is 95 feet by 45 feet within that parcel.

11. Form Prepared By

name/title Paula Boghosian

organization Historic Environment Consultants date 2/28/12

street & number 5420 Home Court telephone 916 488-1680

city or town Carmichael state CA zip code 95608

e-mail historic@surewest.net

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 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.

Please see Photo log sheet, Map

Name of Property:
City or Vicinity:
County: State:
Photographer:
Date Photographed:

Item # 4

Description of Photograph(s) and number:
1 of ___.

Property Owner:

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

name Steve Lebastchi

street & number 1011 10th Street, Suite 1 telephone 916-442-4288

city or town Sacramento state CA zip code 95814

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.). Street, NW, Washington, DC.

Description Summary Paragraph

The Maydestone Apartment building is a four-story, rectangular 24 unit apartment building of Mission Revival style located on the corner of 15th and J Streets near the heart of the city, across the street from the Sacramento Memorial Auditorium. The building is wood framed with a stucco surface on three sides (the rear façade is painted wood.) The design incorporates the characteristic features of Mission Revival style in its image and is essentially unaltered from its original construction in 1910. It is one of the best examples of the Mission Revival architectural style in Sacramento. The building was constructed in 1910, and underwent repair in 2010-2011 which restored the building in accordance with the Secretary of Interior's Standard for the Rehabilitation of Historic Buildings.

Narrative Description

California was the birthplace of the Mission Revival style, as a consequence of the construction of 21 Missions in the state during the 18th century and the later incorporation of derived design elements into a revivalist architectural mode, popular in California during the early part of the 20th century.

In the Maydestone, the Mission Revival style is characterized by stepped parapet roof forms with traditional arched *campisario* design on the north and west elevations, projecting beam ends, timber brackets and bay bases, window boxes, shallow visor roofs with Spanish tile at the top of the angled bays, cornice line coping, stucco surface and rustic overall image. Arch shaped *campisario* parapets reflect the building forms that traditionally held bells in the early Missions. These parapet forms on the Maydestone contain arched recesses that would have been open and contain bells in a Mission. Coping tops the parapet forms.

Angled bays wrap around the building corners on the northeast, northwest, and southwest, extending from the second floor to the roof parapet. There are two more angled bays on the west façade. They project from the building surface from the second floor up to the roof parapet, supported by timber beams with pyramidal cut ends and wood bracket bases. The west elevation is the principal facade, and contains the central entrance segment flanked by the two angled bays, also extending from the second floor to the roof parapet. This segment also contains three tiers of two paired windows on each floor above the entrance. A shallow visor/pent roof surfaced with mission tile projects above the windows on the top floor.

The two segments that flank the central portion of the building between the angled bays and the corner bays are alike and contain arched windows beneath shallow visor canopies on each floor. These windows light the narrow interior stairway on the northern side of the façade. The stairs descend to the basement level accessed by an exterior door at street level covered with the same small visor canopy as the upper windows. Another door, similar in design, on the south end of the west façade accesses a handicapped platform elevator providing disabled access to the upper floors. Segments between the bays also contain paired windows on each floor with wood beam sills. Windows are double hung, wood frame, with eight lights over one. The north elevation is narrower and contains only a central segment with window treatment on each floor similar to the central segment of the western façade.

Decorative architectural elements enhance the entry, reflecting classical influences. The recessed entrance opening is flanked by two large round Tuscan columns with plinths and floriated capitals. A strip of sculptured egg and dart design borders the façade of the building entry that contains the recessed entrance. The entry

landing is surfaced with marble and the stairs are terrazzo. The entry door is flanked by four narrow wood and glass panels, two on each side, each containing eight panes framed in wood. The front door leads into the lobby with its tiled floor and decorative woodwork. The entrance landing is surfaced with inlaid mosaic tile that includes the name "Maydestone" in contrasting tile framed by a border of classical design. Exterior window openings below the elevated first floor and accessing the basement are covered with screens of curved metal strips that suggest wrought iron detailing common to the style. Some openings have interior ramps angled downward that may have been used to deliver coal for the steam heat boiler system in the basement.

While the north and west elevations are stucco and contain Mission Revival style detailing, the south and east elevations are surfaced with horizontal wood siding and lack applied decoration. Windows are double hung with wood sash, one light over one. The south elevation contains two angled bays above the ground floor.

Interior:

The interior of the building has retained its basic original apartment units and their floor plans, interior hallways, and separate backdoor stairways to the exterior at ground level. The entry foyer provides access to hallways on the north and south, and the stairs to the other floors. The stairways have balustrades with turned wood balusters. A wall surface pattern that is found in each of the apartments and in the hallways has also been established in the lobby. Flat wall surfaces are divided into panels by applied molding to form a simple but characteristic rectangular pattern. The walls are white and the molding a dark brownish color. In the apartments, the upper molding segment continues around the room at door and window height, incorporating the design element into the room.

The hallways are essentially unaltered. The walls contain the rectangular pattern of applied molding in the entry and have coved ceilings. Lighting panels with recessed lights have been added to the center hallway ceilings.

The apartments have largely retained their original design integrity. Characteristic features include built-in wall cabinets with cupboards supported by small scale battered posts above a counter top with drawers, a built-in bed that pulls out like a drawer from a cabinet, a compensating rise in floor level under the bathroom or in the kitchen to accommodate the bed cavity, crown molding and double hung wood sash windows. Below the cabinet drawers is a pull-out bed frame behind a wood panel that looks like part of the cupboard. Some of the built-in bed cabinets are only desk height with small drawers and cubby holes above a shallow desktop. The rooms have crown molding at the ceiling, molding around openings in the walls, and the rectangular molding wall pattern. Where there is a wall switch near molding, the molding wraps around it. Floors are hardwood. A recessed wooden built-in bench is located near the landing of each floor near the central staircase.

Each of the units has a small kitchen and bathroom. The bathroom floors are surfaced with small hexagonal white tiles. Kitchen and bathroom cabinetry and fixtures have been newly replaced and/or reconfigured but most bathtubs have been retained and reused. Steam radiators are still in place (non-functional) but new heating and air conditioning units have been installed. Units along the west façade on the north have rear access to a narrow inner stairway lighted by arched windows that lead to the street. An exterior ground floor door resembling that on the south end of the façade provides access to the interior stair and basement. The layout of the upper three floors is essentially unchanged since construction, with hallways extending to the north and south on either side of the central stairway, and units opening off the halls on either side. All units have been recently rehabilitated in keeping with the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Buildings.*

The original elevator remains in place in the hall on the south east side of the entry foyer. It is a cage elevator with a cab that is open to the shaft but enclosed with decorative open metal screen work on the upper portion. The lower portion of the cab is enclosed with metal paneling. Each of the metal elevator doors contains a raised design of a decorative wreath. Windows on the elevator shaft allow passengers to look outside through the cage during their passage.

Integrity

The property retains a high degree of historic integrity in all aspects. Location, design, setting and association are unchanged, as the property remains in its original location in an urban setting. Materials are unchanged, either original or replaced in kind (including repair to stucco and wood) during the 2010 rehab, with the exception of replacement of a wooden stairwell in the building rear with a metal stairwell designed to match the wooden stairwell in dimensions and style. Integrity of workmanship is evident in the retention and restoration of original wooden sash windows, built-in furniture (including slide-out beds in almost all of the units), terrazzo entryway, balustrades and landing furniture in the main stairwell, and elevator. Retention of original materials results in a high degree of integrity of feeling; the property retains the aesthetic and historic sense of its era of construction.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Maydestone apartment building is eligible for the National Register at the local level of significance under Criterion A as an important element contributing to the urbanization of Sacramento in the early 20th century, and Criterion C as an excellent representative of Mission Revival design in Sacramento. It has retained an unusually high degree of integrity for a building of its age. Its interior is intact with few alterations, and the design of its apartment units strongly reflects the original character and physical features of another time and place, 1910. Unique surviving features include the roll-out bed frames, patented in 1907, that still exist in the apartments and are used by tenants. The exterior has retained its original stucco and wood composition, and original window configurations and materials. As such, it is an unusually intact, rare, and compelling resource remaining from the early years of the twentieth century. The period of significance is 1910, the year of the building's construction.

Narrative Statement of Significance: Criterion A

The Maydestone is one of the largest remaining apartment buildings of its construction type and age in the city, and contributed strongly to the transition of Sacramento from a town to a city. Office buildings were built, fine "City Beautiful" public structures like the City Hall were established, department stores, dentist and doctor offices were created and occupied, and working people needed places to live near the provision of their services. The city's core and the nearby Southern Pacific railyards provided good employment. As a result, downtown Sacramento became a commercial and residential hub. Creating livable and affordable apartments both accommodated and encouraged that critical era of growth that spurred the city's urban environment.

While there were also many hotels built within that time range, they were geared to a more transient population that did not necessarily become part of the community. Apartments of the Maydestone's era featured amenities not available in earlier multi-unit buildings like residential hotels, including efficiency kitchens, separate toilet and bathing facilities (instead of communal facilities) and foldable Murphy beds. Construction of these types of buildings followed the contours of the economy over time, with more buildings of a popular general style constructed during periods of expansion, and fewer of another style during recessions. The Maydestone appears to be the largest remaining wood frame apartment building of its age in Sacramento. It served a burgeoning population of white and blue collar employees that walked and worked within the downtown area during its early 20th century expansion.

The Maydestone is one of a number of multi-residential apartment dwellings of varying ages constructed before 1959 in the Sacramento Old City area. During the first half of the 20th century, multi-residential dwellings in the city generally divided themselves into three groups according to style and age: 1) 1900 to the early 1920s; building styles borrowed from Classical Revival, Colonial Revival, Craftsman or, rarely, Mission Revival statements, 2) 1920-1940; buildings commonly employed Period Revival designs, and 3) 1940-1950; buildings expressed Moderne, International styles.

The oldest of these groups is that ranging from 1900 to 1920s. Popular styles in Sacramento for apartments during this era were versions of Classical/Colonial designs, Craftsman, Prairie School and Mission Revival. The Classical and Colonial Revival styled buildings often assumed a box-like form with generally simple, classically-derived ornament. Many of this type of multi residential unit were not large buildings, but appear to have been derived from the concept of a larger single-family dwelling often divided into upper and lower floor apartments, or divided down the middle. Some of the Craftsman-styled multi-residential units appear to be larger, with units downstairs, on the second, and sometimes third, floors. Basement/ground floor units have been installed in a

number of these buildings. These dwelling units are generally located around the periphery of the downtown core, to allow people who worked there to walk to work. Many buildings in the central area of the city had rooms and apartments on the upper floors, and shops at street level. People had to walk or take a horse and carriage to market and to work until electric trolleys and autos came along. The Maydestone was well-sited for access to the downtown for a variety of work options, shopping and entertainment. It was also located across the street from the Mary Watson Grammar School at that time, providing easy school access for its occupants.

Most of the principal markets, shops and work places were located within the central city, and before the automobile, public transportation was critical. As public transportation options expanded, people moved further from the center of the city and walked to the streetcar lines. The first such system used mule-drawn streetcars. Starting in 1891, Sacramento's streetcars systems were electrified via overhead trolleys, allowing greater speeds and further expansion to the east and south.

During the first and second decades of the 20th Century, apartment buildings began to appear around the city core, and along streetcar lines. They were affordable for most blue and white-collar workers and provided a good housing solution up to and through World War I. They were inviting and comfortable, resembling mostly larger versions of the single-family houses dwellers may have lived in as children. Bungalow courts were collections of small individual units gathered along or around an interior path or space. Streetcar lines that extended clear to suburbs like Oak Park, East Sacramento, Curtis Park, Land Park, North Sacramento and West Sacramento allowed communities to grow and develop secondary regional shopping and entertainment cores.

During the 1920s and 1930s, the country seemed to be enthralled with fantasies of the past, at least partially spurred by popular publications of the era, and an exposure to European buildings as a result of World War I. Architectural styles were largely affected by a wish to revisit styles of the past, and apartment dwellings reflected the housing market with versions of Tudor Revival, French Revival, Spanish Revival, Dutch influences, Colonial variations, rustic imagery, English cottages and many combinations and variations thereof. The growing popularity of movies exposed the public to a wider variety of building types and styles. Sacramento has its share of apartment buildings of this era as well, particularly within Boulevard Park, New Era, and other central city neighborhoods to the east and south. Within groupings and mature landscaped settings, they largely blend into single family neighborhoods.

The Maydestone is significant as a prominent apartment building when built in 1910 to house early 20th century downtown employees and managers that grew to support the "City Beautiful" movement and the transition of Sacramento to an urbanized environment. It has retained a high degree of integrity and is notable as the largest wood apartment building remaining in Sacramento from the early 1900s.

Narrative Statement of Significance: Criterion C

The Maydestone Apartment building is one of the best examples of Mission Revival design remaining in Sacramento, a style that was limited in popularity in this city. The style emerged between 1900 and 1910 in California as a compendium of features common to the architectural image of California Missions constructed in the late 1700s and early 1800s, and reinterpreted by architects of the late 1800s as a distinctly Californian type of architecture. There are relatively few examples of the style in Sacramento, although the Willis Polk designed Western Pacific Railroad Passenger Depot is a good local example.

Mission Revival Style

The original California Missions were designed and built by simple padres, untrained as architects or engineers, from the memory of churches and buildings that they remembered in Spain. It must be remembered that the simple padre settlers were not builders or trained in construction, so the structures they built to found their mission complexes had to be simple, use materials that were not expensive or difficult to obtain, and techniques that were fairly easy to train others to execute. They came to settle California with few tools and skills, a few soldiers and their faith. The complexes reflected their frontier character with uneven terrain, inexpensive available materials, simplified design, and experimental workmanship that depended on their training of Native Americans to help them. Features of the Mission structures included solid massive buttressed walls, broad unadorned wall surfaces, wide projecting overhangs, low-pitched tile-covered roofs, arcaded corridors, pierced bell towers and projecting parapets with arched walls and openings to hang bells. Remembered Moorish, Islamic and Spanish images modified for simple use were incorporated. While a number of Mission buildings in other southern States such as Texas benefited from Spanish designers that provided more elaborate ornamentation as evidenced by Churrigueresque detail in many ornate openings, California Missions were fairly simple, functional, and lacked excessive exterior decoration. This was due to factors like expense, lack of professional construction expertise in most cases, and limited skills of the local populace to help construct them. Twenty one Missions were constructed in all, and their impact on the development of California and its architectural heritage were profound. Most were successful in raising food to help surrounding residents and help them in other ways, but survival was generally a struggle. The first real gardens in California were those established at the Missions. With the secularization of the Missions in 1833 however, the system declined and the Mission complexes deteriorated. The Mission complexes faded into the background until the last quarter of the century when Mission design themes began to be incorporated into art and architectural sketches, and commercial ventures.

Promotional journalists hired by the Southern Pacific Railroad romanticized the Spanish heritage of California in advertisements, posters, and a variety of publications encouraging people to come to California, thus expanding its growth and wealth. The railroad designed their depots in an architectural style that reflected the state's Mission past to help promote tourism and visitation. The railroad developed Sunset Magazine to further promote California's romantic Hispanic life style and special heritage across the country. Writers romanticized early Hispanic society such as Helen Hunt Jackson's famous novel, *Ramona*. Artists and architects sketched the ruined remnants, transforming them into picturesque and sometimes wistful images that became known nationwide.

This growing interest in Mission images gave birth to the Mission Revival style through the involvement of architects contemplating a Californian architecture. One of the first examples in California was the design of Stanford University in Palo Alto designed by Shepley, Ruton and Cooledge, successors to Henry Hobson Richardson's firm, and working to design a building type representative of California. A number of other architects began to sketch designs in the Mission genre such as John Galen Howard and Willis Polk. A. Page Brown designed the California building for the 1893 Columbian Exposition in Chicago using many Mission images in its design. Many of the professional sketches appeared in the *California Architect and Building News,* sometimes intermixing Spanish and Moorish themes, which spread the style throughout the country. During the 1890s, many "Spanish Mission" buildings were constructed in what became known as "Mission Revival" design. The use of the style began to decline in California after 1910 and the growing popularity of Craftsman design.

The Mission Revival style is characterized by interpretations of architectural elements derived from the California Missions built here during the 18th century. Distinctive features included Mission-shaped dormers or roof parapets, shallow cantilevered visor roofs generally surfaced with red tile, wide eave overhangs, arched corridors, stucco wall surfaces, bell towers and distinctive arched/rounded parapet forms, often with recesses imitating bell openings, some use of wrought iron and wood timbers, and quatrefoil openings. The Maydestone displays many of these characteristic features in its major north and west street elevations, including the curved roof parapet

forms, the cantilevered and tiled roof sections, the timber bracketing, the use of red clay tile and the stucco surface of the building. Special decoration around the entrance also reflects the style.

The Maydestone Apartment building was built in 1910 by George W. Murray, a local brick contractor. He was born in California in 1868 and his father (also George Murray) operated a brick contracting business. When he was old enough George W. Murray joined his father in the business and together they "...built the foundation of many of the larger buildings and school houses in the city." [Bee, 2/8/1944, p. 4] They also built the Weinstock, Lubin and Company building at 4th and K Streets and the California National Bank Building at 4th and J Streets. Murray and his father handled the restoration of Sutter's Fort in the early 1890s. Murray was a member of a local Elks Lodge and the Del Paso Country Club. While Murray contributed to the construction of important architectural works, his association with the building is not its primary source of significance.

The Maydestone Apartment building is significant as a fine and rare representative of Mission Revival design in Sacramento. It has retained an unusually high degree of interior and exterior integrity for a building of its age. The high degree of its interior integrity in particular is essentially unique in Sacramento and significant as a resource to apartment design of its early twentieth century era. The exterior has retained its original materials and design features. The building is a highly unusual and intact representative of its style and type in Sacramento, and a significant resource remaining from the early years of the twentieth century.