

Appendix E

Cultural Resources Data

CITY OF SACRAMENTO DOWNTOWN SPECIFIC PLAN

Cultural Resources Survey and Inventory Report

Prepared for
City of Sacramento

June 2017



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Project Site Location:

U.S.G.S. Quadrangles: Sacramento East, CA; Sacramento West, CA

Acreage:

2,976.7 acres

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STATEMENT OF CONFIDENTIALITY

The confidential version of this report identifies the locations of cultural resources in the City of Sacramento Downtown Specific Plan area, in the City of Sacramento, California in Appendix C. The confidential version is labeled on the cover, title page, and headers. Disclosure of this information to the public may be in violation of both federal and state laws. Such applicable federal regulations include, but may not be limited to, Section 304 of the National Historic Preservation Act (54 United States Code [U.S.C.] 307103) and the Archaeological Resources Protection Act (16 U.S.C. Section 470h). Applicable state regulations include, but may not be limited to, Government Code Section 6250 et seq. and Section 6254 et seq. Disclosure of site location information to individuals other than those meeting the U.S. Secretary of the Interior's professional standards or the California State Personnel Board criteria for Associate State Archaeologist or State Historian II violates the California Office of Historic Preservation records access policy.

EXECUTIVE SUMMARY

This Cultural Resources Survey and Inventory Report (CRSIR) documents the methods and results of a cultural resources inventory completed for the City of Sacramento Downtown Specific Plan (hereafter DSP or Project), in the City of Sacramento, California. The DSP is a key program to implementing the Downtown Housing Initiative Plan, an initiative to develop 10,000 places to live in downtown Sacramento. The Downtown Housing Initiative proposes to increase population density to a level that can sustain and attract additional investments such as hotel, grocery and retail establishments. Therefore, the Project is subject to the California Environmental Quality Act (CEQA). The CRSIR will be used as supporting technical documentation for the environmental analysis that is required under CEQA to analyze potential environmental impacts from the DSP.

Environmental Science Associates (ESA) was retained to conduct a cultural resources inventory for the Project with work focused on the Opportunity Sites (see Figures 1 and 2 in the text below as well as Figures 1a-1d in Appendix A). The work performed by ESA in preparation of this CRSIR consisted of background and archival research, including records searches of the California Historical Resources Information System (CHRIS); archival research at the Sacramento Room of the Main Library and the Center for Sacramento History as well as various online sources; correspondence with the California Native American Heritage Commission (NAHC); and a desktop archaeological sensitivity analysis. ESA contacted the NAHC in request of a search of the NAHC's Sacred Lands File (SLF) and a list of Native American representatives who may have interest in the Project. The City sent letters to these contacts on February 9, 2017 providing information on the Project and inquiring into whether the contacts have any concerns regarding potential impacts to cultural resources that could result. The letters were received by the tribes on February 13, 2017. The United Auburn Indian Community (UAIC) was the only tribe to respond. Representatives of the UAIC and the City met on April 24, 2017. Additional consultation between the City and Native American representatives is ongoing. The City has asked ESA to evaluate resources for inclusion in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and local listing.

The NCIC indicates that there are 1,225 previously recorded cultural resources in the Project Area, 26 of which are archaeological resources, 1,197 of which are architectural resources, one (P-34-002358) of which has both archaeological and architectural components, and one (P-34-003880) of which is the former location of the China Slough/Sutter's Lake but does not have archaeological or architectural components. Due to their confidential nature, details on the locations of previously recorded archaeological resources are not provided in the following sections. However, such details are provided in **Appendix C** of the confidential version of this document. In addition to previously recorded archaeological resources within the Opportunity

Sites themselves, 29 of the Opportunity Sites are within 200 feet of previously recorded archaeological resources.

There are 259 parcels on the 89 Opportunity Sites within the DSP. ESA Architectural Historians performed preliminary survey and research to identify those Opportunity Sites that included historic-age (45 years old or older) buildings and structures. There are three listed City Landmarks on three of the DSP Opportunity Sites; the Thomas Jefferson Elementary School (1619 N Street, Opportunity Site #42), the Marshall Elementary School (2718 G Street, Opportunity Site #50), and 1026 R Street (Opportunity Site #97). Opportunity Sites are located within four City of Sacramento historic districts; the 1200-1300 Q Street, R Street, Memorial Auditorium, and Alkali Flat West historic districts. 1800 23rd Street (Opportunity Site #15) was previously recommended eligible as a Local Landmark, but is not currently listed. There are 169 vacant parcels within the 89 Opportunity Sites. Vacant parcels for our purposes include no buildings or structures and are either bare dirt or paved for surface parking lots. There are 72 historic-age buildings and structures and eight buildings and structures that are not historic age. The City then identified six historic-age buildings (1800 24th Street, 1800 23rd Street, 1730 14th Street, 915 R Street, 1724 10th Street, and 1720 8th Street) on four Opportunity Sites (#14, 24, 28, and 31) for full evaluation for the National Register, California Register, and local listing. Basic parcel information as well as descriptions of each of the Opportunity Sites are provided in the text below as well as in Table 2, Appendix D.

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ACRONYMS

AB	Assembly Bill
BP	before present
California Register	California Register of Historical Resources
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CRSIR	Cultural Resources Survey and Inventory Report
DSP	Sacramento Downtown Specific Plan
ESA	Environmental Science Associates
HSC	California Health and Safety Code
NAHC	California Native American Heritage Commission
National Register	National Register of Historic Places
NCIC	North Central Information Center
NHPA	National Historic Preservation Act of 1966
PRC	Public Resources Code
RPA	Registered Professional Archaeologist
SB	Senate Bill
sf	square foot
SLF	Sacred Lands File
SVRR	Sacramento Valley Railroad
UAIC	United Auburn Indian Community
U.S.C.	United States Code

CHAPTER 1

Introduction

This Cultural Resources Survey and Inventory Report (CRSIR) documents the methods and results of a cultural resources inventory completed for the City of Sacramento Downtown Specific Plan (hereafter DSP or Project), in the City of Sacramento, Sacramento County, California (**Figure 1** in **Appendix A**). The DSP is a key program to implementing the Downtown Housing Initiative Plan, an initiative to develop 10,000 places to live in downtown Sacramento. The Downtown Housing Initiative proposes to increase population density to a level that can sustain and attract additional investments such as hotel, grocery and retail establishments. The Project is subject to the California Environmental Quality Act (CEQA).

The purpose of this study, in accordance with CEQA, was to:

- Identify potential or documented cultural resources within the Opportunity Sites;
- Identify potential effects to identified cultural resources; and,
- Recommend further procedures to be taken to avoid potential significant impacts to identified cultural resources.

The work performed for preparation of this CRSIR consisted of background and archival research, including records searches of the California Historical Resources Information System (CHRIS); archival research at the Sacramento Room of the Main Library and the Center for Sacramento History as well as various online sources; correspondence with the California Native American Heritage Commission (NAHC); and a desktop archaeological sensitivity analysis.

ESA personnel involved in the preparation of this report include Robin Hoffman, MA, Registered Professional Archaeologist (RPA), Amber Grady, MA, Johanna Kahn, MA, and Kathy Anderson, MA. **Appendix B** includes the authors' resumes.

Project Location

The Project is located within portions of the New Helvetia Land Grant (Unsectioned), as depicted on the Sacramento East and Sacramento West, California U.S. Geological Survey 7.5-minute quadrangle maps (**Figure 2**, Appendix A). Generally, the Project Area is bound by the American River to the north, the Sacramento River to the west, the properties on the south side of Broadway, and Business 80 to the east.

Project Description

On August 25, 2015 the Sacramento City Council initiated the DSP, which will be a key program to implement the Downtown Housing Initiative Plan, an initiative to develop 10,000 places to live in downtown Sacramento. The DSP is intended to incorporate technical analyses, surveys, design standards, land use, public improvements and information related to environmental and historical regulatory items that may affect development in the DSP area. The Downtown Housing Initiative proposes to increase population density to a level that can sustain and attract additional investments such as hotel, grocery and retail establishments. It also recommends mixed income and multi-modal friendly residences to meet a diverse range of housing needs. The proposed DSP responds to the Downtown Housing Initiative by including land use regulations and policies designed to streamline the housing development process and identify necessary public improvements to support new housing development.

Project Area

The term *Project Area* is defined in this document as the geographic area or areas within which the Project may directly or indirectly cause alterations in the character or use of historical resources or tribal cultural resources, if any exist. The Project Area includes 89 Opportunity Sites identified by the City. Many of the Opportunity Sites include multiple parcels; a total of 259 parcels are included in the 89 Opportunity Sites. An Opportunity Site is an area that the City has identified for possible future housing development using a variety of factors. Due to the nature of the Project is a specific plan or planning document, details on any depths of ground disturbance are unknown at this time. Therefore, this document assumes that Project-related ground-disturbing activities could occur at any location in the Project Area with an emphasis on the Opportunity Sites. The Project Area encompasses 2,976.7 acres, including all areas of proposed Project ground disturbance/modification, including temporary construction-related impacts, as depicted in **Figure 3** in Appendix A.

CHAPTER 2

Regulatory Framework

Federal

Historic properties are protected through the National Historic Preservation Act of 1966 (NHPA), as amended, (16 USC § 470f) and its implementing regulations (16 USC § 470 et seq., 36 CFR § 800, 36 CFR § 60, and 36 CFR § 63). The NHPA establishes the federal government’s policy on historic preservation and the programs, including the National Register of Historic Places (National Register), through which that policy is implemented. Under the NHPA, historic properties include “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places” (16 USC § 470w [5]). Because implementation of the Project may include federal funding the City has asked ESA to evaluate the architectural resources for inclusion in the National Register.

Under NHPA, a find is significant if it meets the National Register listing criteria at 36 CFR § 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

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

The American Indian Religious Freedom Act of 1978 protects access to sites of religious importance to Native Americans.

State

California Environmental Quality Act

CEQA (codified at Public Resources Code [PRC] § 21000 et seq.) is the principal statute governing environmental review of projects occurring in the State. CEQA requires lead agencies to determine if a project would have a significant effect on historical resources, unique archaeological resources, or tribal cultural resources.

Historical Resources

CEQA Guidelines recognize that a historical resource includes: (1) a resource in the California Register of Historical Resources (California Register); (2) a resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC § 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

If a lead agency determines that an archaeological site is a historical resource, the provisions of CEQA § 21084.1 and *CEQA Guidelines* § 15064.5 apply. If an archaeological site does not meet the criteria for a historical resource contained in the *CEQA Guidelines*, then the site may be treated in accordance with the provisions of CEQA § 21083.2, pertaining to unique archaeological resources.

Unique Archaeological Resources

As defined in CEQA § 21083.2 a “unique archaeological resource” is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information;
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or,
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

CEQA Guidelines note that if an archaeological resource is not a unique archaeological, historical resource, or tribal cultural resource, the effects of the project on those cultural resources shall not be considered a significant effect on the environment (*CEQA Guidelines* § 15064.5[c][4]).

Tribal Cultural Resources

Impacts to tribal cultural resources also are considered under CEQA (PRC § 21084.2). PRC § 21074(a) defines a tribal cultural resource as any of the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - included or determined to be eligible for inclusion in the California Register; or
 - included in a local register of historical resources, as defined in PRC § 5020.1(k).
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of [PRC] § 5024.1. In applying these criteria, the lead agency would consider the significance of the resource to a California Native American tribe.

Per PRC § 21074(a)(c), a historical resource, unique archaeological resource, or nonunique archaeological resource may also be a tribal cultural resource if it is included or determined eligible for the California Register or included in a local register of historical resources.

California Register of Historical Resources

The California Register is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC § 5024.1[a]). The criteria for eligibility for the California Register are based upon criteria for listing in the National Register of Historic Places (National Register) (PRC § 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a cultural resource must be significant at the local, State, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must be of sufficient age, and retain enough of its historic character or appearance (integrity) to convey the reason for its significance.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historic resources;
- Historic resources contributing to historic districts; and
- Historic resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

California PRC § 5097.99

California PRC § 5097.99, as amended, states that no person shall obtain or possess any Native American artifacts or human remains which are taken from a Native American grave or cairn. Any person who knowingly or willfully obtains or possesses any such artifacts or human remains is guilty of a felony which is punishable by imprisonment. Any person who removes, without authority of law, any such items with intent to sell or dissect or with malice or wantonness is also guilty of a felony which is punishable by imprisonment.

California Native American Historic Resource Protection Act

The California Native American Historic Resources Protection Act of 2002 (codified in PRC § 5097.995 *et seq.*, imposes civil penalties, including imprisonment and fines up to \$50,000 per violation, for persons who unlawfully and maliciously excavates upon, removes, destroys, injures, or defaces a Native American historic, cultural, or sacred site that is listed or may be listed in the California Register.

California Health and Safety Code § 7050.5 and 7052

California Health and Safety Code (HSC) § 7050.5 protects human remains by prohibiting the disinterring, disturbing, or removing of human remains from any location other than a dedicated cemetery. PRC § 5097.98 (and reiterated in CEQA Guidelines § 15064.59 [e]) also identifies steps to follow in the event of the accidental discovery or recognition of any human remains in

any location other than a dedicated cemetery. HSC § 7052 states that the disturbance of Native American, or any other, human remains is a felony, unless the disturbance has been lawfully authorized.

Assembly Bill 52

In September of 2014, the California Legislature passed Assembly Bill (AB) 52 (Gatto, 2014), which added provisions to the PRC regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. In particular, AB 52 requires lead agencies to analyze project impacts on “tribal cultural resources,” separately from archaeological resources (PRC § 21074 and 21083.09), in recognition that archaeological resources have cultural values beyond their ability to yield data important to prehistory or history. AB 52 also defines “tribal cultural resources” in a new section of the PRC Section 21074 (see tribal cultural resources discussion, above), and requires lead agencies to engage in additional consultation procedures with respect to California Native American tribes (PRC § 21080.3.1, 21080.3.2, 21082.3). The provisions of AB 52 apply to projects that have a notice of preparation or notice of negative declaration/mitigated negative declaration filed on or after July 1, 2015. As such, AB 52 applies to the Project. This requirement will also apply to future projects where site-specific CEQA review is necessary.

Senate Bill 18

Senate Bill (SB) 18 (Burton, 2004) requires cities and counties to notify and consult with California Native American tribes about proposed local land use planning decisions for the preservation of, or the mitigation of impacts to, specified Native American places, features, and objects. SB 18 applies only to the adoption or substantial amendment of general plans and specific plans, and requires that the lead CEQA agency consult with California Native American tribes that are on the NAHC contact list and have traditional lands located within the agency’s jurisdiction. Though predating AB 52, the requirements of SB 18 can be seen as similar to those of AB 52, in that they aim to allow California Native American tribes the opportunity to consult on potential project impacts to tribal cultural resources.

Local

City of Sacramento 2035 General Plan

The City’s 2035 General Plan’s Historic and Cultural Resources Element includes goals and policies relating to the identification and preservation of its historic resources. The following goals and policies from the 2035 General Plan are relevant to cultural resources in regard to the AWMP.

Goal HCR 2.1

Identification and Preservation of Historic and Cultural Resources. Identify and preserve the city’s historic and cultural resources to enrich our sense of place and our understanding of the city’s prehistory and history.

Policies

HCR 2.1.1 Identification

The City shall identify historic and cultural resources, including individual properties, districts, and sites (e.g., archaeological sites) to ensure adequate protection of these resources. (PSR)

HCR 2.1.2 Applicable Laws and Regulations

The City shall ensure compliance with City, State, and Federal historic preservation laws, regulations, and codes to protect and assist in the preservation of historic and archaeological resources, including the use of the California Historical Building Code as applicable. Unless listed in the Sacramento, California, or National registers, the City shall require discretionary projects involving resources 50 years and older to evaluate their eligibility for inclusion on the California or Sacramento registers for compliance with CEQA. (RDR)

HCR 2.1.3 Consultation

The City shall consult with appropriate organizations and individuals (e.g., [CHRIS] Information Centers, the [NAHC], the CA Office of Planning and Research (OPR) “Tribal Consultation Guidelines”, etc.) and shall establish a public outreach policy to minimize potential impacts to historic and cultural resources. (IGC/JP)

HCR 2.1.11 Compatibility with Historic Context

The City shall review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context. The City shall pay special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources. (RDR)

HCR 2.1.12 Contextual Features

The City shall promote the preservation, rehabilitation, restoration, and/or reconstruction, as appropriate, of contextual features (e.g., structures, landscapes, street lamps, signs) related to historic resources. (RDR)

HCR 2.1.15 Demolition

The City shall consider demolition of historic resources as a last resort, to be permitted only if rehabilitation of the resource is not feasible, demolition is necessary to protect the health, safety, and welfare of its residents, or the public benefits outweigh the loss of the historic resource. (RDR)

HCR 2.1.16 Archaeological & Cultural Resources

The City shall develop or ensure compliance with protocols that protect or mitigate impacts to archaeological and cultural resources including prehistoric resources. (RDR)

City of Sacramento Historic Preservation Program

The City’s historic preservation program began in 1975 with the enactment of the City’s first historic preservation ordinance. Amendments to the original preservation ordinance, under ordinance No. 2006-063 were enacted in October 2006, amending the Historic Preservation Chapter 17.134 of Title 17 of the Sacramento City Code. On September 30, 2013, these sections of the code, under Chapter 17.134, related to historic preservation were included in a comprehensive update of Title 17, under its new “Planning & Development Code” name, formerly known as the Zoning Code. Under the new Title 17, the substance of the preservation sections was generally not materially changed, and changes related to procedure were also relatively minor. The new section of Title 17 related to eligibility criteria for historic resources is 17.604.210. Other preservation related matters are found under Chapter 17.604 or other sections of Title 17.

The City Code provides for the compilation of the ordinances adopting designations and deletions of Landmarks, Contributing Resources and Historic Districts into the Sacramento Register of Historic & Cultural Resources.

Landmark Eligibility Criteria (17.604.210[A])

A nominated resource shall be listed on the Sacramento register as a landmark if the city council finds, after holding the hearing required by this chapter, that all of the requirements set forth below are satisfied:

1. Requirements.
 - a. The nominated resource meets one or more of the following criteria:
 - i. It is associated with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation;
 - ii. It is associated with the lives of persons significant in the city’s past;
 - iii. It embodies the distinctive characteristics of a type, period or method of construction;
 - iv. It represents the work of an important creative individual or master;
 - v. It possesses high artistic values; or
 - vi. It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation;
 - b. The nominated resource has integrity of location, design, setting, materials, workmanship and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of this section;
 - c. The nominated resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter.

2. Factors to be considered. In determining whether to list a nominated resource on the Sacramento register as a landmark, the factors below shall be considered.
 - a. A structure removed from its original location is eligible if it is significant primarily for its architectural value or it is the most important surviving structure associated with a historic person or event.
 - b. A birthplace or grave is eligible if it is that of a historical figure of outstanding importance and there is no other appropriate site or structure directly associated with his or her productive life.
 - c. A reconstructed building is eligible if the reconstruction is historically accurate, if the structure is presented in a dignified manner as part of a restoration master plan, and if no other original structure survives that has the same association.
 - d. Properties that are primarily commemorative in intent are eligible if design, age, tradition, or symbolic value invests such properties with their own historical significance.
 - e. Properties achieving significance within the past 50 years are eligible if such properties are of exceptional importance.

Historic District Eligibility Criteria (17.604.210 [B])

A geographic area nominated as a historic district shall be listed on the Sacramento register as a historic district if the city council finds, after holding the hearing required by this chapter, that all of the requirements set forth below are satisfied:

1. Requirements.
 - a. The area is a geographically definable area; or
 - b. The area possesses either:
 - i. A significant concentration or continuity of buildings unified by: (A) past events or (B) aesthetically by plan or physical development; or
 - ii. The area is associated with an event, person, or period significant or important to city history; or
 - c. The designation of the geographic area as a historic district is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter and is not inconsistent with other goals and policies of the city.
2. Factors to be considered. In determining whether to list a geographic area on the Sacramento register as a historic district, the following factors shall be considered:
 - a. A historic district should have integrity of design, setting, materials, workmanship and association;
 - b. The collective historic value of the buildings and structures in a historic district taken together may be greater than the historic value of each individual building or structure.

CHAPTER 3

Background Setting

Natural Setting

The Project is located in the southern portion of the Sacramento Valley within the northern portion of California's Great Valley Geomorphic Province. The Great Valley, also called the Central Valley, is a nearly flat alluvial plain that lies between the Sierra Nevada on the east and the Coast Ranges on the west. Its south end is defined by the Tehachapi Mountains north of Los Angeles, and its north end is defined by the Klamath Mountains. Subdivided into the Sacramento Valley to the north and the San Joaquin Valley to the south, the Great Valley has an average width of about 80 kilometers and is about 650 kilometers long overall (Norris and Webb, 1990:412–417; Bartow, 1991:1). The Sacramento Valley contains thousands of meters of accumulated fluvial, overbank, and fan deposits resulting from erosion of the surrounding ranges (Hackel, 1966). The sediments vary from a thin veneer at the edges of the valley to more than 15 kilometers in the west-central portion. The Sacramento River is the main drainage of the northern Sacramento Valley, flowing generally south from the Klamath Mountains to its discharge point into the Suisun Bay in the San Francisco Bay area, and is California's largest watershed, covering 68,760 square kilometers (Carle, 2004). In the Sacramento area, the Sacramento and American Rivers have been confined by human-made levees since the mid-19th century, such as those along the American River just north of the APE.

The Project Area is in the relatively flat floodplains of the American and Sacramento Rivers. The underlying geology of the Project Area consists of deep Holocene and historic-period/modern alluvium (Great Valley stream channel, fan, and basin deposits) with some wind-blown "dune" deposits (California Division of Mines and Geology, 1971; Meyer and Rosenthal, 2008:Fig. 47, 50). Soils in the Project Area consist of a variety of sandy and silty loams (alluvium) mixed with historic-period and modern fill (USDA, 2016).

The Holocene environment of the region was characterized by a general warming trend that subsumed episodes of relatively cool climates. Most paleoclimatic reconstructions for the Central Valley are based on Ernst Antevs' (1948, 1953, 1955) three-part global climatic sequence. The sequence spans the Holocene, consisting of the moderately cool/moist Anathermal (ca. 10000 to 7500 years before present [BP]), the warm and dry Altithermal (ca. 7500 to 4000 BP), and the Medithermal (ca. 4000 BP to present). Tree-ring growth chronologies from central eastern California, glacial chronologies, and pollen cores generally corroborate Antevs' sequence, with the caveat that California's Holocene environment exhibited regional variation (Birkeland et al., 1976; Birman, 1964; Curry, 1969; Curry, 1970; Moratto et al., 1978; Šercelj and Adam, 1975). Pollen diagrams from the Lake Tahoe and Yosemite areas indicate a vegetation shift that suggests

a general increase in temperature from 9000 to 2900 BP, although six relatively cool and moist periods, each lasting 400 to 1500 years, punctuated the general warm and dry trend (Moratto et al., 1978:150–151). Modern average temperatures range between 13.3 and 16.7 degrees Celsius annually. Most precipitation occurs as rain, ranging from 12.7 to 63.5 centimeters per year.

Prior to historic-period and modern development, the Project Area would have consisted of non-tidal marshland, broad gallery forests, and open grassland (Meyer and Rosenthal, 2008:34-35). Common marsh flora species would have included: tule rush, bull rush, cattails, sedges, other rushes, reeds, pondweed, knotweed, and yellow pond lily; adjacent forest flora species would have included: willow, buttonbush, California sycamore, Fremont's cottonwood, Oregon ash, black walnut, box elder, valley oak, white alder, California buckeye, big leaf maple, elderberry, grape vine, blackberry, and poison oak; and grassland flora would have been comprised of: purple needlegrass, nodding needlegrass, blue wild rye, pine bluegrass, and deergrass (Meyer and Rosenthal, 2008:34-35; Heady, 1977). Large populations of tule elk, pronghorn, black-tailed deer would have been found in the APE and vicinity prior to Euroamerican settlement. Other prominent terrestrial fauna in the area would have included: grizzly bear, puma, gray fox, bobcat, coyote, badger, spotted skunk, striped skunk, beaver, weasel, river otter, raccoon, ringtail, cottontail rabbit. The main avian species in the area would have included: ducks, coot, cormorant, grebes, herons, cranes, egrets, gulls, geese, brants, swans, hawks, eagles, doves, quail, flicker, woodpeckers, owls, turkey vulture, and a number of passerines. Chinook salmon, white and green sturgeon, Pacific lamprey, steelhead rainbow trout, Sacramento sucker, western pike-minnow, sculpins, tule perch, pond turtle, freshwater mussel, and ridged mussel constitute the aquatic fauna that would have been present in the APE prehistorically. The arrival of Euroamericans to the area led to a dramatic decrease in the populations of the faunal species due to overhunting and habitat loss (Meyer and Rosenthal, 2008:34-36; Heady, 1977).

Prehistoric Setting

Categorizing the prehistoric period into cultural stages allows researchers to describe a broad range of archaeological resources with similar cultural patterns and components during a given timeframe, thereby creating a regional chronology. Rosenthal et al. (2007) provide a framework for the interpretation of the Central Valley prehistoric record and have divided human history in the region into three basic periods: *Paleo-Indian* (13,550 to 10,550 BP), *Archaic* (10,550 to 900 BP), and *Emergent* (900 to 300 BP). The Archaic period is subdivided into three sub-periods: *Lower Archaic* (10,550 to 7550 BP), *Middle Archaic* (7550 to 2550 BP), and *Upper Archaic* (2550 to 900 BP) (Rosenthal et al., 2007). Economic patterns, stylistic aspects, and regional phases further subdivide cultural patterns into shorter phases. This scheme uses economic and technological types, socio-politics, trade networks, population density, and variations of artifact types to differentiate between cultural periods. The following summary of the region's prehistory is derived principally from Rosenthal et al. (2007) and Moratto (1984 [2004]).

Paleo-Indian Period (13,550 to 10,550 BP)

Humans first entered the central Valley sometime prior to 13,000 years ago. At that time Pleistocene glaciers had receded to the mountain crests leaving conifer forests on the mid and

upper elevations of the Sierra Nevada and a nearly contiguous conifer forest on the Coast Ranges. The Central Valley was covered with extensive grasslands and riparian forests. The central California Delta system had not yet developed. The Central Valley was home to a diverse community of large mammals, which soon became extinct. People were likely focused on large game hunting, although evidence remains scant, as does understanding of lifeways during this period.

Lower Archaic Period (10,550 to 7550 BP)

Climate change during the Lower Archaic led to the rapid expanse of oak woodland and grassland prairies across the Central Valley. After 10,550 BP, a significant period of soil deposition ensued in the Valley, capping older Pleistocene formation. This was followed around 7000 BP by a second period of substantial soil deposition in the Valley.

It was during this period that the first evidence of milling stone technology appears, indicating an increased reliance on processing plants for food. Milling stones include hand stones and milling slabs and are frequently associated with a diverse tool assemblage including cobble-based pounding, chopping, and scraping tools. Milling tools were used for processing seeds and nuts. The Lower Archaic also saw the development of well-made bifaces used for projectile points and cutting tools, commonly formed from meta-volcanic greenstone and volcanic basalts.

Middle Archaic Period (7550 to 2550 BP)

After about 7550 BP, California was marked by a change in climate with warmer and drier conditions throughout the region. Oak woodland expanded upslope in the Coast Ranges and conifer forest moved into the alpine zone in the Sierra Nevada. Rising sea levels led to the formation of the Sacramento-San Joaquin Delta and associated marshlands. An initial period of upland erosion and lowland deposition was followed by a long period of stabilization of landforms. Scant evidence of human occupation from this period has been found in the Sacramento Valley or the adjacent Coast Ranges. Most evidence comes from the Sierra Foothills in Calaveras and Tuolumne counties.

Upper Archaic Period (2550 to 900 BP)

Evidence for Upper Archaic human occupation in the Central Valley is much more extensive than for earlier periods. The development of the Holocene landscape buried older deposits, resulting in the identification of more sites from the Upper Archaic than from older periods of development. Alluvial deposition was partially interrupted by two consecutive droughts known as the Medieval Climatic anomaly.

Two fundamental adaptations developed side-by-side during the Upper Archaic period, evidenced by a diversification in settlements patterns. Populations in the Valley tended towards large, high-density, permanent settlements. These villages were used as hubs from which the populace roamed to collect resources, utilizing a wide range of technologies. The populations in the foothills and mountains lived in less dense settlements, moving with the seasons to maximize resource returns. Tools tended to be expedient and multipurpose for use in a wide variety of

activities. Village sites show extended occupation as evidenced by well-developed midden, frequently containing hundreds of burials, storage pits, structural remains, hearths, ash dumps, and extensive floral and faunal remains.

Emergent Period (900 to 300 BP)

A major shift in material culture occurred around 900 BP, marking the beginning of the Emergent Period. Particularly notable was the introduction of the bow and arrow. The adoption of the bow occurred at slightly different times in various parts of the Sacramento Valley, but by 750 BP it was in use in the Delta region. The bow was accompanied by the Stockton Serrated point, a seemingly indigenous invention, distinctive from point types used in other parts of the State. Another key element of material culture from this period include big-head effigy ornaments thought to be associated with the Kuksu religious movement. In areas where stone was scarce, baked clay balls are found, presumably for cooking in baskets. Other diagnostic items from this period are bone tubes, stone pipes, and ear spools. Along rivers, villages are frequently associated with fish weirs, with fishing taking on an increasing level of importance in the diet of the local populace.

Ethnographic Setting

Depopulation and relocation of Central Valley Native Americans in the 19th century resulted in conflicting and incomplete information about tribal locations. Though cultural descriptions of these groups in the English language are known from as early as 1849, most of our current cultural knowledge comes from various early 20th century anthropologists (Levy, 1978:413). However, ethnographic data indicates that the Project Area is within the lands occupied and used by the Nisenan (Shiple, 1978), or Southern Maidu.

Nisenan

The language of the Nisenan, which includes several dialects, is classified in the Maiduan family of the Penutian linguistic stock (Kroeber, 1925 [1976]; Shiple, 1978). The western boundary of Nisenan territory was the western bank of the Sacramento River. The eastern boundary was “the line in the Sierra Nevada mountains where the snow lay on the ground all winter” (Littlejohn, 1928).

Nisenan settlement locations depended primarily on elevation, exposure, and proximity to water and other resources. Permanent villages usually were located on low rises along major watercourses. Village size ranged from three houses to 40 or 50. Houses were domed structures covered with earth and tule or grass and measured 3.0 to 4.5 meters in diameter. Brush shelters were used in summer and at temporary camps during food-gathering rounds. Larger villages often had semi-subterranean dance houses that were covered in earth and tule or brush, with a central smoke hole at the top and an east-facing entrance. Another common village structure was a granary used for storing acorns (Wilson and Towne, 1978).

The Nisenan occupied permanent settlements from which specific task groups set out to harvest the seasonal bounty of flora and fauna that the rich valley environment provided. The Valley Nisenan economy involved riparian resources—in contrast to the Hill Nisenan, whose resource base consisted primarily of acorn and game procurement. The only domestic plant was native tobacco, but many wild species were closely husbanded. The acorn crop from the blue oak and black oak was so carefully managed that this activity served as the equivalent of agriculture. Acorns could be stored in anticipation of winter shortfalls in resource abundance. Deer, rabbit, and salmon were the chief sources of animal protein in the aboriginal diet, but many other insect and animal species were taken when available (Wilson and Towne, 1978).

Religion played an important role in Nisenan life. The Nisenan believe that all natural objects were endowed with supernatural powers. Two kinds of shamans existed: curing shamans and religious shamans. Curing shamans had limited contact with the spirit world and diagnosed and healed illnesses. Religious shamans gained control over the spirits through dreams and esoteric experiences (Wilson and Towne, 1978). The usual mode of burial was cremation (Faye, 1923).

As with other California Native American groups, the gold rush of 1849 had a devastating effect on the Valley Nisenan. The flood of miners that came to the area in search of gold brought diseases with them that decimated the Nisenan population. Those who survived were subjected to violence and prejudice at the hands of the miners, and the Nisenan eventually were pushed out of their ancestral territory. Although this contact with settlers had a profound negative impact on the Nisenan population through disease and violent actions, the Nisenan people survived and maintained strong communities and action-oriented organizations (Castillo, 1978).

Ethnographic Villages

Ethnographic accounts documented several Native American villages in or in close proximity to the Project Area. These records, however, are somewhat lacking in detail regarding specific locations. The accounts show that the Nisenan villages *Sa'cum* and *Momol* were in the Project Area (Heizer, 1978; Casilear and Bainbridge, 1850), while three other Nisenan villages (*Sama*, *Sekumni*, *Pusune*) were outside but in the vicinity of the Project Area (Heizer, 1978; Kroeber, 1925 [1976]).

The Nisenan village *Sa'cum* is thought to have been in downtown Sacramento, at present-day Cesar Chavez Park, within the Project Area. *Momol* was also a Nisenan village shown in ethnographic accounts on the south side of the American River at its confluence with the Sacramento River, within the current Project Area. *Sama* was a Nisenan village documented in present-day South Sacramento, south of the Project Area. Ethnographic records depict *Pusune* at the confluence of the two rivers, either on the west side of the Sacramento River, in present-day West Sacramento, or along the north side of the American River; both locations are outside the Project Area. *Sekumni* is thought to have been along the north side of the American River, near the present-day State Route 160, outside the Project Area (Kroeber, 1925 [1976]; Wilson and Towne, 1978; Casilear and Bainbridge, 1850).

Historic Setting

Europeans did not enter the Sacramento area until 1808, when Gabriel Moraga's expedition reached the junction of the Sacramento and American Rivers. By the late 1820s, English, American, and French fur trappers, attracted by the valley's abundance of animal life, began operations throughout the Sacramento Valley. Native Americans still predominantly occupied the region, with only the occasional Spanish expedition into the interior to search for mission sites or escaped neophytes (Native Americans who had entered the mission system) (Hoover et al., 2002:302-304).

Permanent non-native settlement in the Sacramento Valley began in the 1830s when Spanish and Mexican governors issued large land grants to individuals, often in return for military or other services rendered to the government. Swiss immigrant John Augustus Sutter, Jr., upon receipt of a land grant from Mexican Governor Juan Alvarado, first settled the Sacramento area in 1839. Sutter established a fort away from the low-lying rivers area and Sutter's Fort served as an agricultural station and destination for immigrants into California until January 1848 (Jackson et al., 1983:1; Hoover et al., 1966:298-302; Bean, 1978:67-68; Reys, 1975:195).

City of Sacramento

Sutter's small riverside settlement quickly took on the role of bustling port as ocean going ships and riverboats used the Sacramento River to transport goods and gold-seeking passengers to the mine fields in the slopes of the Sierra Nevada after the discovery of gold in 1849. Sutter laid out a grid of streets extending from the waterfront and named the new town Sacramento, establishing numbered streets running north to south and lettered streets, east of Front Street along the Sacramento River, running east to west, with each block divided into eight 80 foot by 150-foot lots with four lots on either side of an east/west oriented central alley.

The new town was centered on the embarcadero, or Front Street, and continued inland to the east along J Street (Warner, 1969; Brienes et al., 1981:46-47). Downtown Sacramento developed rapidly after 1850. The blocks fronting J Street were heavily developed, owing to the street's use as the main road leading east out of the City, with slightly less development on the parallel I and K Streets. By 1851, J Street was substantially occupied from Front Street eastward beyond 10th Street with stores, saloons, hotels, grocery stores, stables, and other concerns vying for the business of visitors and residents.

During the mid-1800s, the City faced severe flooding issues. The majority of flooding stemmed from the American River, where, during heavy rains, segments of the river north of I Street would experience severe flooding. The flood of 1861/62 left portions of the City under 20 feet of water. To address this problem, the City dug a new mouth for the American River, rerouting it north to better regulate flow, and elevated the city streets between I Street and L Street, from Front Street to 12th Street, approximately four to fifteen feet. The City completed this enormous undertaking in 1873, and this action has shaped the current downtown grid since that time (City of Sacramento, 2009:6.4-9). The thirteen-year process resulted in gaps between the street and the

business fronts. These were covered with new sidewalks leaving “hollow sidewalks” below the new street grade.

With the reduction of flood risk, downtown businesses grew steadily; for the first 60 years of its existence the City of Sacramento consisted of the 4.5 square mile grid encompassing the modern neighborhoods of Midtown and Downtown. Between 1895 and 1915, the City underwent rapid development thanks to the introduction of a street car line. Pacific Gas and Electric Company operated a streetcar line in Sacramento from 1906 to 1943, which supported expanded residential development as outlying areas became more easily accessible. The earliest annexation efforts in the late nineteenth and early twentieth centuries pulled in the suburbs of south and east of the grid. These new suburbs provided housing for residents commuting downtown, and were developed in phases spanning the first half of the twentieth century. As private automobiles overtook streetcars as the primary form of transportation, the suburbs surrounding Sacramento expanded further away from the streetcar lines, which eventually fell out of use and were removed by the mid-20th century. Sacramento’s downtown core had fallen into economic and physical decline by the 1930s, as the suburban growth pulled residents out of downtown. Declining tax revenue and property values led to the redevelopment/urban renewal efforts in downtown Sacramento in the post-war period.

Population growth and urban renewal in the 1960’s facilitated renewed interest in the downtown core and a number of large projects occurred at this time. I-5 was constructed, Capital Mall was developed with a number of government buildings between the State Capital Building and I-5, the K Street Mall was constructed and a new courthouse was built at 9th and H Streets.

Opportunity Sites

Opportunity Site are located throughout the DSP area including the following neighborhoods as they are defined by the City including Alkali Flat, Mansion Flats, New Era Park, Marshall School, Boulevard Park, Downtown, Midtown/Winn Park/Capital Avenue, Southside Park, Old Sacramento, Richmond Grove, Newton Booth, Land Park, and Curtis Park. Information on these neighborhoods as well as important contextual information is provided below.

Alkali Flat

Alkali Flat is a neighborhood on the south side of the American River, east of the Railyards, and north of the Capital. It is generally bound by 7th Street on the west, G Street on the south, 12th Street on the east, and the railroad tracks north of C/D streets on the north.

Alkali Flat is the oldest remaining residential neighborhood in Sacramento, developing in the mid-1800s, and includes approximately 24 blocks. As early as the 1850s some light industrial business began to appear at the northern and southern edges of the neighborhood near the American River and the downtown business district. “The 1897 Sacramento City Directory indicates that the 12th Street corridor between B and H streets had become almost entirely a commercial area and included two meat markets, a retail liquor store, a steam laundry, a grocery, grain and feed store.” (Alkali Flat/Mansion Flats SNAP, 2005: 5)

Mansion Flats

Mansion Flats is a neighborhood on the south side of the American River, east of the Railyards, and north of the Capital. It is generally bound by 12th Street on the west, J Street on the south, 16th Street on the east, and the railroad tracks north of C Street on the north. Mansion Flats, also known as the Washington Neighborhood after the old Washington School once located on 13th Street, developed along Sacramento's first streetcar line (Burg, 2013) Houses in the area range from the 1860s to the present and include the Historic Governor's Mansion, which is now open to the public. "H Street became known as Merchant's Row, where families like the Ruhstallers, Hales and Gallatins made their homes. To the north, employees of the Southern Pacific Shops and other industrial workers built smaller but beautifully decorated homes." (Burg, 2013)

New Era Park

New Era Park is a residential neighborhood in Sacramento, bordered by E Street to the south, the American River to the north, 29th Street to the west, and 16th Street to the east. New Era Park emerged in the late 1910s as a working class-neighborhood with affordable housing for employees of some of the major Sacramento businesses, including Southern Pacific Railroad, California Packing Corporation, and the California Almond Grower's Exchange (SAMCC and the Historic Old Sacramento Foundation, 2006). Developed by Wright & Kimbrough, following their successful establishment of Boulevard Park to the west, the craftsman bungalows were supported by the H Street streetcar line (Burg, 2014).

Marshall School

Marshall School is a residential neighborhood bound by D Street to the north, J Street to the south, Capital City Freeway to the east, and 25th Street to the west. The neighborhood Marshall School was named for the elementary school built (built in 1903 and designed by Rudolph Harold, the architect who designed City Hall) located at 28th and G Streets. The school functioned as a grade school until 1976, and has functioned under a range of educational uses since then (Burg, 2014).

Boulevard Park

Boulevard Park is bounded by the Southern Pacific railroad to the north, 20th St to the west, H Street to the South, and the properties along the east side of 22nd Street. Originally purchased by the Park Realty Company in 1905, the district was successfully developed by Wright & Kimbrough into residential lots (Boghosian and Cox, 2006). 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 (Burg, 2011).

Downtown

Sacramento's central business district is defined as the area bounded by the American River to the north, Interstate 5 to the west, Broadway to the south, and 16th Street to the east. While Sacramento's central grid began development in the mid-nineteenth century with the arrival of John Sutter, the Downtown neighborhood includes predominantly modern construction resulting from the ongoing development and redevelopment of the urban core (SAMCC and the Historic Old Sacramento Foundation, 2006b). Buildings include historic hotels, the downtown mall, commercial space and restaurants, high-rise office buildings, and medium-rise office and residential buildings.

Midtown/Winn Park/Capitol Avenue

Sacramento's Midtown neighborhood is bordered unofficially by W Street to the south, the Southern Pacific Railroad to the north, 16th Street to the west, and 29th Street to the east. Midtown is predominantly residential, with tree lined streets and buildings dating to the late nineteenth through mid-twentieth centuries. By the 1870s, Sacramento had begun expanding east to accommodate increased need for residential development. Midtown's development included several historic districts, including Winn Park at 28th and P Streets (both the park and neighborhood were named for Sacramento's second mayor, A.M. Winn) and Capitol Avenue (Midtown's wide, tree and Victorian-lined central arterial) (SAMCC and the Historic Old Sacramento Foundation, 2006a).

Southside Park

Southside Park is bounded by the W/X Freeway to the south, R Street to the north, Interstate 5 to the south, and the buildings on the east side of 12th Street to the east. Southside Park was developed in response to the increased need for residential housing following the development of the R Street Corridor as a major industrial area. Immigrants and working class laborers sought home within walking distance of R Street, creating a booming early 20th century neighborhood along the track line. The lack of racial covenants allowed nonwhite to purchase homes in the neighborhood, one of few neighborhoods available to them (Burg, 2007).

Old Sacramento

Old Sacramento is a historic commercial neighborhood bounded generally by the Sacramento River to the west, Interstate 5 to the east, I Street to the north, and Capitol Avenue to the south. Established as a historic district and national landmark in the mid-twentieth century, Old Sacramento was at one time the central transportation hub of Sacramento, with its immediate proximity to the Sacramento River and the Southern Pacific Railyard. Historic resources within the district include historic hotels, shops, restaurants, and bars, as well as Sacramento's Underground Sidewalks District (SAMCC and the Historic Old Sacramento Foundation, 2006b).

Richmond Grove

Bounded by R Street to the north, the W/X Freeway to the south, 12th Street to the west, and 19th Street to the east, Richmond Grove was originally a literal pleasure grove at 20th and Q Streets, accessed by visitors relaxing away from downtown. The grove was demolished by the construction of the Western Pacific Railroad through Midtown in 1907-1910, and the subsequent residential development provided housing for the nearby workers (Burg, 2014).

Newton Booth

The Newton Booth neighborhood is bounded by R Street to the North, Hwy 50 to the South, Business 80 Freeway to the East, and 24th Street to the West. Also within the neighborhood is the Newton Booth Historic District. Named for California's 11th governor and the 1915 school named for him, the Newtown Booth historic district was part of an area developed after World War II (one of the few remaining undeveloped portions of the City at the time). Housing styles were influenced by architecture popular on the East Coast, often a composite of multiple styles (SAMCC and the Historic Old Sacramento Foundation, 2006a).

Land Park

Land Park and Upper Land Park are residential neighborhoods located south of the W/X Freeway. Upper Land Park is a triangular area, bounded by the Sacramento River to the west, Riverside Boulevard to the east, and Broadway to the north. Land Park is bounded by Riverside Boulevard to the west, Sutterville Road to the South, the W/X Freeway to the north, and 21st Street to the east. Land Park was named for the park established there in the 1920s, and its expensive homes constructed there between 1920 and 1940. Following World War II, the demand for large scale tract homes overtook the individual builder pattern of neighborhoods like Land Park, but it has retained its local cache and prestige as a desirable neighborhood through the present (Isidro, 2005).

Curtis Park

Curtis Park is a residential neighborhood bounded by the W/X Freeway to the north, Highway 99 to the east, Sutterville Road to the south, and Freeport Boulevard to the west. Originally consisting of large farming properties south of the City, Curtis Park was divided into residential subdivisions by the late 1880s. The neighborhood was named for William Curtis, an early Sacramento homesteader in the area. A "streetcar suburbs," the streetcar lines allowed commuters to easily travel back and forth to the City core. This development continued piecemeal through the end of World War II (Murphy, 2005).

Railroad

Many of the Opportunity Sites are located along the R Street Corridor, which, in the early 20th century, was an industrial hub in the City. The following has been excerpted from the City of Sacramento General Plan Technical Background Report's Railroad Context Statement.

Beginning in the mid-nineteenth century, first with water transportation and then with overland rail transportation, Sacramento developed into a major transportation hub in California and the entire West Coast, especially after becoming the western terminus of the first transcontinental railroad in 1869. Through opportunistic and politically-savvy business efforts, especially of the men who came to be called the “The Big Four,” both freight and passenger railroad industries thrived, providing employment to generations of Sacramentans; at its peak, the Southern Pacific’s Central Shops north of downtown employed nearly one-third of Sacramento. The railroads garnered national attention for California, the region and the city, inviting outsiders to experience the west and the Capital City. Through the competing interests of various railroads, several railroad depots, industrial yards, and infrastructure such as rail corridors, railroad levees and bridges were constructed. Thus, the advent of the railroad was highly influential in shaping Sacramento’s built environment. Some of the important themes which characterize the history of railroads in Sacramento include the railroad depots and shops complexes, development of expansion of railroad service to enhance Sacramento’s role relative to California agricultural and industrial facilities, electrification of the railways, and the reuse of railroad tracks, rail corridors and infrastructure, including the railroad levees and bridges...

In Sacramento, the Sacramento Railroad and Sacramento Valley Railroad companies vied to establish rail lines through the new city. Formed in 1853 and headed by prominent Sacramentans Peter H. Burnett and James Ben Ali Haggin, the Sacramento Railroad was promoted as a locally-run railroad company with Sacramento’s best interests at stake...

The Sacramento City Council granted to the Sacramento Railroad the route along A Street at the city’s northern boundary, which led to the city center. R Street was granted as the Sacramento Valley Railroad’s right-of-way. Both lines were essentially equidistant from the city’s center at that time, J and K Streets... California’s first steam railroad and the first “common carrier” railroad, the Sacramento Valley Railroad, opened in 1856 to great fanfare. The twenty-two mile route ran between Sacramento and Folsom.

Sacramento’s rapidly developing overland transportation system contributed greatly to its bid to become the State’s Capital city in the mid-1850s. Its position at the juncture of the Sacramento River and the new railroad was economically advantageous and its business district offered amenities for State legislators who would relocate to the area. The city earmarked multiple city blocks for the construction of a new Capitol building and had recently completed a new brick courthouse and state printing facility. In light of the fires that had ravaged the city in recent years, Sacramento also offered to construct a fire-proof warehouse in which to archive state documents.

To supplement the city’s early levee-building efforts, the City Council required railroad companies to construct and maintain levees on the right-of-ways granted through Sacramento; however, this program was met with varying success. The city granted railroad right-of-ways in areas where the city was most vulnerable to flooding from the American and Sacramento Rivers...In accordance with this ordinance, the Sacramento Valley Railroad constructed a levee on R Street prior

to the establishment of its tracks...In 1861, December storms caused the American river to breach the city's levee at the northern boundary of Sacramento and the R Street levee trapped the floodwater within the downtown area. The railroad company was forced to remove a portion of the levee to allow the floodwater to escape.

Historic Districts

The Opportunity Sites fall into four Historic Districts including the 1200-1300 Q Street, R Street, Memorial Auditorium, and Alkali Flat West historic districts. The following excerpts are from the Sacramento Register of Historic and Cultural Resources.

1200-1300 Q Street

This Historic District consists of a two-block row of modest high basement buildings on Q Street, predominantly simple high basement cottages, on the half block behind Q Street. It is a cohesive row of buildings dating from 1885-1895. Its identity as a neighborhood is enhanced by the mature trees, which line its streets, and by the incompatibility of surrounding land uses. The houses are all in the same small scale, they have similar materials, texture, color, height, and set back, and there is a rhythm to their spacing and shape. The area also contains a rare example of a late nineteenth century simple Delta style cottages facing the alley and is located behind 1322 Q Street. Many Sacramento alleys once served as auxiliary residential streets lined with very simple cottages. Now, only this one remains of that formerly common historical pattern. This neighborhood has always housed working class families as tenants and owners.

Three basement cottages from the Alkali Flat Historic District and one high basement Craftsman Bungalow from 16th Street have been moved in the one half block area on the west side of 14th Street north of Q Street. These buildings were moved as part of a Capitol Area Development Authority project. They help to give an architectural feel of time and place to this District.

R Street

The buildings within this District face R Street from 10th Street running east to 12th Street. The construction dates run from 1910 to 1930 with the use concentrated in warehousing, commercial distribution and light industrial.

Inasmuch as Sacramento's early development was so closely tied to the evolution of the railroads, those structures still remaining along the R Street tracks are of particular importance in reflecting this connection. Remaining railroad-related enclaves of structures are rare along the tracks. This grouping whose uses were related to railroad access and transportation needs reflect that important relationship.

The boundaries are well defined by a change in building styles to the north and south and newer construction to the west and east.

Memorial Auditorium

This District essentially constitutes the Memorial Auditorium, the block face opposite the Auditorium, to the south, and the half block to the east on the south side of J Street. The scale and materials of some of the structures strongly contribute to the Auditorium. Some portions of the streetscape are minimally intact but the District could be increasingly supportive of the Memorial Auditorium if it were rehabilitated sensitively in the future.

The boundaries are defined by new construction, parking lots and non-contributory older buildings.

Alkali Flat West

Alkali Flat West Historic District lies at the westernmost perimeter of the Alkali Flat area and contains a National Register property that may be a representative of prepackaged houses that came by ship to Sacramento during its early establishment. Other houses on along E Street form a cohesive row representative of the overall area in size, scale and image. The district also contains some larger turn of the century and early 1900 apartment houses.

CHAPTER 4

Methods and Results

CHRIS Records Search

Several records searches conducted at the North Central Information Center (NCIC) were compiled to provide full coverage of the Project Area, in addition to a 200-foot buffer to the Project Area for archaeological resources. The NCIC, at California State University, Sacramento, maintains the official CHRIS records of previous cultural resources studies and recorded cultural resources for the Project Area, among other areas. This study discusses the following NCIC records searches, as relevant to the Project Area:

- **SAC-16-105:** June 16, 2016, in-person by ESA staff, for City of Sacramento Accelerated Water Meter Project
- **SAC-16-112:** June 20, 2016, in-person by ESA staff, for City of Sacramento Accelerated Water Meter Project
- **SAC-16-114:** June 22 and July 18, 2016, by NCIC staff, for City of Sacramento Accelerated Water Meter Project
- **SAC-17-3:** January 11, 2017, by NCIC staff, for Project
- **SAC-17-11:** January 19, 2017, by NCIC staff, for Project
- **SAC-17-22:** February 6, 2017, in-person by ESA staff

The purpose of the records searches was to: (1) determine whether known cultural resources have previously been recorded in the Project Area; (2) assess the likelihood for unrecorded cultural resources to be present based on historical references and the distribution of nearby resources; and (3) develop a context for the identification and preliminary evaluation of cultural resources. The records searches consisted of an examination of the following documents:

- **NCIC base maps:** *Sacramento East, CA; Sacramento West, CA* (USGS 7.5-minute topo maps)
- **Resource Inventories:** *National Register of Historic Places, California Inventory of Historical Resources, California Historical Landmarks, California Points of Historical Interest, Historic Properties Directory Listing* (Sacramento County, through May 2012), *Archaeological Determinations of Eligibility* (Sacramento County, through April 5, 2012), *Caltrans Historic Bridge Inventory* (Sacramento County, through March 2016)

Previously Recorded Resources

The NCIC indicates that there are 1,225 previously recorded cultural resources in the Project Area, 26 of which are archaeological resources, 1,197 of which are architectural resources, one (P-34-002358) of which has both archaeological and architectural components, and one (P-34-003880) of which is the former location of the China Slough/Sutter's Lake but does not have archaeological or architectural components. Due to their confidential nature, details on the locations of previously recorded archaeological resources are not provided in the following sections. However, such details are provided in confidential **Appendix C** of this document.

Archaeological Resources

Of these 26 previously recorded archaeological resources, five are prehistoric, 20 are historic-period, and one has both prehistoric and historic-period components. The previously recorded resource in the Project Area with both archaeological and architectural components, P-34-002358, consists of the Sacramento Raised Streets and Hollow Sidewalks District. Only two of the archaeological resources (including the one with both architectural and archaeological components) are recorded within the limits of Opportunity Sites: P-34-000722 and P-34-002358. In addition to previously recorded archaeological resources within the Opportunity Sites themselves, 31 of the Opportunity Sites are within 200 feet of previously recorded archaeological resources. **Table 1** summarizes the previously recorded archaeological resources in the Project Area, while **Table 2** summarizes the relationship between Opportunity Sites and previous archaeological resources. **Figure 4** in Appendix C depicts the previously recorded archaeological resources in or within 200 feet of the Project Area.

P-34-000722

This historic-period archaeological site was recorded in 2002 by Nettles and Hamilton. The site was subsequently tested and determined to be CRHR-eligible. As a result, data recovery was conducted at the site as part of the same project—the data recovery and following construction of the building and associated facilities destroyed the site. The site consisted of artifacts and features associated with residential, commercial, and industrial activities from the early 1850s to modern 1950s. Archaeological material at the site included privies, wells, cesspools, trash pits, historic-period midden, forge, bottle dumps, structural remains, historic-period gas well heads, and additional artifacts. It does not appear the resource was evaluated for National Register-eligibility, and it was destroyed by construction of the building and associated facilities.

P-34-002358

This resource is an historic-period district with both archaeological and architectural components, recorded in 2010 by Downey, consisting of a vernacular landscape resulting from modifications made to downtown Sacramento between 1862 and 1878. The district encompasses a rectangular area in downtown Sacramento. District elements include the raised grade of the City streets, brick and wood sewers, duct banks, wood conduit, railroad track, cobblestone road segments, buried sidewalks, retaining walls, bulkheads, plank crosswalks, levee segments, and the Sutter Lake Sandlot. It does not appear the resource has been evaluated for National Register-eligibility.

TABLE 1
PREVIOUSLY RECORDED ARCHAEOLOGICAL RESOURCES IN THE DSP

Primary (P-34-)	Trinomial (CA-SAC-)	Age	Recorder
000002	-	Historic	Orlins (1978); Russo (1986)
000061	34/H	Prehistoric	Heizer (1934); Snell (1963); McKithan (1977); Cimarelli (1979); HEC (1981)
000063	36	Prehistoric	Heizer (1934)
000064	37	Prehistoric	McKee (1934)
000065	38/H	Prehistoric, Protohistoric, Historic	Heizer (1934); 1981 (HEC); Hider and Wohlgemuth (1991); Tremaine (2008)
000067	40	Prehistoric	Heizer (1934); Flint and Bevil (1995)
000421	394H	Historic	Praetzellis (1980)
000619	505H	Historic	Hogan (2000); Davis (2001)
000722	551H	Historic	Nettles (2002)
000724	552H	Historic	Warren & Abdo-Hintzman (2002)
000725	553H	Historic	Praetzellis (1992)
000726	554H	Historic	Praetzellis (1992)
000727	555H	Historic	Praetzellis (1991)
000748	573H	Historic	Windmiller and Osanna (1997)
000749	574H	Historic	Windmiller and Osanna (1997)
000750	575H	Historic	Meyer and Schur (2002)
000892	670H	Historic	Praetzellis (1991)
001002	692H	Historic	Tremaine and Nelson (2004)
001966	1047H	Historic	Arrington and Corey (2007)
002100	-	Historic	Martinez and Hanes (2008)
002352	-	Historic	Delgado (1987)
002358	-	Historic	Tremaine (2008); Downey (2010)
002359	-	Prehistoric	Tremaine (2008)
002360	-	Historic	Breese et al. (2004)
003897	-	Historic	Cimarelli (1979); Smith (1980)
004110	-	Historic	Wulzen (2009)
004497	-	Historic	Dougherty (2012)

Architectural Resources

As previously stated there are 259 parcels on 89 Opportunity Sites. ESA Architectural Historians performed preliminary survey and research to identify those Opportunity Sites that included historic-age (45 years old or older) buildings and structures. The City then identified six Opportunity Sites for full evaluation for the National Register, California Register, and local listing. Table 2 in **Appendix D** provides information on architectural resources, broken down by

parcel number, since many Opportunity Sites include multiple parcels, including the acreage, address, and year built as well as, in some cases, eligibility. As such Table 2 includes a number of notes regarding current eligibility status and recommended eligibility noted as:

- N = no, not eligible
- NL = not listed
- HA = historic age, needs further research
- YL = Yes, already listed
- ENYL = Eligible, not yet listed
- NHA = Not historic-age

Those noted as not eligible have been evaluated as historical resources either as part of this study or a previous effort. Historic-age resources are 45 years old or older and have not been evaluated.

These Opportunity Sites are scattered throughout the downtown core; as such, they are located in a variety of urban environments and include many different building types. The following gives a brief overview of the buildings/structures on each of the Opportunity Sites (if any) including photos. Many of the parcels are either vacant lots or surface parking lots. Any discussion about condition or integrity is based on the site visit and the architectural historian's knowledge of the construction time period and style. Additional research would need to be performed in order to confirm this finding as well as provide a recommendation on the property's eligibility for the National Register, California Register or local listing.

Opportunity Site #1 – This site includes one fully developed parcel with three buildings, two of which are connected. The oldest building on the site is approximately 51 years old, built c1966, while the newest was likely built in 1994, which is the date on the Assessor's Record. The buildings appear to be in good condition.



Opportunity Site #2 – This site includes one parcel with a two-story building constructed in 1985, according to the Assessor’s Records, and is not historic age. There are some exterior wall segments that appear much older, as if the current building was built inside the shell of the original building. The building appears to be in good condition.



Opportunity Site #3 – This site includes one building, constructed in 1965, and a surface parking lot at the rear of the parcel. The building is Mid-Century Modern style and appears to be in good condition and retain a moderate to high degree of integrity.



Opportunity Site #4 – This site includes one building, constructed in 1975, and a surface parking lot at the northeast corner of the lot. The building is not historic age.



Opportunity Site #5 – This site includes one parcel and has no buildings.

Opportunity Site #6 – This site includes one parcel and has no buildings.

Opportunity Site #7 – This site includes four buildings on three parcels. There are two buildings at APN 009-0253-016. The building at 1331 Broadway was constructed in 1966 and was previously a bank. It is on the northwest corner of 14th Street and Broadway. The building is currently vacant. It is Mid-Century Modern style and appears to retain a moderate to high degree of integrity. The building at 1315 Broadway, also on APN 009-0253-016, is a one story, retail/commercial building. It appears historic age and was likely constructed between 1957 and 1964. The building at 1313 Broadway is a one story retail/commercial building that was built in 1945. The building at 1309 Broadway is a one story retail commercial building that was built in 1931. All of the buildings are historic age and appear to be in good condition.



1331 Broadway



1313 Broadway



1309 Broadway

Opportunity Site #8 – This site includes five parcels and no buildings.

Opportunity Site #9 – This site includes one parcel and one building constructed in 1966. The building is single story and concrete construction, and is architecturally unremarkable. The building appears to be in good condition.



Opportunity Site #10 – This site includes two parcels and one building constructed in 1966. The single story, rectangular building appears to front both T and U streets, with T Street being the primary frontage. The building appears to be in good condition.



Opportunity Site #11 – This site includes one parcel and no buildings.

Opportunity Site #12 – This site includes one parcel and three buildings and structures constructed in 1968. It appears to be a former gas/service station with a main shop for repairs and two shade structures that presumably covered gas pumps. The gas pumps have been removed; however, overall the site appears to retain a moderate to high degree of integrity.



Opportunity Site #13 – This site includes one parcel and one building constructed in 1966. It appears to be a former gas/service station. The main portion of the building is rectangular with carports extending to the east and west of the building. The one on the west façade appears to be a later addition while the one on the east façade likely covered the gas pumps. The building appears to be in fair to good condition and retain a low to moderate degree of integrity.



Opportunity Site #14 – This site includes two parcels and two buildings. The building at 1809 23rd Street was constructed in 1942. The building at 1800 24th Street was constructed in 1930. Both of these buildings were fully evaluated as a part of this study in the next section of this report and the DPR forms are in **Appendix E**.



1809 23rd Street



1800 24th Street

Opportunity Site #15 – This site includes four parcels and two buildings. The building at 1800 23rd Street was constructed in 1938. It was fully evaluated as a part of this study in the next section of this report and the DPR forms are in Appendix E. The building at 2229 S Street, according to parcel records, was constructed in 1972. It is at the northwest corner of 23rd and S streets. It is a single story building dominated by warehouse space with what appears to be office space at the southeast corner of the building. It appears to be associated with Fischer Tile & Marble, which also occupies the building at 1800 23rd Street and possibly the building at 1809 23rd Street. The building at 2229 S Street appears to have been constructed prior to 1972; it is historic age and requires further evaluation to determine its significance.



1800 23rd Street



2229 S Street

Opportunity Site #16 – This site includes five parcels and no buildings.

Opportunity Site #17 – This site includes five parcels and no buildings.

Opportunity Site #18 – This site includes three parcels and two buildings. The building at 1720 21st Street (2111 Q Street) was constructed in 1948. It is a narrow, rectangular single story building. It is currently occupied by sacbee.com and sacramento.com according to signage on the building. The building at 2123 Q Street was constructed in 1957, and is a one story, International Style building. It is historic age and appears to have a moderate to high degree of integrity.



1720 21st Street (2111 Q St)



2123 Q Street

Opportunity Site #19 – This site includes seven parcels and no buildings.

Opportunity Site #20 – This site includes three parcels and no buildings.

Opportunity Site #21 – This site includes four parcels and one building. The building at 2123 P Street was constructed in 1913 and is historic age. It is a two story residential building, and appears to have a moderate to low degree of integrity.



Opportunity Site #22 – This site includes one parcel and one building. The building at 1608 Q Street was constructed in 1964. It is a single story building in the International Style and appears to be in good condition.



Opportunity Site #23 – This site includes seven parcels and no buildings.

Opportunity Site #24 – This site includes two parcels and two buildings. The building at 1730 14th Street was constructed in 1939. It was fully evaluated as a part of this study in the next section of this report and the DPR forms are in Appendix E. The building at 1729 13th Street was constructed in 1939. It is a large L-shaped building that is currently occupied by the State of California Department of Water Resources.



1730 14th Street



1729 13th Street

Opportunity Site #25 – This site includes one parcel and one building constructed in 1982. The building is not historic age.



Opportunity Site #26 – This site includes one parcel and no buildings.

Opportunity Site #27 – This site includes six parcels and one building constructed in 1931. This site is located in the Sacramento Register designated 1200-1300 Q Street Historic District, but post-dates the district's period of significance (1895-1912) and is therefore presumed to not be a contributor. The building is historic age and appears to be in fair to good condition.



Opportunity Site #28 – This site includes two parcels and two buildings. The building at 925 R Street was constructed in 1949. The building at 1724 10th Street was constructed in 1920 and is in the Sacramento Register R Street Historic District. Both of these buildings were fully evaluated as a part of this study in the next section of this report and the DPR forms are in Appendix E.



925 R Street (915 R St)



1724 10th Street

Opportunity Site #29 – This site includes three parcels and no buildings.

Opportunity Site #30 – This site includes one parcel and one building constructed in 1970. The building is historic age and in good condition.



Opportunity Site #31 – This site includes six parcels and one building. The building at 1720 8th Street was constructed in 1929. It was recorded in 1996 and the following description given.¹

This single-story building has a mansard roof with ceramic tile facing. Beneath the dentiled cornice is brick siding with textured clinkers. The front elevation has large, multi-paned industrial windows on both sides of centered, awninged entry. The aluminum door is new and the window on the left side of the front elevation

¹ Napoli, Donald S., CHMD. "Central City Historic Structures Inventory," March 1996.

has been bricked in. Two windows on the north elevation are covered in concrete. The building, however, remains essentially unaltered. The property's boundary is its current parcel.

Notes on the previous survey indicate that there were already integrity issues. The building is historic age and was undergoing extensive remodeling at the time of the survey. It no longer retains sufficient integrity to convey its original construction.



Opportunity Site #32 – This site includes one parcel and no buildings.

Opportunity Site #33 – This site includes seven parcels and no buildings.

Opportunity Site #34 – This site includes 11 parcels and no buildings.

Opportunity Site #35 – This site includes four parcels and two buildings. The building at 1401 16th Street was constructed pre-1947. It is one story and includes a surface parking on at the north end of the parcel. The building is currently occupied by an Enterprise Rent-A-Car. The building at 1614 N Street was constructed pre-1947. It was likely a single family residence originally and is currently occupied by Hand In Hand Child Development Center. It is one story over a raised basement, is in good condition, and appears to retain a moderate degree of integrity.



1401 16th Street



1614 N Street

Opportunity Site #36 – This site includes one parcel and one building. The building at 1900 Capitol Avenue was constructed in 1977. It is not historic age.



Opportunity Site #37 – This site includes one parcel and no buildings.

Opportunity Site #38 – This site includes one parcel and no buildings.

Opportunity Site #39 – This site includes one parcel and no buildings.

Opportunity Site #40 – This site includes seven parcels and no buildings.

Opportunity Site #41 – This site includes three parcels and one building. The building at 1724 6th Street was constructed pre-1947. It is historic age and appears to be in fair condition.



Opportunity Site #42 – This site includes one parcel and one building. The Thomas Jefferson Elementary School was constructed in 1923 in the Period Revival style. It is a City of Sacramento Landmark.



Opportunity Site #43 – This site includes four parcels and no buildings.

Opportunity Site #44 – This site includes three parcels and two buildings. The building at 200 Q Street was constructed in 1971. It is a small commercial building currently occupied by Starke Fit. Based on the building design and location it was possibly a gas station and/or other automotive related business. The building at 226 Q Street was constructed in 1966. It is a small rectangular building currently occupied by Advanced Tire. Based on the building design it was likely always used for automotive related businesses. Both buildings appear to be in good condition.



200 Q Street



226 Q Street

Opportunity Site #45 – This site includes one parcel and one building. The building at 2200J Street is two stories and rectangular in form. It currently houses multiple retail businesses including Mike’s Camera, Midtown Framing, and Kindermusic. The building appears to be in good condition and retains a high degree of integrity. It appears to be an excellent example of the Midcentury Modern Style.



Opportunity Site #46 – This site includes two parcels and no buildings.

Opportunity Site #47 – This site includes two parcels and one building. The building at 2124 J Street was constructed in 1925. It is currently occupied by Lofings Lighting, a sign says they are celebrating 50 years, and a preschool. Based on the configuration of the building it is likely that the building was constructed as a residence and the front of the building remodeled for commercial purposes at a later date.



Opportunity Site #48 – This site includes one parcel and no buildings.

Opportunity Site #49 – This site includes one parcel and one building. The building at 2020 J Street was constructed in 1920. It is a multistory building on the southwest corner of J and 21st streets. It appears to have been significantly remodeled based on its building date.



Opportunity Site #50 – This site includes one parcel and one building. The Marshall School was constructed in 1903 in the Classic Revival style. It is a City of Sacramento Landmark.



Opportunity Site #51 – This site includes three parcels and no buildings.

Opportunity Site #52 – This site includes three parcels and one complex of three buildings/structures. The buildings at 1031 16th Street were constructed in 1967 and appear to have originally been a gas station/service station. The main building appears to have been the service station and the other two structures are freestanding shade structures for the gas pumps. Only one gas pump remains.



Opportunity Site #53 – This site includes four parcels and one building. The building at 1616 J Street was constructed in 1928. It is a single story, rectangular brick building. Extensive renovations affecting the façade and interior were observed in early 2017.



Opportunity Site #54 – This site includes one parcel and one building. The building at 2827 F Street was constructed in 1965. It is a one-story rectangular building designed in a Modern style. It is currently vacant, and all openings have been boarded up. The building is surrounded by a surface parking lot on the north, east, and south sides. A pole on a raised concrete pad is present to the east of the building that could have supported a shade structure over gas pump(s).



Opportunity Site #55 – This site includes one parcel and no buildings.

Opportunity Site #56 – This site includes one parcel and one building. The building at 907 16th Street was constructed in 1968. It is a one-story rectangular building designed in a Modern style and appears to be in good condition. It is currently occupied by Avis and Budget Car Rentals according to signage on the building. The building is surrounded by a surface parking lot on its north, west, and south sides.



Opportunity Site #57 – This site includes one parcel and one building. The building at 1116 9th Street was constructed in 1965. It is a two-story building designed in the Midcentury Modern style. It has ground-level commercial space and rooftop parking.



Opportunity Site #58 – This site includes four parcels and four buildings. The building at 930 K Street was constructed in 1963. It is a two-story office building with basement-level parking located on the southwest corner of K and 10th streets. The building at 924 K Street was constructed in 1963. It is a one-story commercial building with basement-level parking. The building at 920 K Street was constructed in 1963. It is a one-story-over basement commercial building. The building at 916 K Street was constructed in 1890; the façade appears to have been completely remodeled. It is a two-story-over-basement commercial building currently occupied by DeRow & Sharma Clothiers & Tailors according to signage on the building.



930 K Street



920 K Street



916 K Street



924 K Street

Opportunity Site #59 – This site includes three parcels and no buildings.

Opportunity Site #60 – This site includes three parcels and one building. The building at 703 L Street was constructed in 1949. The west portion of the two-story commercial building is designed in the Streamline Moderne style; the east portion is a one-story covered parking lot. The building appears to be in good condition.



Opportunity Site #61 – This site includes seven parcels and three buildings. The building at 904 15th Street was constructed in 1950. It is a one-story commercial building currently occupied by Torch Club and Zen Sushi & Lounge according to signage on the building. The adjoining buildings at 908 and 910 15th Street were constructed in 1949. Their façades have been modernized in two different styles. 908 15th Street is currently occupied by Republic Bar & Grill according to signage on the building, and 910 15th Street is currently occupied by Coast to Coast Kitchen.



910 15th Street



904 15th Street



908 15th Street

Opportunity Site #62 – This site includes two parcels and no buildings.

Opportunity Site #63 – This site includes one parcel and no buildings.

Opportunity Site #64 – This site includes one parcel and one building. The building at 1023 J Street was constructed c. 1960. It is a two-story-over-basement office building designed in the Midcentury Modern style. It appears to be in good condition and retain a moderate to high degree of integrity.



Opportunity Site #65 – This site includes one parcel and no buildings.

Opportunity Site #66 – This site includes three parcels and two buildings. The building at 714 J Street (also known as 715 Merchant Street) was constructed in 1890. It is a narrow, two-story commercial building currently occupied by Emergency Bail Bonds and Hair to Dye For according to signage on the building. It appears to be in good condition; however, the integrity appears to be poor with the façade appearing to be completely remodeled. The building at 716 J Street was constructed in 1962. It is a five-story, above-ground parking structure with ground-level retail space. It is designed in a Modern style and appears to be in good condition.



714 J Street



716 J Street

Opportunity Site #67 – This site includes five parcels and no buildings.

Opportunity Site #68 – This site includes one parcel and no buildings.

Opportunity Site #69 – This site includes three parcels and one building. The building at 1210 G Street was constructed in 1978, according to assessor’s records. It is a two-story office building that is accessible from the adjacent parking lot on its east side.



Opportunity Site #70 – This site includes one parcel with one building and two structures. The building at 526 16th Street was constructed in 1967. It is a small, one-story commercial building currently occupied by Auto Glass Now according to signage on the building. There are two detached carport/shade structures on the property.



Opportunity Site #71 – This site includes seven parcels and no buildings.

Opportunity Site #72 – This site includes one parcel and one building. The building at 1200 F Street was constructed in 1950. It is a small one-story building, located in the southwest corner of the parcel, which is otherwise occupied by a surface parking lot. The building appears to be in fair condition.



Opportunity Site #73 – This site includes six parcels and one building. The building at 1913 D Street was constructed in 1960. It is a one-story rectangular building that may be used for storage or office use. The site appears to be associated with the Salvation Army according to signage on numerous trucks parked on the parcels. The building appears to be in good condition and to retain a moderate to high degree of integrity.



1912 C Street (1916 C St)



1913 D Street

Opportunity Site #74 – This site includes one parcel and no buildings.

Opportunity Site #75 – This site includes one parcel and no buildings.

Opportunity Site #76 – This site includes three parcels and one building. The building at 1115 E Street was constructed in 1953. It is a one-story warehouse with a front addition designed in a Modern style. It is currently occupied by the E Street Gallery & Studios according to signage on the building.



Opportunity Site #77 – This site includes five parcels and no buildings. The entire site is located within the Alkali Flat West Historic District.

Opportunity Site #78 – This site includes three parcels and two buildings. The building at 1310 C Street was constructed in 1946. It is a one-story Quonset hut that is located on the south side of C Street between 13th and 14th streets. It is currently occupied by Jim Vendley Air Conditioning according to exterior signage. The building at 308 14th Street was constructed at an unknown date. It is a one-story warehouse building located at the northwest corner of 14th Street and Chinatown Alley. The buildings appear to be in good condition and retain moderate to high degrees of integrity.



308 14th Street



1310 C Street

Opportunity Site #79 – This site includes four parcels and three buildings. The building at 1401 C Street was constructed in 1920. It is a large one-story warehouse located at the northeast corner of C and 14th streets, and it appears to be vacant. The two building at 201 and 215 14th Street are located on one parcel and were constructed in 1956. The buildings appear to be currently occupied by Reclamation Art & Furniture LLC and C Street Studio, respectively, according to an internet search. The building at 216 15th Street was constructed in 1942. The rectangular, two-story industrial building has three large additions on its north, south, and west sides, resulting in a sprawling building with an irregular plan. The building is currently occupied by The Red Museum according to an internet search.



201 14th Street



216 15th Street



1401 C Street

Opportunity Site #80 – This site includes three parcels and one building. The building at 1219 C Street was constructed in 1980, and is not of historic age. It is a one-story rectangular industrial building with some office space.



Opportunity Site #81 – This site includes four parcels and one building. The building at 1313 C Street was constructed in 1949. It is a one-story industrial building with additions on the north and east sides. It is currently occupied by Black Rock Automotive according to signage on the building. The remainder of the site is surface parking lots. The building appears to be in good condition and retain a moderate to high degree of integrity.



Opportunity Site #82 – This site includes two parcels and no buildings.

Opportunity Site #91 – This site includes two parcels and one building. The building at northeast corner of S and 14th Street was built in 1977 and is not historic age.



Opportunity Site #96 – This site includes 26 parcels, five buildings/complexes, and a variety of infrastructure. The buildings at 2127 Front Street are part of the Front Street Animal Shelter. The building at 2200 Front Street is a large warehouse type building that houses the California Automobile Museum. The Pioneer Reservoir Treatment Plant is at 2100-2104 Front Street. The building at 2101 houses SUMP-1 of the Sacramento Department of Utilities system. Along the western boarder of this Opportunity Site are a levee, railroad tracks, and a bike/pedestrian path. The buildings all appear to be in good condition.



2200 Front Street



2127 Front Street



2201 Front Street



2104 Front Street



2101 Front Street



2001 Front Street

Opportunity Site #97 – This site includes one parcel and one building. The building at 1026 R Street was built in 1920 and is listed on the Sacramento Register of Historic and Cultural Resources.



Opportunity Site #101 – This site includes one parcel and one building. The building at 1431 L Street was constructed in 2005. It is not historic age.



Opportunity Site #102 – This site includes one parcel and one building. The building at 1223 J Street was constructed in 1999. It is not historic age.



Opportunity Site #115 – This site includes one parcel and one multi-story building surrounded by landscaping. The building at 720 9th Street, the Gordon D. Schaber Sacramento County Courthouse, was completed in 1965. It was designed by Starks, Jozens and Nacht in the Brutalist style and built by Campbell-Heller-Continental (contractors). The landscaping was designed by Hideo Sasaki and Peter Walker. The bronze and copper fountain was designed and created by San Francisco sculptor Aristides Demetrious.



Opportunity Site #116 – This site includes one parcel and one parking structure. The parking structure on this lot has two levels, one at grade and one elevated above the at-grade parking. It is connected to the building to the south via a pedestrian walkway on the 2nd level. No construction date was determined.



Previous Cultural Resources Studies

A vast number of previous cultural resources studies, involving a variety of methods, have been conducted in the Project Area. The NCIC has reports from over 200 previous cultural resources studies conducted in the Project Area. These range in scope from overviews and desktop analyses, to architectural resource evaluations and archaeological data recovery.

Native American Correspondence

On February 9, 2017, the City sent notices, with Project information and a request to inform the City of any concerns regarding potential Project impacts to cultural resources, were sent out to the two California Native American tribes that had previously provided written requests to receive notification of projects under AB 52: the United Auburn Indian Community (UAIC) and Wilton Rancheria. The notices were received by both tribes on February 13, 2017. Under AB 52, both tribes had until March 15, 2017 (30 days after receiving notification) to request consultation on the Project. The City only received a request for consultation from the UAIC. The City is currently scheduling a meeting with UAIC and additional consultation is pending.

Archaeological Sensitivity Analysis

One goal of this study is to identify areas of the Project Area that may yield archaeological resources, with particular attention given to the relationship between the likelihood of the presence of any such deposits and their potential for significance. This study uses the term “sensitivity” to discuss this relationship, whereby an area with high sensitivity would be an area with both a high likelihood of encountering archaeological deposits and a high likelihood of any such deposits being significant (i.e., qualifying as an historical resource or unique archaeological resource, for CEQA purposes).

Landforms that predate the earliest estimated periods for human occupation of the region are considered to have very low potential for the presence of buried archaeological sites, while those that postdate human occupation are considered to have a higher potential for presence of buried archaeological sites. The degree of buried site potential presence is inversely related to the estimated date range of a landform. Currently, archaeological research indicates that the earliest evidence for human occupation of California dates to the Late Pleistocene, which ended approximately 11,500 BP. Therefore, the potential for presence of buried archaeological deposits in landforms from or predating the Late Pleistocene is very low (Meyer and Rosenthal, 2008:160-161).

As mentioned earlier, the Project Area is underlain by deep Holocene and historic-period/modern alluvium with small areas of wind-blown “dune” deposits (California Division of Mines and Geology, 1971; Meyer and Rosenthal, 2008:Fig. 47, 50); **Figure 5** in Appendix A depicts the Late Quarternary geology of the Project Area. Soils in the Project Area consist of various sandy and silty loams (alluvium) mixed with historic-period and modern fill (USDA, 2016). Given the Late Holocene/historic-period/modern age of the APE’s underlying geologic formation, the potential for buried prehistoric archaeological deposits in undisturbed portions of the Project Area is high (see Meyer and Rosenthal, 2008:115, 160-161). Prior to historic-period and modern development, the Project Area would have been an amenable setting for procurement of the abundant flora and fauna found in the area’s marshes, river channels, and adjacent forests and grasslands. The Project Area would also have been an ideal setting for prehistoric habitation, particularly in the areas of higher ground, notably the Poverty Ridge area and along a north-south corridor of the Project Area spanning 8th, 9th, and 10th Streets (see **Figure 5**). This is supported by the documented presence of several ethnographic villages and prehistoric archaeological sites in and in the vicinity of the Project Area.

Historic-period and modern development activities have heavily disturbed the majority of the Project Area, thereby reducing the potential for both the presence and significance (due to probable loss of integrity) of shallow buried and surficial prehistoric deposits. However, the depth and extent of, and accuracy of records associated with these ground-disturbing activities, varies throughout the Project Area. As such, there is virtually no potential for presence of surficial archaeological resources in the Project Area but there remains a moderate to high potential for presence of buried archaeological resources in the Project Area. The potential for significance of any intact prehistoric archaeological resources in the Project Area is hard to predict and would depend on the nature of the deposit. However, given the relative few number of well documented prehistoric archaeological resources in downtown Sacramento, the potential significance of any such resources would likely be high. Therefore, the archaeological sensitivity of the Project Area for surficial prehistoric deposits is low and high for buried prehistoric deposits.

Additionally, historic-period development activities and associated use in the Project Area may have resulted in the creation of buried historic-period archaeological deposits. Therefore, there is a high potential for presence of buried historic-period archaeological resources in the Project Area. Again, predicting the potential significance of any intact historic-period archaeological resources in the Project Area, if present, is difficult. Based on the known historic-period archaeological resources previously recorded in downtown Sacramento, the potential significance of any intact historic-period archaeological resources in the Project Area is moderate. Therefore, the archaeological sensitivity of the Project Area for historic-period deposits is moderate.

Due to the presence of previously recorded archaeological resources in the Project Area, lack of previous systematic subsurface archaeological survey of the Project Area, presence of recorded ethnographic villages in or in close proximity to the Project Area, and substantial historic-period use of the Project Area, the archaeological sensitivity of the Project Area is low for surficial prehistoric deposits, high for buried prehistoric deposits, and moderate for historic-period deposits.

Field Survey

On August 3, 2016, August 18th, 2016, and February 1, 2017, ESA Architectural Historian Amber Grady conducted an architectural survey of the 89 Opportunity Sites, which included 259 parcels. Not all of the parcels contained buildings (see Table 2 in Appendix D). A total of 83 buildings and structures were present on these parcels at the time of survey, 77 of which appear to be historic age (45 years old or older). This included an exterior examination of all buildings and structures as well as photographing and taking notes of all buildings.

Built Environment Resources Identified

As a result of this study, six historic age built resources were fully evaluated using the criteria discussed in more detail under the Regulatory Framework above. There are four (4) criteria by which the buildings were evaluated. Criterion 1/A recognizes properties associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The property must also have an important

association with the event or historic trends – mere association with historic events or trends is not enough to qualify under Criterion 1 (U.S. Department of the Interior, 2002). Criterion 2/B applies to properties associated with the lives of persons important to local, California or national history. The individual's specific contributions to history must be identified and documented. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements and productive life, and must be the property that is most closely associated with that person and the actions for which they are important. Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions (U.S. Department of the Interior, 2002). Criterion 3/C applies to properties that embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. To be eligible under Criterion 3/C, a property must meet at least one of the following requirements: embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. The first requirement, that properties "embody the distinctive characteristics of a type, period, or method of construction," refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. "The work of a master" refers to the technical or aesthetic achievements of an architect or craftsman. "High artistic values" concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history (U.S. Department of the Interior, 2002). Criterion 4/D asks whether a property has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. While most often applied to archeological districts and sites, Criterion 4/D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information (U.S. Department of the Interior, 2002). The City of Sacramento has established Landmark and Historic District Eligibility Criteria. The Landmark Eligibility criteria are very similar to the California and National registers and include association with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation; association with the lives of persons significant in the city's past; distinctive characteristics of a type, period or method of construction; represents the work of an important creative individual or master; possesses high artistic values; and has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation. The following section presents an evaluation of these resources for listing in the National Register, California Register, and Sacramento Register of Historic and Cultural Resources. Appendix E contains DPR forms that document these resources.

1800 24th Street

Description

The subject property includes a 25,120 square foot (sf) building on a 25,600 sf lot on the southeast corner of 24th Street and Rice Alley. It is a large, single story warehouse with a square

footprint. The building sits on a concrete slab foundation and the walls are poured concrete. The western third of the building appears to be an addition. The western portion of the building has a hipped roof while the remaining appears to be flat.

The east (primary) facade includes an at-grade level metal roll up vehicle door, two elevated loading docks, a single pedestrian door, and metal framed casement and fixed windows. At the north end of this facade one nine paned window is located over the single pedestrian door with three additional windows flanking the door; several glass panes have been replaced with wood and an HVAC unit. The seven windows at the south end of the facade are located high on the facade, with one over each of the two elevated loading docks, and each have 12 panes.

The south facade fronts Rice Alley and includes eight metal framed windows near the roofline on the east end and an elevated loading dock flanked by two metal framed windows. Each of the eight windows on the east end has 12 panes. One elevated truck dock is at the west end of the facade and is flanked by two, twelve paned, metal framed windows. Many of the panes in these windows appear to be broken or replaced. A large mural is located below these windows for the entire length of this facade.

The north facade fronts the light rail tracks that run along R Street. The east end of this facade includes two rows of windows making the building appear to be two stories. The windows are metal framed fixed and awning style. The upper row of windows has six and eight panes while the lower windows have either 3 or 12 panes. Some of the window openings have been filled in. The west end of the north facade has a single pedestrian door, a roll up metal door on an elevated loading dock, and two window openings that appear to have been boarded up from the inside.

The west facade is a solid wall with no window or door openings. The mural from the south facade continues the full length of this facade as well.

Property History

Sacramento's early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The Sacramento Valley Railroad (SVRR) opened for business in 1856; a freight depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was developed at least as early as 1915 with a brick warehouse; railroad tracks are also visible on R Street with a railroad siding next to this building on the 1915 Sanborn Map. This building was demolished sometime before 1947 when a historic aerial shows the parcel as vacant. The 1915-1952 Sanborn shows two buildings in the current building footprint

and is labeled “Paper W.Ho” and “Whol. Paper School Supplies & Houseware.” A building permit was issued in 1949 to Valley Paper Co to erect a warehouse at 1800 – 24th Street.

While there are no listings in the 1935, 1940, 1944, 1945, 1946, 1948, 1950, and 1951 City Directories a photo dated 1950 and labeled “Incandescent Supply Co” shows the current building. The 1952 City Directory lists “Valley Paper Co” at the subject property. The 1960 City Directory lists “Incandescent Sup Co” and the 1965, 1970, 1975 and 1992 City Directories lists “Consolidated Elec Distributors lighting equip” and “Consolidated Electrical Distributors elec whol.” The east (primary) façade currently includes a painted sign that reads “CED Consolidated Electrical Distributors.” Based on this archival research it is apparent that this building has been used as a warehouse and commercial showroom, for various types of commercial goods, likely since it was constructed in 1949.

While the previous building(s) on the site were tied to the railroad the currently building appears to be oriented and designed for distribution of goods via trucks. Historic aerials from 1957, 1964, and 1966 show vehicles parked perpendicular to the building on the west, north, and east sides.

Businesses associate with the building over its 65+ year history include Valley Paper Company, Incandescent Supply Co, and Consolidated Electric Distributors. Consolidated Electrical Distributors currently occupies the building and sells automation products for residential, commercial, and industrial use. Archival research did not reveal any detailed information on either the Valley Paper Company or the Incandescent Supply Company.

Evaluation

Criterion 1/A

The subject property is a warehouse along the originally industrial R Street corridor. While the building has been occupied by several local companies, research did not reveal that the property was associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

Criterion 2/B

Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

Criterion 3/C

The subject property is vernacular and does not represent any particular building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

Criterion 4/D

The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information

that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

For the same reasons discussed above ESA is recommending the property ineligible for local listing as an individual resource.

1809 23rd Street

Description

The subject property includes a generally rectangular building with a small, primarily one story, addition that projects out on the east facade. The majority of the building is one story with approximately 1/3 of the building at the south end two stories. The majority of the exterior walls are stucco. There is a wood framed addition on the east façade that is clad in corrugated metal.

The west (primary) façade includes four window openings and 2 single pedestrian doors on the 1st floor and four window openings at the 2nd floor. Three large window openings are located in the center of the façade at the 1st floor; the center opening is glass block and the other two are roll up metal screens. The other window is glass block and is located between the two pedestrian doors. One of the pedestrian doors is surrounded by glass blocks. The 2nd floor windows are metal framed casement windows. A third pedestrian door opening has been filled in at the north end of this façade.

The north façade fronts R Street and the light rail tracks. The wall is blank with no window or door openings.

The east façade is two stories. The 1st floor steps back under the 2nd floor creating covered parking on the west end of this façade. There is a single pedestrian door and a metal roll up vehicle door at the back of the parking area. There is also one metal framed casement window at the east end of the 1st floor.

Property History

Sacramento's early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The SVRR opened for business in 1856; a freight depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was developed at least as early as 1915 with a brick warehouse; railroad tracks are also visible on R Street with a railroad siding next to this building on the 1915 Sanborn Map. This building was demolished and the current building constructed in 1942 according to the City's Assessor Records. The 1947 aerial appears to show the current building. The 1915-1951 and 1915-1952 Sanborn maps show "Whol. Meat & Cold Stge" and "BLR Ho" on a building footprint that appears to match the current footprint. There are no listing in the City Directories for 1935, 1940, 1945, and 1947; however, "A J Murphy whol meats" is listed in 1952 and "Made-Rite Sausage Co (plant)" and "Made-Rite Mfg Co Sausage Mfrs" in listed in 1960, 1965, and 1969. The 1970 City Directory lists it as vacant. The building may have also been occupied by Pureta Sausage Co sometime during the 1950s-60s. The 1975 City Directory lists "Professional Food Services vending mach" and in 1982 "Professional Food Flavors (Ofc)" is listed. In 2003 the building was purchased by Fischer Tile & Marble, which also currently occupies 1800 23rd Street.

Evaluation

Criterion 1/A

The subject property is a warehouse along the originally industrial R Street corridor. While the building has been occupied by several local companies research did not reveal that the property was associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

Criterion 2/B

Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

Criterion 3/C

The subject property is International Style and does not represent an excellent example of the building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

Criterion 4/D

The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

For the same reasons discussed above ESA is recommending the property ineligible for local listing as an individual resource.

1800 23rd Street

Description

The subject property includes a 23,088 sf building on a 23,904 sf lot on the northeast corner of 23rd and R streets. It is a large, single story warehouse with a square footprint. The steel-frame building sits on a concrete slab foundation, reinforced concrete walls are clad in stucco, and the building is capped by a triple-bow roof.

The east (primary) facade includes three at-grade level metal roll-up vehicle doors and a single flush pedestrian door. The south end of this facade features two multi-pane, steel-frame industrial windows, and these are partly obscured by vines of climbing plants. The north end of this facade features two expanses of glass block with a continuous brick sill. A horizontal concrete sill above the pedestrian door may mark the location of an earlier window opening. A continuous brick soldier course across the entire facade caps the roll-up doors, steel-frame windows, and expanses of glass block, and the facade terminates in a single brick soldier course.

The south facade fronts Rice Alley and includes six multi-pane, steel-frame industrial windows with concrete sills, and these are capped by a continuous brick soldier course across the entire facade. The windows near the east end of the facade are partly obscured by vines of climbing plants. Several glass panes of three of these windows have been replaced with industrial fan units. A single flush door provides access to a loading dock near the east end of the facade. The facade terminates in a single brick soldier course.

The west facade is a solid wall with no window or door openings.

The north facade fronts the light rail tracks that run along R Street and includes six expanses of glass block with a continuous brick sill and header across the entire facade. Horizontal concrete sills directly below these expanses of glass block may mark the locations of earlier window openings. Below the glass block are three small window openings. The opening on the east end has a concrete sill and is filled with glass blocks. In the center is a recessed opening with two sliding windows and brick infill. The western opening features a single sliding window.

Property History

Sacramento's early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The SVRR opened for business in 1856; a freight depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was constructed in 1938 according to the City Assessor's Records. The 1947 aerial photograph appears to show the current building. The 1915-1951 and 1915-1952 Sanborn maps show "Wellman Peck & Co. Whol. Gro." on a building footprint that appears to match the current footprint. There is no listing in the 1935 City Directory; however, "Wellman Peck & Co. whol gro" is listed in 1940, 1945, and 1952. City Directories from 1960 until 1982 alternately list "Henderson Bros auto parts," "Henderson Bros Stores Inc auto," and Henderson Bros Stores Inc distr auto parts." In 1986 the building was sold by Henderson Auto Parts to Fischer Tile & Marble, which also currently occupies 1809 23rd Street.

Businesses associated with the building over its nearly-80-year history include Wellman, Peck & Co. (wholesale grocer), Henderson Bros., Inc. (distributor of automobile parts), and Fischer Tile & Marble (manufacturer of stone and tile units). Wellman, Peck & Co. was founded in 1849 in San Francisco by merchant Bela Wellman. The company grew to 30 employees by 1880 and eventually expanded its operations to Sacramento (exact date unknown), and by 1941 it had become the largest wholesale grocer in California. By 1960, the subject property was occupied by Henderson Bros., Inc., which had at least two other locations at 916 12th Street and near the intersection of 15th and K streets. In 1986, the building was sold to Fischer Tile & Marble, which still occupies it today. Fischer Tile & Marble was established in 1906 in Stockton and opened its first Sacramento location in 1923. The company occupied at least four other locations in Sacramento before purchasing and occupying the subject property.

Evaluation

Criterion 1/A

The subject property is a warehouse along the originally industrial R Street corridor. While the building has been occupied by several local companies research did not reveal that the property was associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

Criterion 2/B

Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

Criterion 3/C

The subject property is a utilitarian warehouse whose design was influenced by the Streamline Moderne style. It does not represent an excellent example of the building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

Criterion 4/D

The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information

that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

For the same reasons discussed above ESA is recommending the property ineligible for local listing as an individual resource.

1730 14th Street

Description

The subject property includes a 19,200 sf building on the northwest corner of 14th and R streets. It is a large, single story warehouse with a rectangular footprint, and it abuts adjacent properties on the west property line. The reinforced concrete building sits on a concrete slab foundation. It is clad in painted brick with a smooth stucco wainscot, and the building is capped by a hipped roof with skylights.

The east (primary) facade includes two recessed entries with single flush pedestrian doors: one in the center of the façade and one near the north end of the façade. Twelve multi-pane, steel-frame industrial windows with concrete wills span the façade. The façade terminates in a roof gutter.

The south façade fronts R Street and includes an at-grade level metal roll-up vehicle in the center of the façade. A single flush pedestrian door flanks the vehicular opening on the west, and an identical pedestrian door is located at the west end of the façade. Across the upper portion of the façade are six multi-pane, steel-frame industrial windows with concrete sills. The façade terminates in a roof gutter.

The north façade fronts the light rail tracks that run along Quill Alley. All fenestration has been filled in with brick, and it is apparent that multiple door and window openings of various sizes were once part of the façade. Concrete window sills can still be seen. The façade terminates in a roof gutter.

Property History

Sacramento's early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The SVRR opened for business in 1856; a freight depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was developed at least as early as 1895 with multiple dwellings and one blacksmith shop, according to the Sanborn Map from that year. The 1930 City Directory lists “Parker R A,” who was likely one of the residents at that time. The buildings were demolished sometime before 1939, when the subject property was constructed according to the City Assessor’s Records. The 1947 aerial photograph appears to show the current building with the original footprint. The 1915-1951 and 1915-1952 Sanborn maps show “Elec. Supply W.Ho.” with railroad siding along Quill Alley (the north side of the building) that is disconnected from the main freight line on R Street. There are no listings in the 1935, 1940, and 1945 City Directories. The 1947 City Directory lists “Westinghouse Elec Sup Co.” Westinghouse occupies the site until 1966. City Directories from 1967, 1968, 1969, and 1970 show the “Sacramento Rubber Co mfrs” occupying the building.

Evaluation

Criterion 1/A

The subject property is a warehouse along the originally industrial R Street corridor that was originally occupied by the Westinghouse Electrical Company. Research did not reveal that the property was associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

Criterion 2/B

Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

Criterion 3/C

The subject property is a simply designed, utilitarian warehouse and does not represent an excellent example of the building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

Criterion 4/D

The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

For the same reasons discussed above ESA is recommending the property ineligible for local listing as an individual resource.

915 R Street

Description

The subject property includes an 11,160 sf building on an 11,200 sf lot on the north side of R Street between 9th and 10th streets. It is a single story warehouse with a rectangular footprint, and it abuts an adjacent building on the east property line. The building is of reinforced concrete masonry unit construction, sits on a concrete slab foundation, and is capped by a shingled bow roof.

The south (primary) facade is clad in painted concrete masonry units and includes three metal roll-up doors raised approximately four feet above grade. The door near the west end of the facade is covered by a horizontal, corrugated metal awning with metal braces above, and it is flanked on both sides by steel-frame windows with eight lights. Two more windows flank the eastern pair of roll-up doors. The facade terminates in an unadorned parapet that conceals a gutter.

The west facade is a solid wall with no window or door openings and is clad in painted concrete masonry units. It terminates in an unadorned parapet that conceals a gutter.

The north facade fronts a parking lot accessible from Quill Alley is clad in painted concrete masonry units. The facade features five steel-frame windows, each with eight lights. Two former openings—likely for roll-up doors like those on the south facade—have been covered with painted sheet metal panels. The facade terminates in an unadorned parapet that conceals a gutter.

Property History

Sacramento's early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The SVRR opened for business in 1856; a freight depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was developed at least as early as 1895 with multiple dwellings and outbuildings, according to the Sanborn Map from that year. The 1915 Sanborn shows that all of these buildings were demolished sometime before 1915. The 1915-1951 Sanborn shows a vacant lot containing railroad siding accessed by the adjacent Goodwill Tire & Rubber Co. warehouse at 1724 10th Street (a.k.a. 925 R Street). A 1947 aerial photograph shows no buildings on the subject property. According to the City Assessor's Records, the current building was constructed in 1949. The 1915-1952 Sanborn Map shows a "Tire W. Ho." with railroad siding along Quill Alley (the north side of the building), and it appears that it was constructed as an addition to the

Goodwill Tire & Rubber Co. warehouse immediately to the east. In the 1970 City Directory “Marsh Murray B Co Inc fl coverings whol” is listed.

Evaluation

Criterion 1/A

The subject property is a warehouse along the originally industrial R Street corridor that was originally associated with the adjacent property at 1724 10th Street. Research did not reveal that the property was associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

Criterion 2/B

Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

Criterion 3/C

The subject property is a simply designed, utilitarian warehouse and does not represent an excellent example of the building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

Criterion 4/D

The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

For the same reasons discussed above ESA is recommending the property ineligible for local listing as an individual resource.

1724 10th Street

Description

The subject property includes a 28,800 sf building on a 14,400 sf lot on the northwest corner of 10th and R streets. It is a large, single-story-over-raised-basement warehouse with a square footprint, and it abuts an adjacent building on the west property line. The wood-frame building with brick walls and a concrete foundation is capped by a low mansard roof with wood shingles and a flat top. The flat portion of the roof includes more than a dozen smaller roof forms and roof-mounted equipment.

The east (primary) façade is clad in exposed brick on a raised concrete curb, and it is comprised of 10 structural bays. All bays feature a flush concrete header with a vertical wood panel directly

below, and all but one bay have a brick sill. The southernmost bay features a single, at-grade, glazed aluminum door with aluminum-frame transom and sidelights. Counting from the south end of the façade, the second through eighth bays and the tenth northernmost bay include single, fixed aluminum-frame windows with either vertical wood panels or brick infill directly below. The ninth bay is filled in completely with vertical wood panels. The façade terminates in a brick parapet that conceals a gutter.

The south façade fronts R Street and is clad in exposed brick with a smooth concrete wainscot. At the roofline near the center of the façade, a dormer addition with a flat roof is clad in stucco. The dormer includes a fixed, aluminum-frame window with a brick sill, and part of the brick wall has been removed to accommodate the shape of the window. Below the dormer are three window openings with arched brick headers and brick sills. The windows are covered with metal security grates. Flanking the arched windows are five recessed openings with concrete headers, two on the west end of the façade and three on the east end. Each opening includes a single, fixed aluminum-frame window with a brick sill and brick infill below. A narrow external brick chimney is located near the east end of the façade. Several small square openings a few inches above grade are located at irregular intervals across the base of the façade. Three of these appear to be window openings that are covered with metal security grates, and three others are covered by metal panels with exterior-mounted mechanical units. The façade terminates in a brick parapet that conceals a gutter.

The north façade fronts the light rail tracks that run along Quill Alley, and it is clad in painted brick. There are two window openings with arched brick headers and brick sills, and these are covered with metal security grates. Three rectangular openings with brick sills include either one or two fixed, aluminum-frame windows. Several small square window openings are located at irregular intervals across the base of the façade and are covered with metal security grates. The façade terminates in a brick parapet that conceals a gutter.

Property History

Sacramento's early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The SVRR opened for business in 1856; a freight depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was developed at least as early as 1895 with multiple dwellings and outbuildings, according to the Sanborn Map from that year. The 1915 Sanborn shows that all of these buildings were demolished sometime before 1915 and replaced with one duplex building on an otherwise vacant property. The 1915-1951 and 1915-1952 Sanborns show a "Goodyear Tire & Rubber Co" warehouse on the site. On the earlier map, railroad siding from the freight line along

Quill Alley provided access to the building's west façade, and the later map shows that the railroad siding was moved to the building's north façade. According to building permits, the building was owned by T. Swanston in 1950, Florence Swanston in 1961, the Farber Bros. in 1973-1974, and S. Farber in 1976. Goodyear Tire & Rubber Company is listed in the City Directories from 1927-1966. The property is listed as vacant in 1967 and 1968 and no listing appears in the 1969, 1970, and 1975 directories. "Farber Brothers Distributing Co whol gro" is listed in 1982.

Evaluation

Criterion 1/A

The subject property is a warehouse along the originally industrial R Street corridor that was originally occupied by the Goodyear Tire & Rubber Co. By the time the building was constructed in 1920, Goodyear had become the largest tire company in the world, with operations throughout North and South America, Africa, and Australia. However, the subject property was not part of the company's revolutionary product development or manufacturing, and for this reason it does not appear to have been associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

Criterion 2/B

Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

Criterion 3/C

The subject property is a simply designed, utilitarian warehouse and does not represent an excellent example of the building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

Criterion 4/D

The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

For the same reasons discussed above ESA is recommending the property ineligible for local listing as an individual resource.

CHAPTER 5

Results Summary, Conclusions, and Recommendations

Results Summary

Architectural Resources

There are 259 parcels on the 89 Opportunity Sites within the DSP. There are two listed City Landmarks on two of the DSP Opportunity Sites; the Thomas Jefferson Elementary School (1619 N Street, Opportunity Site #42), the Marshall Elementary School (2718 G Street, Opportunity Site #50) and 1026 R Street (Opportunity Site #97). Opportunity Sites are also located within four City of Sacramento historic districts; the 1200-1300 Q Street, R Street, Memorial Auditorium, and Alkali Flat West historic districts. The City then identified six buildings (1800 24th Street, 1800 23rd Street, 1730 14th Street, 915 R Street, 1724 10th Street, and 1720 8th Street) on four Opportunity Sites (#14, 24, 28, and 31) for full evaluation for the National Register, California Register, and local listing. ESA is recommending that the six buildings identified above on Opportunity Sites 14, 24, 28, and 31 are ineligible for listing in the National Register, California Register, and local listing.

Archaeological Resources

Twenty-six archaeological resources have been previously recorded in the Project Area, two of which are recorded within the limits of Opportunity Sites: P-34-000722 and P-34-002358. In addition to previously recorded archaeological resources in Opportunity Sites, 29 Opportunity Sites are within 200 feet of previously recorded archaeological resources.

Based on the locations of previously recorded archaeological resources in the Project Area, lack of previous systematic subsurface archaeological survey of the Project Area, presence of recorded ethnographic villages in or in close proximity to the Project Area, and substantial historic-period use of the Project Area, the archaeological sensitivity of the Project Area is low for surficial prehistoric deposits, high for buried prehistoric deposits, and moderate for historic-period deposits.

Recommendations

Architectural Resources

There are a large number of historic-age buildings in the DSP that have not been evaluated as historical resources. Projects within the DSP have the potential to significantly impact both previously identified and not yet identified architectural resources. However, the City already has established policies and procedures to identify and protect these types of resources as specific projects apply for various permits and application processes.

Archaeological Resources

Due to the Project Area's sensitivity for buried prehistoric and historic-period archaeological material, documented ethnographic villages in the vicinity of the Project Area, potential for tribal cultural resources in the Project Area, and lack of previous systematic archaeological subsurface survey of the Project Area, the Project has the potential to impact historical resources and tribal cultural resources. ESA recommends the following measures be completed to ensure that the Project does not result in a significant impact to archaeological resources, both those that qualify as historical resources and unique archaeological resources, and tribal cultural resources, for CEQA purposes:

- Consult with relevant Native American representatives to address the identification of tribal cultural resources and potential Project impacts on other historical resources.
- Conduct an archaeological pedestrian and subsurface survey, if feasible, of areas of proposed ground disturbance prior to approval of the work/action.
- If archaeological resources are identified during the pedestrian and subsurface survey of an area of proposed ground disturbance, conduct archaeological testing to of the identified archaeological resources to determine if they qualify as an historical resource or unique archaeological resource, pursuant to CEQA purposes.
- If, through archaeological survey and testing, an historical resource or unique archaeological resource is identified in an area that may be impacted by the Project, modify the Project to avoid impacts to the resource or prepare and implement a detailed treatment plan to guide data recovery of the resource through recovering the scientifically consequential information from the resource, as mitigation. Treatment for most resources would consist of (but not necessarily be limited to sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the Project. The treatment plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals.
- Conduct archaeological monitoring for all Project ground-disturbing activities within 200 ft of recorded archaeological resources. If the resource has association with Native Americans, a Native American monitor will also participate in the monitoring.

- Should archaeological resources or human remains be inadvertently discovered during any Project ground-disturbing work, the following procedures should be implemented:

If prehistoric or historic-period archaeological resources are encountered by the archaeological monitor, Native American monitor, or construction personnel during Project implementation, all construction activities within 100 ft shall halt until a qualified archaeologist, defined as one meeting the Secretary of the Interior's Professional Qualification Standards for Archeology, can assess the significance of the find. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, hand stones, or milling slabs); battered stone tools, such as hammer stones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse.

If the City, through consultation with the qualified archaeologist and relevant Native American representatives (to identified by the NAHC if the resource is Native American in origin), determines that the archaeological resource encountered may qualify as an historical resource and/or unique archaeological resource, under CEQA, construction shall cease in an area determined by the archaeologist until a mitigation plan has been prepared and implemented to the satisfaction of the archaeologist (and Native American representatives, if applicable).

The mitigation plan shall recommend preservation in place, as a preference, or, if preservation in place is not feasible, data recovery through excavation. If preservation in place is feasible, this may be accomplished through one of the following means: (1) modifying the construction plan to avoid the resource; (2) incorporating the resource within open space; (3) capping and covering the resource before building appropriate facilities on the resource site; or (4) deeding the resource site into a permanent conservation easement. If preservation in place is not feasible, a qualified archaeologist shall prepare and implement a detailed treatment plan to recover the scientifically consequential information from the resource prior to any archaeological excavation of the resource. Treatment for most resources would consist of (but not necessarily be limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the Project. The treatment plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals.

If potential human remains are encountered, all work will halt within 100 ft of the find and the City will be contacted by onsite construction crews. The City will contact the Sacramento County coroner in accordance with California Public Resources Code (PRC) § 5097.98 and California Health and Safety Code § 7050.5. If the coroner determines the remains are Native American, the coroner will contact the NAHC. As provided in PRC § 5097.98, the NAHC will identify

the person or persons believed most likely to be descended from the deceased Native American. The most likely descendent will make recommendations for means of treating, with appropriate dignity, the human remains and any associated grave goods as provided in PRC § 5097.98.

CHAPTER 6

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Appendix A

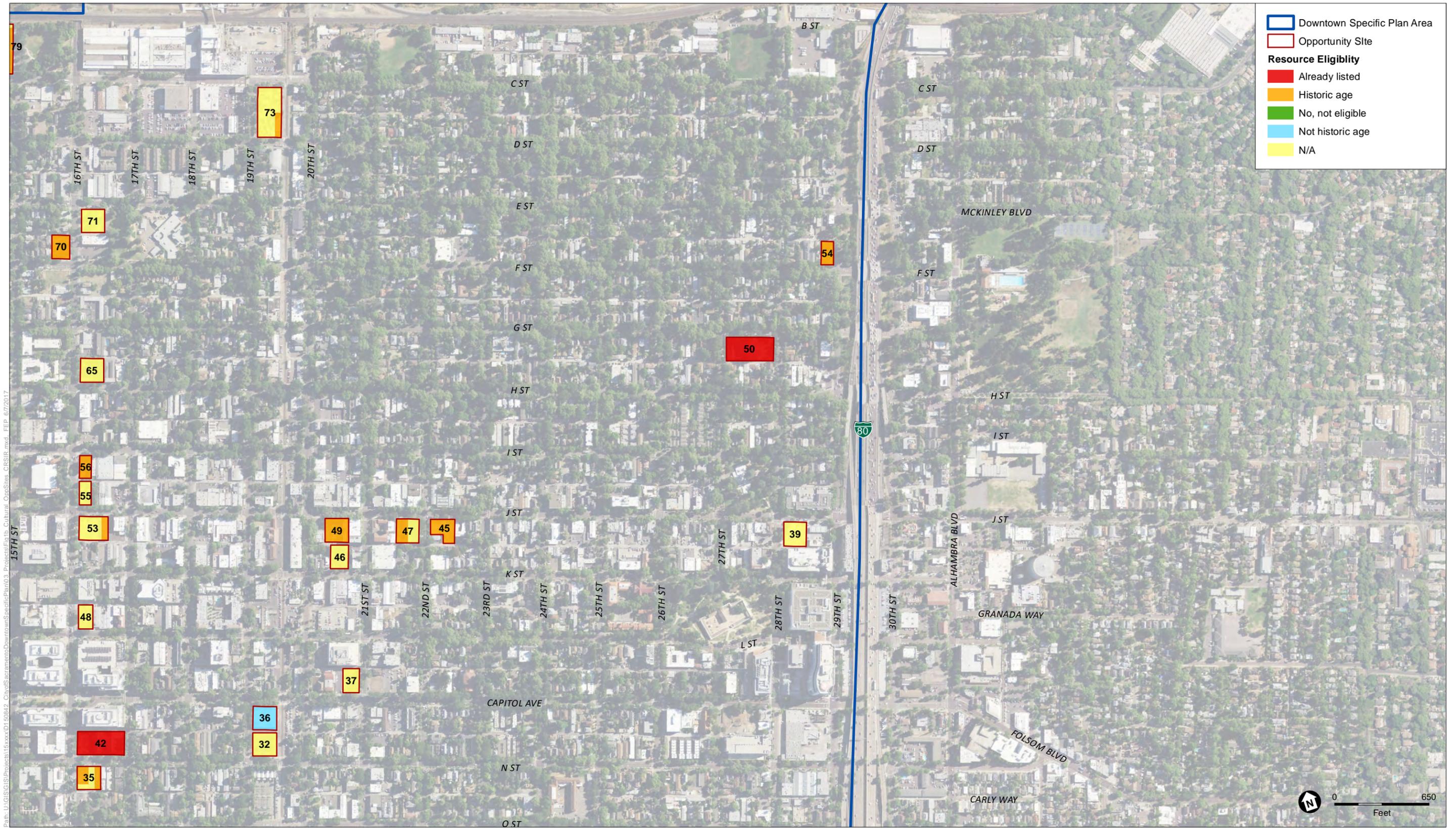
Maps



SOURCE: USDA, 2014; City of Sacramento, 2017; ESA, 2017

Sacramento Downtown Specific Plan

Figure 1a
Tier 1 Opportunity Sites and Eligibility of Individual Resources



SOURCE: USDA, 2014; City of Sacramento, 2017; ESA, 2017

Sacramento Downtown Specific Plan

Figure 1b
Tier 1 Opportunity Sites and Eligibility of Individual Resources



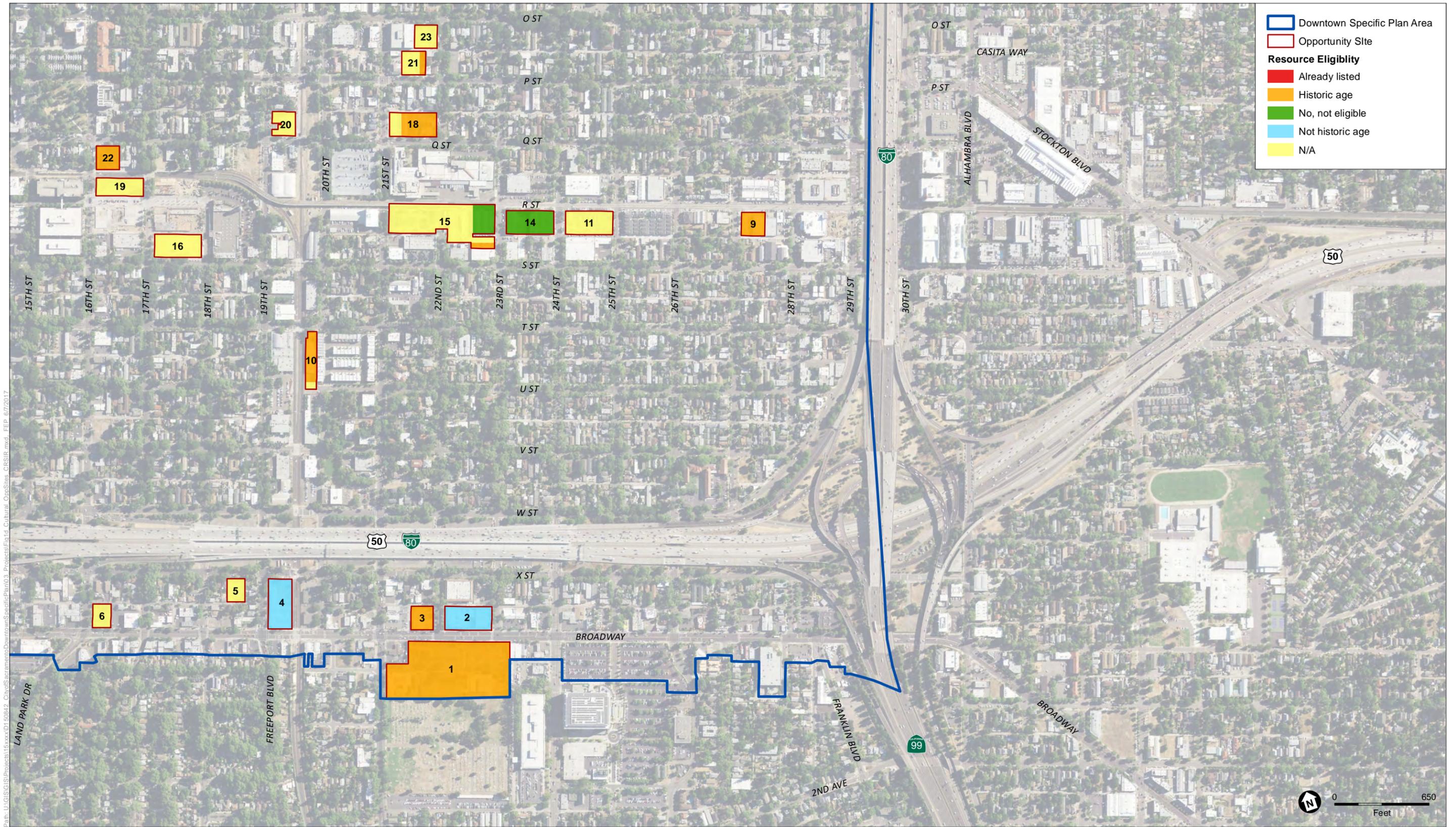


Path: U:\GIS\Projects\15xxxx\15xxxx.D1.50842_CityofSacramentoDowntownSpecificPlan\03_Projects\Info\Cultural_Opportunity_Sites_CRS\IR.mxd_FEP_6/7/2017

SOURCE: USDA, 2014; City of Sacramento, 2017; ESA, 2017

Sacramento Downtown Specific Plan

Figure 1c
Tier 1 Opportunity Sites and Eligibility of Individual Resources



SOURCE: USDA, 2014; City of Sacramento, 2017; ESA, 2017

Sacramento Downtown Specific Plan

Figure 1d
Tier 1 Opportunity Sites and Eligibility of Individual Resources

Appendix B

Author Resumes



Robin Hoffman, MA, RPA

Senior Archaeologist

EDUCATION

M.A., Latin American and Iberian Studies,
University of California,
Santa Barbara

B.A., Anthropology
(Archaeology Emphasis),
Central Washington
University

13 YEARS EXPERIENCE

CERTIFICATIONS/ REGISTRATION

Register of Professional
Archaeologists

40-Hour Hazardous
Waste Operations and
Emergency Response

Wilderness First Aid and
CPR, Wilderness
Leadership Institute

PROFESSIONAL AFFILIATIONS

Society for California
Archaeology

AWARDS

Best M.A. Thesis (2009),
University of California
Santa Barbara, Latin
American and Iberian
Studies Program

Robin is a Registered Professional Archaeologist and meets the Secretary of Interior's Standards for Archeology and History, and Society for California Archaeology Professional Qualifications for Principal Investigator. He has over a decade of experience in environmental consulting as project manager, archaeologist, cultural anthropologist, historian, and GIS specialist. His wide range of work has ranged from desktop analyses and feasibility studies to data recovery and Programmatic Agreements, with project deliverables including plans and reports for survey and inventory, testing and evaluation, data recovery, and monitoring; EIS, EA, EIR, and IS sections; Programmatic Agreements; and feasibility studies, among others.

Robin's work has included coordination with a large number of federal, state, and local agencies throughout California, Oregon, Washington, Montana, Idaho, Nevada, Utah, Arkansas, Florida, Louisiana, Texas, Mississippi, and Alabama. Robin also has considerable experience with Native American consultation with tribes throughout California, Washington, Montana, Wyoming, North Dakota, and South Dakota. His projects have included compliance for: NEPA, CEQA, NHPA Sections 106 and 110, U.S. DOTA Section 4(f), Clean Water Act Sections 404 and 408, FERC relicensing, and CERCLA, among others.

Relevant Experience

California Department of Water Resources, Rodent Abatement and Damage Repair Activities Project, Northern California. *Principal Investigator.* Robin acted as Principal Investigator for an archaeological sensitivity analysis for this operations and maintenance project for over 300 miles of levees and channels throughout Northern California. Tasks included background research, sensitivity mapping, reporting. Deliverable consisted of an Archaeological Sensitivity Analysis and GIS database. Work was conducted to support future Section 106 and CEQA compliance, with USACE and California Department of Water Resources as lead reviewing agencies.

Reclamation District 348/Wagner and Bonsignore Consulting Civil Engineers, Grizzly Slough Floodplain Habitat Project, Sacramento County, CA. *Principal Investigator, Field Director, Report Author.* Robin is acting as Principal Investigator for the cultural resources analysis for this floodplain restoration project in the Sacramento Delta. Tasks include background research, pedestrian survey, mapping, and associated reporting. Deliverables will be a Cultural Resources Inventory and Evaluation Report. Work is being conducted as part of Section 106 and CEQA compliance, with USACE and California Department of Water Resources as lead reviewing agencies.

East Bay Regional Parks District, McCosker Stream Restoration Project, Contra Costa County, CA. *Principal Investigator, Archaeology Field Director, Report Author.* Robin is acting as Principal Investigator for the cultural resources analysis for this stream restoration project. Tasks include background research, pedestrian survey, mapping, and associated reporting. Deliverables include a Cultural Resources Inventory and Evaluation Report. Work is being conducted as part of NEPA/Section 106 compliance, with USACE as lead reviewing agency.

West Stanislaus Irrigation District, Fish Screen Replacement Project, Westley, CA. *Principal Investigator, Archaeology Field Director, Report Author.* Robin is acting as Principal Investigator for this project adjacent to the San Joaquin River. Tasks include background research, pedestrian survey, geoarchaeological analysis, and associated reporting. Deliverables include a Cultural Resources Inventory and Evaluation Report. Work is being conducted as part of NEPA/Section 106 and CEQA compliance, with the U.S. Bureau of Reclamation and West Stanislaus Irrigation District as lead reviewing agencies.

Kleinfelder, Inc., Chabot Dam Seismic Upgrade Project, Alameda County, CA. *Principal Investigator, Report Author.* Robin acted as Principal Investigator for archaeological monitoring and reporting for this dam seismic upgrade project. Tasks included pedestrian survey and evaluation of an historic-period archaeological site, and a letter report on findings. Work was conducted as part of CEQA compliance (mitigation), with East Bay Municipal Utility District as lead reviewing agency.

County of Napa Public Works Department, Napa River Restoration Project-Oakville to Oak Knoll Reach, Napa County, CA. *Principal Investigator, Archaeology Field Director, Report Author.* Robin is acting as Principal Investigator for this river restoration project of the Napa River. Tasks include archaeological subsurface survey, archaeological testing, reporting, and supporting Native American consultation. Deliverables include a Cultural Resources Inventory and Evaluation Report. Work is being conducted as part of NEPA/Section 106 compliance, with the USACE as lead reviewing agency.

Carollo Engineers, Inc., City of Sacramento Accelerated Water Meter Program, Sacramento, CA. *Principal Investigator, Report Author.* Robin is acting as Principal Investigator for this water meter and water main installation and replacement project throughout Sacramento. Work includes background research, desktop archaeological analysis, and supporting Native American consultation. Deliverables include a Cultural Resources Inventory Report (CRIR) and associated SHPO consultation letter. Work is being conducted as part of NEPA/106 and CEQA compliance, with the CA State Water Resources Control Board and the City of Sacramento as lead reviewing agencies.

San Bernardino Valley Municipal Water District, Phase I Project, San Bernardino County, CA. *Archaeologist, Report Author.* Robin authored the CRSIR for a municipal water main replacement and improvements project. Deliverable consisted of a CRSIR and associated SHPO consultation letter. Work was conducted as part of NEPA/106 and CEQA compliance, with the CA State Water Resources Control Board and the San Bernardino Valley Municipal Water District as lead reviewing agencies.



Amber L. Grady

Managing Associate

EDUCATION

M.A., Historic Preservation, Savannah College of Art & Design, Savannah, GA

B.A., Interior Design with a minor in Art History, California State University, Chico

16 YEARS EXPERIENCE

CERTIFICATIONS/REGISTRATION

[insert text]

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

AWARDS

[insert text]

Amber Grady is an expert in NEPA, CEQA, and Section 106 of the NHPA compliance with over 16 years of experience in cultural resources management. Amber has extensive experience in California architectural history with an emphasis on northern California. Her cultural resources management experience includes archival research, historic building and structure surveys and evaluations, and cultural resources documentation for NEPA and CEQA projects ranging from single building evaluations to district-wide surveys. Previously, Amber served as the Cultural Resources Manager for the State of California for the California Army National Guard (CA ARNG). At the CA ARNG Amber managed the cultural resources program, which included the management of over 100 archaeological sites as well as the State's historic armories and supervising three full time archaeologists. Prior to joining the CA ARNG Amber worked for the California Energy Commission as an Architectural Historian where she worked on a variety of energy project including one of the largest solar projects in California as the Cultural Resources lead. Prior to that Amber worked as an Architectural Historian and Project Manager for another employer on a variety of projects throughout California and Nevada completing project for City's, school districts, and private sector clients. Amber began her career in the public sector working as a planner for both the County of Santa Clara and the City and County of San Francisco. Amber's expertise includes all phases of environmental compliance from documentation to compliance during construction.

Relevant Experience

260 E San Antonio Road Local Landmark Evaluation, Long Beach, CA. ESA evaluated the property for City of Long Beach Local Landmark status. Amber was the Lead Architectural Historian on the project, who was responsible for the research, survey, evaluation, and report completion.

VIP Records Sign, Long Beach, CA. *Senior Architectural Historian.* ESA evaluated the property for City of Long Beach Local Landmark status. Amber was the Lead Architectural Historian on the project, who was responsible for the research, survey, evaluation, and report completion.

Fly DC Jets Sign, Long Beach, CA. *Senior Architectural Historian.* ESA evaluated the property for City of Long Beach Local Landmark status. Amber was the Lead Architectural Historian on the project, who was responsible for the research, survey, evaluation, and report completion.

Los Angeles Unified School District (LAUSD) President Elementary School Historic Resources Evaluation, Harbor City, CA. *Senior Architectural Historian.* This is one of many historic resources evaluations that ESA has done for LAUSD. Amber assisted in the completion of the Historic Resources Evaluation report, which will be used in support of the Environmental Compliance documents.

LAUSD 6th Avenue Elementary School, Los Angeles, CA. *Senior Architectural Historian.* This is one of many historic resources evaluations that ESA has done for LAUSD. Amber assisted in the completion of the Historic Resources Evaluation report, which will be used in support of the Environmental Compliance documents.

LAUSD Thomas Jefferson High School Comprehensive Modernization Project, Los Angeles, CA. *Senior Architectural Historian.* ESA is in the process of preparing an IS/MND for this project. Thomas Jefferson High School is eligible for the National Register of Historic Places. In addition to writing the Cultural Resources portion of the IS/MND Amber is consulting with LAUSD and their architectural/construction team to design their project to avoid impacts to the character-defining features of the campus.

City of Sacramento, Swanston Station Transit Village Specific Plan EIR, Sacramento, CA. The Swanston Station Transit Village Plan (SSTVP) was prepared to implement transit-oriented development around the Swanston Light Rail Station in Sacramento's North Sacramento Community Plan Area by providing goals, policies and objectives, and implementation measures that will guide land use and development decisions around the station for 20 years. A series of concepts to construct an intermodal transit center linking the light rail service with bus service at the Swanston Station for the Sacramento Regional Transit District was developed. Amber was responsible for preparing the cultural resources and visual quality sections of the EIR.

California High-Speed Rail Project, Environmental Compliance for San Francisco to San Jose Segment, CA. *Senior Architectural historian, Topic Leader for Cultural Resources, Task Leader for Historic Architecture.* Amber was the Senior Architectural Historian on the project as well as the Topic Leader for Cultural Resources. Topic leader duties included coordinating the recording/evaluating efforts for Archaeological, Historic Architectural, and Paleontological resources. As the Senior Architectural Historian Amber and her team surveyed over 6,000 buildings/structures resulting in the evaluation of over 300 for National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) eligibility.

Rio Mesa Solar Project. *Cultural Resources Lead/Built Environment Specialist.* The Rio Mesa Solar Electric Generating Facility consisted of two 250-megawatt solar concentration thermal power plants situated on the Palo Verde Mesa in Riverside County, California. A common facilities area included a combined administration, control, and maintenance facilities, a water treatment facility, and switchyard. The project total area, including the shared facilities and gen-tie line, was approximately 3,960 acres. Amber was responsible for coordinating the work of 3-4 staff and completing the built environment analysis of the Cultural Resources Section of the Staff Assessment.



Johanna Kahn

Associate

EDUCATION

Master of Architectural History + Certificate in Historic Preservation, University of Virginia

Bachelor of Architecture, California Polytechnic State University, San Luis Obispo

International Program in Florence, Italy, Art & Architectural History, California State University

8 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

San Francisco Heritage

Johanna is an architectural historian supporting ESA's Cultural Resources Group. Her role entails conducting field surveys and archival research at local repositories in order to document and evaluate historic resources for eligibility for the National and California Registers. Additionally, Johanna writes technical reports that meet federal, state, and local requirements and has completed evaluations for historic buildings, structures, and districts across the San Francisco Bay Area and Central California. She is also experienced in museum operations, grant writing, and fundraising for non-profits.

Relevant Experience

Section 106 Studies for the Mayor's Office of Housing and Community Development, San Francisco, CA. *Architectural Historian.* Johanna has surveyed, researched, and evaluated buildings identified as sites for proposed high-density residential development.

1100 Broadway, Oakland, CA. *Architectural Historian.* Johanna analyzed a proposed high-rise development project in the Downtown Oakland Historic District according to the Secretary of the Interior's Standards for Rehabilitation.

Masonic Homes, Union City, CA. *Architectural Historian.* Johanna surveyed the Masonic Home at Union City campus to confirm the continued existence of contributing features. She prepared an Updated Historic Resources Evaluation Memo that in turn informed the Initial Study.

Surveys and evaluations of buildings and structures in San Francisco, Alameda, Sacramento, San Mateo, Santa Cruz, and San Diego counties.

Prior to ESA

2035 Sacramento General Plan Update, Sacramento, CA. *Architectural Historian.* Prior to ESA, Johanna prepared city-wide context statements about the history of railroads and agricultural industries in Sacramento and how they shaped the fabric of the city. The project entailed archival research and survey.

Veterans Affairs Health Care System, Menlo Park Division, Menlo Park, CA. *Architectural Historian.* Prior to ESA, Johanna prepared a Built Environment Survey Report for this VA campus as part of the Section 106 process. The project entailed archival research, client coordination, and survey of 65 buildings and one potential historic district.

St. Joseph's Church, San Francisco, CA. *Architectural Historian.* Prior to ESA, Johanna prepared the Part 2 application for a 20% federal historic rehabilitation tax credit to convert this historic church to office use. St. Joseph's Church is a city landmark and is listed in the National and California registers. The project entailed extensive coordination with the client and project architect as well as survey.

San Francisco Recreation and Park Department, San Francisco, CA. *Architectural Historian.* Prior to ESA, Johanna completed a number of projects for this client over the course of several years. These included historic resource

evaluations for public convenience stations (restroom facilities) in Washington Square and Alamo Square Park as well as design consultation for rehabilitating two public convenience stations on the Great Highway. These projects entailed archival research, client coordination, and survey.

Page & Turnbull, San Francisco, CA. *Architectural Historian.* Johanna has completed numerous historic resource evaluations, historic structure reports, and historic context statements. She has prepared Historic American Building Survey (HABS) documentation, Federal Tax Credits for Rehabilitating Historic Buildings applications, certificate of appropriateness applications, peer reviews, and design guidelines and consultation.

Triton Museum of Art, Santa Clara, CA. *Development Associate.* Johanna's responsibilities included grant writing, reporting, and research to fund programs of this contemporary art museum. Additionally, she directed the restructuring and implementation of membership benefits, coordinated numerous donor appreciation/cultivation efforts and fundraising campaigns, and managed the museum's large member/donor database.

Arts Benicia, Benicia, CA. *Development Associate.* Johanna managed all development activities in order to support ongoing programs and operations of this community arts center. She managed year-round sponsorship campaigns and appeals while collaborating with committees to develop long-term plans for membership and fund development. Johanna supported the planning and organizing of events and receptions, as well as volunteer and donor recognition.

Peggy Guggenheim Collection, Venice, Italy. *Museum Intern.* As part of a select group to act as the face of this prestigious modern art museum, Johanna led public tours of the galleries and gave talks about the museum's history and the important role it played in the international art scene of the twentieth century. She gained experience in many aspects of museum operations including security, ticketing, and merchandise sales.

Dahlin Group Architecture Planning, Pleasanton, CA. *Intern Architect.* As an intern architect, Johanna produced construction documents and details using computer drafting, facilitated client and consultant coordination, and performed materials research. Her experience includes construction administration, filing building permits, and city submittals. She was a team member of several award-winning housing developments in the San Francisco Bay Area.



Katherine Anderson

Managing Associate I

EDUCATION

Masters of Arts in Public History, California State University, Sacramento

B.A., History, Minor in Women's Studies and Anthropology/Geography, California Polytechnic State University, San Luis Obispo

10 YEARS EXPERIENCE

CERTIFICATIONS/ REGISTRATION

Section 106 training, Advisory Council for Historic Preservation

GIS for Resource Managers, UC Davis

PROFESSIONAL AFFILIATIONS

California Council for the Promotion of History

California Preservation Foundation

Kathy is a cultural resources analyst involved with a variety of ESA projects involving historic period structures, buildings, and districts. Her role entails establishing a base historical context for the respective projects, conducting archival review at regional and state repositories, documenting and evaluating historic resources for eligibility for the National and California Registers, and drafting technical reports meeting Federal, State, and Local requirements. Kathy has completed evaluations for pre and post-World War II residential and commercial buildings, water conveyance systems, mining and industrial buildings and structures, airports, as well as historic period roads, trails, and railway features. Kathy has experience working in projects located throughout the Central Valley, as well as Sierra Nevada, Southern California, and western Nevada.

Relevant Experience

Sacramento Entertainment and Sports Center & Related Development Environmental Impact Report, Sacramento, Sacramento County, CA. *Cultural Resource Analyst.* ESA assisted the developer and City of Sacramento in meeting its CEQA impact mitigation requirements. Representatives of the National Basketball Association (NBA) Sacramento Kings' retained ESA to prepare the Environmental Impact Report for the Sacramento Entertainment and Sports Center & Related Development. The project includes not just the new 675,000 square feet, 17,500-seat arena, but also approximately 1.5 million square feet of retail, office, hotel and residential uses. Kathy completed the Environmental Impact Report analysis for architectural history, assisted in the completion of the cultural resources section of the Environmental Impact Report, and conducted archival research supporting the Archaeological Treatment Plan completed in compliance with mitigation requirements.

SFPUC WSIP San Francisco Recycled Water Project. *Historic Architecture Analyst.* Kathy assisted in updating analysis of historic architecture for the San Francisco Water Supply Improvement Program Recycled Water Project. The proposed project will include recycled water treatment, storage, and distribution facilities for users located on the west side of San Francisco. Water will be treated to a tertiary level at the Oceanside Recycled Water Treatment Facility, and a network of pipelines will distribute the recycled water to a series of reservoirs and pump stations, including the Golden Gate Park Reservoir & Pump Station, the Booster Pump Station at Golden Gate Park, and the Lincoln Park Reservoir & Pump Station located near Lincoln Park Golf Course.

City of Fresno Recycled Water Distribution System Project, Fresno, CA, *Cultural Resources Analyst.* ESA is assisting the City in the preparation of CEQA Plus environmental clearance document for installation of approximately 23 miles of recycled water pipeline and a new pump station to distribute recycled water to the Southwest Quadrant of the City of Fresno. Kathy's responsibilities included archival review of the project area, field survey, identification of historic

structures within the project area (which included historic residences, irrigation ditches and canals, and railroads), and recommendations for mitigation to minimize impacts to cultural resources.

Sacramento Railyards Specific Plan Update, Sacramento, CA. *Cultural Resource Analyst.* ESA is preparing a subsequent Environmental Impact Report for the Sacramento Railyards Specific Plan, which was last approved in 2007. The project calls for the development of more than 12,000 residential units, 1.8 million sf of retail space, approximately 3 million sf of office space, over 1 million sf of cultural space in adaptively reused historic railroad structures, the addition of a 20,000-seat MLS Stadium, and an approximately one million square foot medical center. Kathy compiled the cultural resource analysis based on updated information from the 2007 document, and analyzed the potential impacts to architectural resources resulting from the proposed project changes.

City of Sacramento Ornamental Streetlights, Sacramento, CA. *Architectural Historian.* The City of Sacramento retained ESA to assess existing ornamental street lights in the Curtis Park and Land Park neighborhoods for their historic significance under state and local register criteria. Kathy's responsibilities included archival research at local repositories, interviews with knowledgeable individuals, and field review. ESA determined the streetlights to not be individually eligible for listing in the National, California, or Sacramento registers, nor were they determined eligible as a district.

Ice Blocks Tiered IS-MND, Sacramento, CA. *Cultural Resource Analyst.* ESA provided an MND for the Ice Blocks Development, an infill mixed use development located on three city half blocks of old warehouse buildings along the R Street corridor from 16th Street east to 18th Street in the City of Sacramento. Kathy provided cultural resource analysis of the site, based on cultural resource analysis completed by subconsultants.

2730 Capitol Ave Evaluation, Sacramento CA. *Architectural Historian.* ESA conducted a historic resource evaluation report of the 1926 building at 2730 Capitol Avenue, evaluating the resource under local, State, and National Register Criteria. This included archival review at local repositories, field documentation, and resource evaluation. The building was recommended ineligible for listing in the local, state, or National Registers due to a lack of significant associations as well as physical integrity.

2200 Stockton Blvd. Historic Evaluation, Sacramento CA. *Architectural Historian.* ESA conducted a historic resource evaluation report of the 1930s bottling factory at 2200 Stockton Boulevard Capitol Avenue, evaluating the resource under local, State, and National Register Criteria. This included archival review at local repositories, field documentation, and resource evaluation. The building was recommended eligible for listing at the local level in the National Registers for its significant associations with the commercial development of Sacramento, as well as its architectural distinction.

Appendix C - Confidential Records Search Results*

*Record search results are only included with the confidential version of the report.

Appendix D

Opportunity Sites Table (Table 2)

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
1		010-0224-027-0000	6.99	2110 Broadway	c1966	yes	NL	yes			HA
2		010-0222-018-0000	1.19	2201 Broadway	1985	no	n/a (NHA)	n/a			NHA
3		010-0221-021-0000	0.56	2121 Broadway	1965	yes	NL	yes			HA
4		010-0213-008-0000	1.26	1901 Broadway	1975	no	NL	n/a			NHA

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Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
5	n/a	10-0211-020-0000	0.44	1818 X Street	n/a	n/a	n/a	n/a			n/a
6	n/a	009-0264-024-0000	0.47	1601 Broadway	n/a	n/a	n/a	n/a			n/a
7		009-0253-016-0000	0.57	1331 Broadway	1966	yes	NL	yes			HA
7		009-0253-012-0000	0.15	1313 Broadway	1945	yes	NL	yes			HA
7		009-0253-013-0000	0.15	1309 Broadway	1931	yes	NL	yes			HA
8	n/a	009-0253-001-0000	0.15	2411 13th Street	n/a	n/a	n/a	n/a			n/a
8	n/a	009-0253-002-0000	0.15	2401 13th Street	n/a	n/a	n/a	n/a			n/a
8	n/a	009-0253-005-0000	0.30	1318 X Street	n/a	n/a	n/a	n/a			n/a
8	n/a	009-0253-004-0000	0.15	1314 X Street	n/a	n/a	n/a	n/a			n/a
8	n/a	009-0253-003-0000	0.15	1306 X Street	n/a	n/a	n/a	n/a			n/a

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CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
9		010-0051-001-0000	0.60	1801 27th Street	1966	yes	NL	yes			HA
10		010-0093-034-0000	0.59	1924 T Street	1966	yes	NL	yes			HA
10	n/a	010-0093-014-0000	0.09	1925 U Street	n/a	n/a	n/a	n/a			n/a
11	n/a	010-0041-001-0000	1.19	24th Street	n/a	n/a	n/a	n/a			n/a
12		009-0235-001-0000	0.59	2415 5th Street	1968	yes	NL	yes			HA

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Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
13		009-0232-009-0000	0.54	2400 5th Street	1966	yes	NL	yes			HA
14		010-0035-001-0000	0.58	1809 23rd Street	1942	yes	NL	yes			N
14		010-0035-002-0000	0.62	1800 24th Street	1930	yes	NL	yes			N
15		010-0033-002-0000	0.69	1800 23rd Street	1938	yes	NL	N			ENYL

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
15		010-0033-005-0000	0.29	2229 S Street	1972	yes	NL	yes			HA
15	n/a	010-0033-021-0000	2.83	1801 21st Street	n/a	n/a	n/a	n/a			n/a
15	n/a (portion of building on parcel -005 on this lot)	010-0033-004-0000	0.15	2229 S Street (part of 1800 23 rd Street)	1947	yes	NL	yes			HA
16	n/a	009-0095-008-0000	0.13	1829 17th Street	n/a	n/a	n/a	n/a			n/a
16	n/a	009-0095-009-0000	0.13	1817 17th Street	n/a	n/a	n/a	n/a			n/a
16	n/a	009-0095-006-0000	0.15	1713 S Street	n/a	n/a	n/a	n/a			n/a
16	n/a	009-0095-011-0000	0.60	1818 18th Street	n/a	n/a	n/a	n/a			n/a
16	n/a	009-0095-007-0000	0.14	1709 S Street	n/a	n/a	n/a	n/a			n/a
17	n/a	007-0314-011-0000	0.07	1708 20th Street	n/a	n/a	n/a	n/a			n/a
17	n/a	007-0314-013-0000	0.28	1730 20th Street	n/a	n/a	n/a	n/a			n/a
17	n/a	007-0314-009-0000	0.07	1926 Q Street	n/a	n/a	n/a	n/a			n/a
17	n/a	007-0314-010-0000	0.06	1930 Q Street	n/a	n/a	n/a	n/a			n/a
17	n/a	007-0314-012-0000	0.08	1714 20th Street	n/a	n/a	n/a	n/a			n/a
18		007-0321-020-0000	0.30	1720 21st Street (2111 Q St)	1948	yes	NL	yes			HA

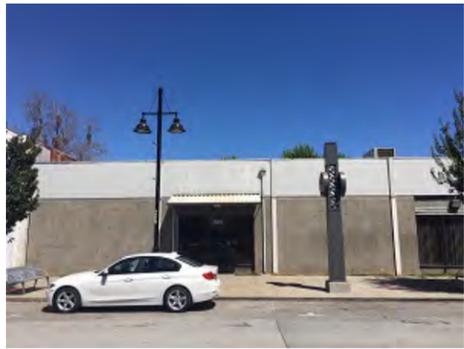
**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
18		007-0321-019-0000	0.60	2123 Q Street	1957	yes	NL	yes			HA
18	n/a	007-0321-016-0000	0.30	1619 21st Street	n/a	n/a	n/a	n/a			n/a
19	n/a	006-0294-013-0000	0.08	1621 R Street	n/a	n/a	n/a	n/a			n/a
19	n/a	006-0294-014-0000	0.08	1619 R Street	n/a	n/a	n/a	n/a			n/a
19	n/a	006-0294-011-0000	0.08	1726 17th Street	n/a	n/a	n/a	n/a			n/a
19	n/a	006-0294-012-0000	0.08	1730 17th Street	n/a	n/a	n/a	n/a			n/a
19	n/a	006-0294-015-0000	0.30	1725 17th Street	n/a	n/a	n/a	n/a			n/a
19	n/a	006-0294-010-0000	0.15	1720 17th Street	n/a	n/a	n/a	n/a			n/a
19	n/a	006-0294-016-0000	0.15	1721 16th Street	n/a	n/a	n/a	n/a			n/a
20	n/a	007-0313-013-0000	0.41	1625 19th Street	n/a	n/a	n/a	n/a			n/a
20	n/a	007-0313-015-0000	0.07	1625 19th Street	n/a	n/a	n/a	n/a			n/a
20	n/a	007-0313-016-0000	0.08	1617 19th Street	n/a	n/a	n/a	n/a			n/a
21	n/a	007-0252-019-0000	0.16	1529 21st Street	n/a	n/a	n/a	n/a			n/a
21	n/a	007-0252-017-0000	0.16	2119 P Street	n/a	n/a	n/a	n/a			n/a
21	n/a	007-0252-018-0000	0.14	2115 P Street	n/a	n/a	n/a	n/a			n/a
21		007-0252-016-0000	0.15	2123 P Street	1913	yes	NL	Yes – some window and siding replacements visible			HA

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
22		006-0294-017-0000	0.58	1608 Q Street	1964	yes	NL	yes			HA
23	n/a	007-0252-010-0000	0.07	1514 22nd Street	n/a	n/a	n/a	n/a			n/a
23	n/a	007-0252-009-0000	0.07	1510 22nd Street	n/a	n/a	n/a	n/a			n/a
23	n/a	007-0252-027-0000	0.15	2116 O Street	n/a	n/a	n/a	n/a			n/a
23	n/a	007-0252-026-0000	0.01	2116 O Street	n/a	n/a	n/a	n/a			n/a
23	n/a	007-0252-007-0000	0.07	2128 O Street	n/a	n/a	n/a	n/a			n/a
23	n/a	007-0252-025-0000	0.13	2116 O Street	n/a	n/a	n/a	n/a			n/a
23	n/a	007-0252-008-0000	0.07	1500 22nd Street	n/a	n/a	n/a	n/a			n/a
24		006-0285-016-0000	0.44	1730 14th Street	1939	yes	NL	yes			N
24		006-0285-026-000		1729 13th Street	1939	yes	NL	yes			HA

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Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
25		006-0283-010-0000	0.42	1225 R Street	1982	no	NL	n/a			NHA
26	n/a	009-0073-003-0000	0.28	1801 10th Street	n/a	n/a	n/a	n/a			n/a
27	n/a	006-0282-009-0000	0.10	1220 Q Street	n/a	n/a	1200-1300 Q Street Historic District	n/a			n/a
27	n/a	006-0282-008-0000	0.10		n/a	n/a	1200-1300 Q Street Historic District	n/a			n/a
27	n/a	006-0282-006-0000	0.05	1212 Q Street	n/a	n/a	1200-1300 Q Street Historic District	n/a			n/a
27	n/a	006-0282-011-0000	0.10	1224 Q Street	n/a	n/a	1200-1300 Q Street Historic District	n/a			n/a
27		006-0282-005, 007	0.16	1208-14 Q Street	1931	yes	1200-1300 Q Street Historic District	yes			HA
27	n/a	006-0282-010-0000	0.10	1222 Q Street	n/a	n/a	1200-1300 Q Street Historic District	n/a			n/a
28		006-0272-022-0000	0.26	925 R Street (915 R St)	1949	yes	NL	yes			N

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28		006-0272-021-0000	0.33	1724 10th Street	1920	yes	R Street Historic District	Yes – window sash/opening modifications			N
29	n/a	006-0274-007-0000	0.29	1022 Q Street	n/a	n/a	n/a	n/a			n/a
29	n/a	006-0274-005-0000	0.15	1008 Q Street	n/a	n/a	n/a	n/a			n/a
29	n/a	006-0274-006-0000	0.15	1010 Q Street	n/a	n/a	n/a	n/a			n/a
30		009-0061-031-0000	1.06	1800 7th Street	1970	yes	NL	yes			HA
31	n/a	006-0264-026-0000	0.03	1720 8th Street	n/a	n/a	n/a	n/a			n/a
31	n/a	006-0264-028-0000	0.14	1727 7th Street	n/a	n/a	n/a	n/a			n/a
31	n/a	006-0264-019-0000		1717 7th Street	n/a	n/a	n/a	n/a			n/a
31	n/a	006-0264-027-0000	0.23	1716 8th Street	n/a	n/a	n/a	n/a			n/a
31		006-0264-022-0000	0.32	1720 8th Street	1929	yes	NL	no – Recommended ineligible for the NRHP, CRHR and local listing by Page & Turnbull, Inc. in 2013; significant renovations in 2016.			N
31	n/a	006-0264-023-0000	0.30	7th Street	n/a	n/a	n/a	n/a			n/a
32	n/a	007-0144-021-0000	0.60	1906 Capitol Avenue	n/a	n/a	n/a	n/a			n/a

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33	n/a	006-0222-012-0000	0.06	1520 13th Street	n/a	n/a	n/a	n/a			n/a
33	n/a	006-0222-014-0000	0.14	1237 P Street	n/a	n/a	n/a	n/a			n/a
33	n/a	006-0222-018-0000	0.14	1217 P Street	n/a	n/a	n/a	n/a			n/a
33	n/a	006-0222-015-0000	0.16	1229 P Street	n/a	n/a	n/a	n/a			n/a
33	n/a	006-0222-016-0000	0.15	1227 P Street	n/a	n/a	n/a	n/a			n/a
33	n/a	006-0222-013-0000	0.07	1522 13th Street	n/a	n/a	n/a	n/a			n/a
33	n/a	006-0222-017-0000	0.15	1221 P Street	n/a	n/a	n/a	n/a			n/a
34	n/a	006-0264-002-0000	0.08	1711 7th Street	n/a	n/a	n/a	n/a			n/a
34	n/a	006-0264-020-0000	0.08	8th Street	n/a	n/a	n/a	n/a			n/a
34	n/a	006-0264-004-0000	0.07	702 Q Street	n/a	n/a	n/a	n/a			n/a
34	n/a	006-0264-010-0000	0.07	726 Q Street	n/a	n/a	n/a	n/a			n/a
34	n/a	006-0264-006-0000	0.13	712 Q Street	n/a	n/a	n/a	n/a			n/a
34	n/a	006-0264-005-0000	0.16	706 Q Street	n/a	n/a	n/a	n/a			n/a
34	n/a	006-0264-009-0000	0.14	720 Q Street	n/a	n/a	n/a	n/a			n/a
34	n/a	006-0264-001-0000	0.07	1715 7th Street	n/a	n/a	n/a	n/a			n/a
34	n/a	006-0264-003-0000	0.07	1703 7th Street	n/a	n/a	n/a	n/a			n/a
34	n/a	006-0264-007-0000	0.05	718 Q Street	n/a	n/a	n/a	n/a			n/a
34	n/a	006-0264-008-0000	0.10	Q Street	n/a	n/a	n/a	n/a			n/a
35		006-0233-027-0000	0.23	1401 16th Street	pre-1947	yes	NL	yes			HA
35	n/a	006-0233-004-0000	0.14	1610 N Street	n/a	n/a	n/a	n/a			n/a

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35		006-0233-005-0000	0.15	1614 N Street	pre-1947	yes	NL	yes			HA
35	n/a	006-0233-001-0000	0.07	1413 16th Street	n/a	n/a	n/a	n/a			n/a
36		007-0144-020-0000	0.60	1900 Capitol Avenue	1977	no	NL	n/a			NHA
37	n/a	007-0145-014-0000	0.42	2020 L ST	n/a	n/a	n/a	n/a			n/a
38	n/a	009-0051-006-0000	2.44	1801 3rd Street	n/a	n/a	n/a	n/a			n/a
39	n/a	007-0113-026-0000	0.58	2812 J Street	2005	no	n/a	n/a			n/a
40	n/a	006-0223-016-0000	0.07	1301 O Street	n/a	n/a	n/a	n/a			n/a
40	n/a	006-0223-018-0000	0.08	1419 13th Street	n/a	n/a	n/a	n/a			n/a
40	n/a	006-0223-013-0000	0.15	1315 O Street	n/a	n/a	n/a	n/a			n/a
40	n/a	006-0223-020-0000	0.06	O Street	n/a	n/a	n/a	n/a			n/a
40	n/a	006-0223-017-0000	0.07	1421 13th Street	n/a	n/a	n/a	n/a			n/a
40	n/a	006-0223-019-0000	0.10	1309 O Street	n/a	n/a	n/a	n/a			n/a
40	n/a	006-0223-015-0000	0.07	1305 O Street	n/a	n/a	n/a	n/a			n/a

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
41		006-0255-010-0000	0.73	1724 6th Street	pre-1947	yes	NL	yes			HA
41	n/a	006-0255-009-0000	0.51	501 R Street	n/a	n/a	n/a	n/a			n/a
41	n/a	006-0255-011-0000	0.45	500 Q Street	n/a	n/a	n/a	n/a			n/a
42		006-0174-016-0000	1.18	1619 N Street	1923	yes	Thomas Jefferson Elementary School - City Landmark	n/a			YL
43	n/a	006-0223-006-0000	0.04	1404 14th Street	n/a	n/a	n/a	n/a			n/a
43	n/a	006-0223-007-0000	0.04	1414 14th Street	n/a	n/a	n/a	n/a			n/a
43	n/a	006-0223-004-0000	0.15	1326 N Street	n/a	n/a	n/a	n/a			n/a
43	n/a	006-0223-005-0000	0.08	1330 N Street	n/a	n/a	n/a	n/a			n/a
44		006-0245-011-0000	0.58	200 Q Street	1971	yes	NL	yes			HA
44	n/a	006-0245-008-0000	0.14	1710 3rd Street	n/a	n/a	n/a	n/a			n/a
44		006-0245-010-0000	0.43	226 Q Street	1966	yes	NL	yes			HA

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
45		007-0093-025-0000	0.50	2200 J Street	1953	yes	NL	yes			HA
46	n/a	007-0085-015-0000	0.30	2015 K Street	n/a	n/a	n/a	n/a			n/a
46	n/a	007-0085-008-0000	0.15	2025 K Street	n/a	n/a	n/a	n/a			n/a
47		007-0091-002-0000	0.30	2124 J Street	1925	yes	NL	yes			HA
47	n/a	007-0091-011-0000	0.28	2130 J Street	n/a	n/a	n/a	n/a			n/a
48	n/a	006-0124-010-0000	0.37	1601 L Street	n/a	n/a	n/a	n/a			n/a
49		007-0085-016-0000	0.60	2020 J Street	1920	yes	NL	yes			HA

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
50		003-0202-001-0000	1.20	2718 G Street	1903	yes	Marshall Elementary School - City Landmark	yes			YL
51	n/a	006-0116-003-0000	0.14	1418 K Street	n/a	n/a	n/a	n/a			n/a
51	n/a	006-0116-004-0000	0.15	1422 K Street	n/a	n/a	n/a	n/a			n/a
51	n/a	006-0116-005-0000	0.30	1112 15th Street	n/a	n/a	n/a	n/a			n/a
52	n/a	006-0123-009-0000	0.15	1619 K Street	n/a	n/a	n/a	n/a			n/a
52	n/a	006-0123-010-0000	0.15	1615 K Street	n/a	n/a	n/a	n/a			n/a
52		006-0123-015-0000	0.45	1031 16th Street	1967	yes	NL	yes			HA
53	n/a	006-0123-002-0000	0.15	1610 J Street	n/a	n/a	Memorial Auditorium Historic District	n/a			n/a
53	n/a	006-0123-003-0000	0.15	1614 J Street	n/a	n/a	Memorial Auditorium Historic District	n/a			n/a
53	n/a	006-0123-001-0000	0.29	1600 J Street	n/a	n/a	Memorial Auditorium Historic District	n/a			n/a
53		006-0123-004-0000	0.15	1616 J Street	1928	yes	Memorial Auditorium Historic District	Unknown - façade boarded up at time of survey			HA

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
54		003-0154-025-0000	0.31	2827 F Street	1965	yes	NL	yes			HA
55	n/a	006-0064-012-0000	0.30	925 16th Street	n/a	n/a	n/a	n/a			n/a
56		006-0064-014-0000	0.29	907 16th Street	1968	yes	NL	yes			HA
57		006-0098-020-0000	0.64	1116 9th Street	1965	yes	NL	yes			HA
58		006-0102-014-0000	0.26	930 K Street	1963	yes	NL	yes			HA

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
58		006-0102-012-0000	0.11	920 K Street	1963	yes	NL	yes			HA
58		006-0102-004-0000	0.14	916 K Street	1890	yes	NL	Altered since 1890 construction. Alterations could be historic age and would need to be evaluated to determine if they have gained significance.			HA
58		006-0102-015-0000	0.08	924 K Street	1963	yes	NL	yes			HA
59	n/a	006-0135-028-0000	1.29	201 N Street	n/a	n/a	n/a	n/a			n/a
59	n/a	006-0135-030-0000	1.21	3rd Street	n/a	n/a	n/a	n/a			n/a
59	n/a	006-0135-029-0000	0.15	N Street	n/a	n/a	n/a	n/a			n/a

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
60		006-0096-017-0000	0.78	703 L Street	1949	yes	NL	yes			HA
60	n/a	006-0096-016-0000	0.15	1117 7th Street	n/a	n/a	n/a	n/a			n/a
60	n/a	006-0096-011-0000	0.10	1120 8th Street	n/a	n/a	n/a	n/a			n/a
61	n/a	006-0056-002-0000	0.14	1408 I Street	n/a	n/a	n/a	n/a			n/a
61		006-0056-007-0000	0.06	910 15th Street	1949	yes	NL	yes			HA
61	n/a	006-0056-004-0000	0.29	1420 I Street	n/a	n/a	n/a	n/a			n/a
61		006-0056-005-0000	0.16	904 15th Street	1950	yes	NL	yes			HA
61	n/a	006-0056-001-0000	0.29	1400 I Street	n/a	n/a	n/a	n/a			n/a

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
61		006-0056-006-0000	0.08	908 15th Street	1949	yes	NL	yes			HA
61	n/a	006-0056-003-0000	0.15	1420 I Street	n/a	n/a	n/a	n/a			n/a
62	n/a	006-0143-035-0000	0.26	414 L Street	n/a	n/a	n/a	n/a			n/a
62	n/a	006-0143-038-0000	0.63	424 L Street	n/a	n/a	n/a	n/a			n/a
63	n/a	006-0047-010-0000	0.39	1117 J Street	n/a	n/a	n/a	n/a			n/a
64		006-0044-013-0000	0.38	1023 J Street	c1960	yes	NL	yes			HA
65	n/a	002-0174-024-0000	0.60	1613 H Street	n/a	n/a	n/a	n/a			n/a
66		006-0094-005-0000	0.07	714 J Street	1890	yes	NL	Altered since 1890 construction. Alterations could be historic age and would need to be evaluated to determine if they have gained significance.			HA

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
66		006-0094-009-0000	0.61	716 J Street	1962	yes	NL	yes			HA
66	n/a (wall at sidewalk only)	006-0094-004-0000	0.08	712 J Street	n/a	n/a	n/a				n/a
67	n/a	006-0051-013-0000	0.19	1201 I Street	n/a	n/a	n/a	n/a			n/a
67	n/a	006-0051-017-0000	0.15	1201 I Street	n/a	n/a	n/a	n/a			n/a
67	n/a	006-0051-016-0000	0.15	1201 I Street	n/a	n/a	n/a	n/a			n/a
67	n/a	006-0051-014-0000	0.15	1201 I Street	n/a	n/a	n/a	n/a			n/a
67	n/a	006-0051-015-0000	0.29	1201 I Street	n/a	n/a	n/a	n/a			n/a
68	n/a	006-0087-049-0000	0.92	1025 3rd Street	n/a	n/a	n/a	n/a			n/a
69	n/a	002-0162-003-0000	0.43	1220 G Street	n/a	n/a	n/a	n/a			n/a
69	n/a	002-0162-004-0000	0.15	1224 G Street	n/a	n/a	n/a	n/a			n/a
69		002-0162-002-0000	0.15	1210 G Street	1978	no	NL	yes			HA
70		002-0132-025-0000	0.45	526 16th Street	1967	yes	NL	yes			HA
71	n/a	002-0136-007-0000	0.08	1612 E Street	n/a	n/a	n/a	n/a			n/a
71	n/a	002-0136-002-0000	0.08	515 16th Street	n/a	n/a	n/a	n/a			n/a

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
71	n/a	002-0136-008-0000	0.15	1612 E Street	n/a	n/a	n/a	n/a			n/a
71	n/a	002-0136-005-0000	0.07	1604 E Street	n/a	n/a	n/a	n/a			n/a
71	n/a	002-0136-003-0000	0.07	511 16th Street	n/a	n/a	n/a	n/a			n/a
71	n/a	002-0136-004-0000	0.07	1600 E Street	n/a	n/a	n/a	n/a			n/a
71	n/a	002-0136-006-0000	0.07	1608 E Street	n/a	n/a	n/a	n/a			n/a
72		002-0161-001-0000	0.41	1200 F Street	1950	yes	NL	yes			HA
73	n/a	003-0073-020-0000	0.34	313 19th Street	n/a	n/a		n/a			n/a
73	Portable containers and a utility tower	003-0073-005-0000	0.15	1912 C Street (1916 C St)	n/a	n/a	n/a	n/a			n/a
73		003-0073-014-0000	0.16	1913 D Street	1960	yes	NL	yes			HA
73	n/a	003-0073-004-0000	0.08	301 19th Street	n/a	n/a	n/a	n/a			n/a
73	n/a	003-0073-021-0000	0.48	321 19th Street	n/a	n/a	n/a	n/a			n/a
73	n/a	003-0073-003-0000	0.07	305 19th Street	n/a	n/a	n/a	n/a			n/a
74	n/a	006-0072-025-0000	0.45	1121 Front Street	n/a	n/a	Old Sacramento	n/a			n/a
75	n/a	002-0144-001-0000	2.48	800 F Street	n/a	n/a	n/a	n/a			n/a
76	n/a	002-0115-013-0000	0.46	424 12th Street	n/a	n/a	n/a	n/a			n/a
76	n/a	002-0115-014-0000	0.15	1117 E Street	n/a	n/a	n/a	n/a			n/a
76		002-0115-015-0000	0.30	1115 E Street	1953	yes	NL	yes			HA

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
77	n/a	002-0102-011-0000	0.23	516 8th Street	n/a	n/a	Alkali Flat West Historic District	n/a			n/a
77	n/a	002-0102-015-0000	0.15	711 F Street	n/a	n/a	Alkali Flat West Historic District	n/a			n/a
77	n/a	002-0102-013-0000	0.08	719 F Street	n/a	n/a	Alkali Flat West Historic District	n/a			n/a
77	n/a	002-0102-012-0000	0.22	721 F Street	n/a	n/a	Alkali Flat West Historic District	n/a			n/a
77	n/a	002-0102-014-0000	0.22	717 F Street	n/a	n/a	Alkali Flat West Historic District	n/a			n/a
78		002-0084-003-0000	0.60	308 14th Street	c1957	yes	NL	yes			HA
78	n/a	002-0084-001-0000	0.29	1300 C Street	n/a	n/a	n/a	n/a			n/a
78		002-0084-002-0000	0.30	1310 C Street	1946	yes	NL	yes			HA
79		002-0085-006-0000	0.49	201 14th Street	1956	yes	NL	yes			HA

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
79		002-0085-004-0000	1.27	216 15th Street	1942	yes	NL	yes			HA
79		002-0085-005-0000	0.41	1401 C Street	1920	yes	NL	yes			HA
79	n/a	002-0085-003-0000	0.26	216 15th Street	n/a	n/a	n/a	n/a			n/a
80	n/a	002-0081-006-0000	0.05	218 13th Street	n/a	n/a	n/a	n/a			n/a
80		002-0081-018-0000	0.29	1219 C Street	1980	no	NL	n/a			NHA
80	n/a	002-0081-021-0000	0.14	1221 C Street	n/a	n/a	n/a	n/a			n/a
80	n/a	002-0081-005-0000	0.04	216 13th Street	n/a	n/a	n/a	n/a			n/a

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
81		002-0083-005-0000	0.31	1313 C Street	1949	yes	NL	yes			HA
81	n/a	002-0083-001-0000	1.21	213 13th Street	n/a	n/a	n/a	n/a			n/a
81	n/a	002-0083-006-0000	0.24	1301 C Street	n/a	n/a	n/a	n/a			n/a
81	n/a	002-0083-004-0000	0.26	1317 C Street	n/a	n/a	n/a	n/a			n/a
82	n/a	002-0061-011-0000	1.79	829 D Street	n/a	n/a	n/a	n/a			n/a
82	n/a	002-0061-012-0000	0.32	831 D Street	n/a	n/a	n/a	n/a			n/a
91	n/a	009-0085-025-0000	0.48	1410 R Street	n/a	n/a	n/a	n/a			n/a
91		009-0085-027-0000	0.43	1823 14th Street (Assessor's data has 1823 S Street)	1977	yes	NL	n/a			NHA
96		009-0012-005-0000	2.20	2200 Front Street	c1957	Yes	NL	yes			HA
96	n/a	009-0012-068-0000	0.59	2224 Front Street	n/a	n/a	n/a	n/a			n/a

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
96		009-0102-013-0000	1.32	2127 Front Street	Unknown	Unknown	NL	yes			HA
96	(small bldg. associated with 009-0102-013 above)	009-0164-016-0000	0.35	2201 Front Street	Unknown	Unknown	NL	yes			HA
96	n/a	006-0241-007-0000	1.74	1900 Front Street	n/a	n/a	n/a	n/a			n/a
96	n/a	009-0012-002-0000	2.24	1920 Front Street	n/a	n/a	n/a	n/a			n/a
96	n/a	009-0012-003-0000	5.11	2000 Front Street	n/a	n/a	n/a	n/a			n/a
96	none (railroad tracks/levee)	009-0012-017-0000	0.70	Front Street	Unknown	Yes	NL	yes			HA
96	none (levee)	009-0012-018-0000	0.89	Front Street	Unknown	Yes	NL	Yes			HA
96	none (railroad tracks/levee)	009-0012-019-0000	0.08	Front Street	Unknown	Yes	NL	Yes			HA
96	none (railroad tracks/levee)	009-0012-020-0000	0.08	Front Street	Unknown	Yes	NL	Yes			HA
96	none (railroad tracks/levee)	009-0012-021-0000	0.07	Front Street	Unknown	Yes	NL	Yes			HA
96	none (railroad tracks/levee)	009-0012-022-0000	0.28	Front Street	Unknown	Yes	NL	Yes			HA
96	none (railroad tracks/levee)	009-0012-045-0000	0.62	Front Street	Unknown	Yes	NL	Yes			HA
96	n/a	009-0012-048-0000	0.80	Front Street	n/a	n/a	n/a	n/a			n/a
96	none (railroad tracks/levee)	009-0012-050-0000	0.61	Front Street	Unknown	Yes	NL	Yes			HA
96	none (railroad tracks/levee)	009-0012-051-0000	0.43	Front Street	Unknown	Yes	NL	Yes			HA
96	none (railroad tracks/levee)	009-0012-058-0000	1.26	Front Street	Unknown	Yes	NL	Yes			HA
96	n/a	009-0012-059-0000	0.04	Front Street	n/a	n/a	n/a	n/a			n/a
96	n/a	009-0012-066-0000	0.31	Front Street	n/a	n/a	n/a	n/a			n/a
96	n/a	009-0012-067-0000	1.38	Front Street	n/a	n/a	n/a	n/a			n/a
96	none (railroad tracks/levee)	009-0012-073-0000	2.42	Front Street	Unknown	Yes	NL	n/a			HA
96		009-0012-075-0000	10.19	2104 Front Street	Post-1966	Unknown	NL	yes			HA
96	n/a	009-0042-006-0000	0.22	1931 Front Street	n/a	n/a	n/a	n/a			n/a

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
96		009-0102-012-0000	0.57	2101 Front Street	Pre-1947	Yes	NL	yes			HA
96		009-0104-015-0000	1.63	2001 Front Street	Post-1966	Unknown	NL	Yes			HA
97		009-0073-004-0000	0.62	1026 R Street	1920	yes	Sacramento Register of Historic and Cultural Resources	n/a			YL
101		006-0116-014-0000	0.46	1431 L Street	2005	No	NL	n/a			NHA

**TABLE 2
CULTURAL RESOURCES - OPPORTUNITY SITES**

Opp Site #	Photo	APN	Acreage	Address	Year Built	Historic-Age?	NRHP, CRHR, or locally listed resources on site? Or within a historic district?	Sufficient Building Integrity to require evaluation?	Previously Recorded Archaeological Resource	Within 200' of Previously Recorded Archaeological Resource	Eligibility of Individual Resource
102		006-0052-021-0000	1.49	1223 J Street	1999	No	NL	n/a			NHA
115		002-0145-026-0000	2.5	720 9th Street	1965	Yes	NL	yes			HA
116		002-0143-017-0000	2.5	725 7th Street	Unknown	Unknown	NL	yes			HA

NOTES:
 N = No, not eligible
 NL = Not listed
 HA = Historic-age, needs further research to determine eligibility
 YL = Yes, already listed
 ENYL = Eligible, not yet listed
 NHA = Not historic age

SOURCE: ESA, 2017; www.parcelquest.com; City of Sacramento, 2016

Appendix E

DPR 523 Forms

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #:

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1800 24th Street

City: Sacramento

Zip: 95816

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN#010-0035-002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property includes a 25,120 sf building on a 25,600 sf lot on the southeast corner of 24th Street and Rice Alley. It is a large, single story warehouse with a square footprint. The building sits on a concrete slab foundation and the walls are poured concrete. The western third of the building appears to be an addition. The western portion of the building has a hipped roof while the remaining appears to be flat.

The east (primary) facade includes an at-grade level metal roll up vehicle door, two elevated loading docks, a single pedestrian door, and metal framed casement and fixed windows. At the north end of this façade one nine paned window is located over the single pedestrian door with three additional windows flanking the door; several glass panes have been replaced with wood and an HVAC unit. The seven windows at the south end of the facade are located high on the façade, with one over each of the two elevated loading docks, and each have 12 panes.

*P3b. Resource Attributes: HP6. 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 Primary façade looking southwest,
 ESA 2016

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1949/Building Permit

*P7. Owner and Address:

CBP Northern Investments LLC/
 ETAL
 2248 Kenilworth Ave
 Los Angeles, CA 90039

*P8. Recorded by: (Name, affiliation, and address)

Amber Grady
 ESA
 2600 Capitol Ave, Ste 200
 Sacramento, CA 95816

*P9. Date Recorded: 8/3/2016

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

City of Sacramento Downtown Specific Plan Cultural Resources Survey and Inventory Report, ESA, 2017.

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

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #

- B1. Historic Name: none
- B2. Common Name: Consolidated Electrical Distribution
- B3. Original Use: warehouse
- B4. Present Use: warehouse/commerical

*B5. **Architectural Style:** Utilitarian

*B6. **Construction History:** A building permit was issued to Valley Paper Co. for the construction of a warehouse on this site in 1949. In 1956-57, a permit was issued to Incandescent Supply to remodel the storage area into a showroom. In 1963, a permit was issued to the Brodovsky Bros. to repair the trusses in the existing warehouse; the contractor listed was C. Vanina. The Brodovsky Bros. also obtained a permit in 1976 to "Const. office to Comm"; the work was performed by Holdener Const. In 1972 and 1974, permits were obtained to reroof the building; the contractor of record was Abels Roofing.

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Commerical

Area: Sacramento

Period of Significance: 1949

Property Type: Commerical Development

Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sacramento's early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The SVRR opened for business in 1856; a freight depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was developed at least as early as 1915 with a brick warehouse; railroad tracks are also visible on R Street with a railroad siding next to this building on the 1915 Sanborn Map. This building was demolished sometime before 1947 when a historic aerial shows the parcel as vacant. The 1915-1952 Sanborn shows two buildings in the current building footprint and is labeled "Paper W.Ho" and "Whol. Paper School Supplies & Houseware." A building permit was issued in 1949 to Valley Paper Co to erect a warehouse at 1800 - 24th Street.

(Continued on page 3)

B11. Additional Resource Attributes: none

*B12. **References:**

Center for Sacramento History Hepting Photo Collection

B13. Remarks: none

*B14. **Evaluator:** Amber Grady, ESA
2600 Capitol Ave, Ste 200
Sacramento, CA 95816

(This space reserved for official comments.)



***P3a. Description: (continued from page 1)**

The south façade fronts Rice Alley and includes eight metal framed windows near the roofline on the east end and an elevated loading dock flanked by two metal framed windows. Each of the eight windows on the east end has 12 panes. One elevated truck dock is at the west end of the façade and is flanked by two, twelve paned, metal framed windows. Many of the panes in these windows appear to be broken or replaced. A large mural is located below these windows for the entire length of this façade.

The north façade fronts the lightrail tracks that run along R Street. The east end of this façade includes two rows of windows making the building appear to be two stories. The windows are metal framed fixed and awning style. The upper row of windows are six and eight panes while the lower windows have either 3 or 12 panes. Some of the window opening have been filled in. The west end of the north façade has a single pedestrian door, a roll up metal door on an elevated loading dock, and two window openings that appear to have been boarded up from the inside.

The west façade is a solid wall with no window or door openings. The mural from the south façade continues the full length of this façade as well.

***B10. Significance: (continued from page 2)**

While there are no listings in the 1935, 1940, 1944, 1945, 1946, 1948, 1950, and 1951 City Directories a photo dated 1950 and labeled "Incandescent Supply Co" shows the current building.¹ The 1952 City Directory lists "Valley Paper Co" at the subject property. The 1960 City Directory lists "Incandescent Sup Co" and the 1965, 1970, 1975 and 1992 City Directories lists "Consolidated Elec Distributors lighting equip" and "Consolidated Electrical Distributors elec whol." The east (primary) façade currently includes a painted sign that reads "CED Concolidated Electrical Distributors." Based on this archival research it is apparent that this building has been used as a warehouse and commercial showroom, for various types of commercial goods, likely since it was constructed in 1949.

While the previous building(s) on the site were tied to the railroad the currently building appears to be oriented and designed for distribution of goods via trucks. Historic aerials from 1957, 1964, and 1966 show vehicles parked perpendicular to the building on the west, north, and east sides.

Businesses associate with the building over its 65+ year history include Valley Paper Company, Incandescent Supply Co, and Consolidated Electric Distributors. Consolidated Electrical Distributors currently occupies the bulding and sells automation products for residential, commercial, and industrial use.² Archival research did not reveal any detailed information on either the Valley Paper Company or the Incandescent Supply Company.

Criterion 1/A recognizes properties associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The property must also have an important association with the event or historic trends - mere association with historic events or trends is not enough to qualify under Criterion 1 (U.S. Department of the Interior, 2002). The subject property is a warehouse along the originally industrial R Street corridor. While the building has been occupied by several local companies research did not reveal that the property was associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

¹ Center for Sacramento History, 1950 Catalog #1983/001/20,942, Sacramento.pastperfectonline.com/photo/A3972991-3F8F-4C7A-AF25-996828151617.

² Consolidated Electrical Distributors website, www.cedcareers.com.

***B10. Significance: (continued from page 3)**

Criterion 2/B

Criterion 2/B applies to properties associated with the lives of persons important to local, California or national history. The individual's specific contributions to history must be identified and documented. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements and productive life, and must be the property that is most closely associated with that person and the actions for which they are important. Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions (U.S. Department of the Interior, 2002). Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

Criterion 3/C

Criterion 3/C applies to properties that embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. To be eligible under Criterion 3/C, a property must meet at least one of the following requirements: embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. The first requirement, that properties "embody the distinctive characteristics of a type, period, or method of construction," refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. "The work of a master" refers to the technical or aesthetic achievements of an architect or craftsman. "High artistic values" concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history (U.S. Department of the Interior, 2002). The subject property is vernacular and does not represent any particular building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

Criterion 4/D

Criterion 4/D asks whether a property has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. While most often applied to archeological districts and sites, Criterion 4/D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information (U.S. Department of the Interior, 2002). The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

The City of Sacramento has established Landmark and Historic District Eligibility Criteria. The Landmark Eligibility criteria are very similar to the California and National registers and include association with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation; association with the lives of persons significant in the city's past; distinctive characteristics of a type, period or method of construction; represents the work of an important creative individual or master; possesses high artistic values; and has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation. For the same reasons discussed above ESA is recommending the property ineligible for local listing.

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 1809 23rd Street

P1. Other Identifier: none

***P2. Location:** Not for Publication Unrestricted

***a. County:** Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:**

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1809 23rd Street

City: Sacramento

Zip: 95816

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 APN#010-0035-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property includes a generally rectangular building with a small, primarily one story, addition that projects out on the east facade. The majority of the building is one story with approximately 1/3 of the building at the south end two stories. The majority of the exterior walls are stucco. There is a wood framed addition on the east façade that is clad in couraged metal.

The west (primary) façade includes four window openings and 2 single pedestrian doors on the 1st floor and four window openings at the 2nd floor. Three large window openings are located in the center of the façade at the 1st floor; the center opening is glass block and the other two are roll up metal screens. The other window is glass block and is located between the two pedestrian doors. One of the pedestrian doors is surrounded by glass blocks. The 2nd floor windows are metal framed casement windows. A third pedestrian door opening has been filled in at the north end of this façade.

The north façade fronts R Street and the lightrail tracks. The wall is blank with no window or door openings.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

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

P5a. Photo or Drawing



***P5b. Description of Photo:** West and south facades looking northeast, ESA 2016

***P6. Date Constructed/Age and Sources:**

Historic Prehistoric Both
 1942/ Assessor's Records

***P7. Owner and Address:**

Fischer Family Limited Partnership
 1800 23rd Street
 Sacramento, CA 95816

***P8. Recorded by:** (Name, affiliation, and address)

Amber Grady
 ESA
 2600 Capitol Ave, Ste 200
 Sacramento, CA 95816

***P9. Date Recorded:** 8/3/2016

***P10. Survey Type:** (Describe)
 Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

City of Sacramento Downtown Specific Plan Cultural Resources Survey and Inventory Report, ESA, 2017.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1809 23rd Street

- B1. Historic Name: none
- B2. Common Name: none
- B3. Original Use: warehouse/light industrial
- B4. Present Use: unknown

*B5. **Architectural Style:** International

*B6. **Construction History:**
Built in 1942. Date of addition to east façade unknown.

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Industrial

Area: Sacramento

Period of Significance: 1942

Property Type: Industrial Development

Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sacramento's early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The SVRR opened for business in 1856; a freight depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was developed at least as early as 1915 with a brick warehouse; railroad tracks are also visible on R Street with a railroad siding next to this building on the 1915 Sanborn Map. This building was demolished and the current building constructed in 1942 according to the City's Assessor Records. The 1947 aerial appears to show the current building. The 1915-1951 and 1915-1952 Sanborn maps show "Whol. Meat & Cold Stge" and "BLR Ho" on a building footprint that appears to match the current footprint. There are no listing in the City Directories for 1935, 1940, 1945, and 1947; however, "A J Murphy whol meats" is listed in 1952 and "Made-Rite Sausage Co (plant) and "Made-Rite Mfg Co Sausage Mfrs" in listed in 1960, 1965, and 1969. The 1970 City Directory lists it as vacant. The building may have also been occupied by Pureta Sausage Co sometime during the 1950s-60s. The 1975 City Directory lists "Professional Food Services vending mach" and in 1982 "Professional Food Flavors (Ofc)" is listed. In 2003 the building was purchased by Fischer Tile & Marble, which also currently occupies 1800 23rd Street.

(Continued on page 3)

B11. Additional Resource Attributes: none

*B12. **References:** 1915, 1915-1951, and 1915-1952 Sanborn Maps; City Directories; Center for Sacramento History, Sacramento Bee Collection, 1983/001/SBPM02122.

B13. Remarks: none

*B14. **Evaluator:** Amber Grady, ESA
2600 Capitol Ave, Ste 200
Sacramento, CA 95816

(This space reserved for official comments.)



***P3a. Description: (continued from page 1)**

The east façade is two story. The 1st floor steps back under the 2nd floor creating covered parking on the west end of this façade. There is a single pedestrian door and a metal roll up vehicle door at the back of the parking area. There is also one metal framed casement window at the east end of the 1st floor.

***B10. Significance: (continued from page 2)**

Criterion 1/A

Criterion 1/A recognizes properties associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The property must also have an important association with the event or historic trends – mere association with historic events or trends is not enough to qualify under Criterion 1 (U.S. Department of the Interior, 2002). The subject property is a warehouse along the originally industrial R Street corridor. While the building has been occupied by several local companies research did not reveal that the property was associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

Criterion 2/B

Criterion 2/B applies to properties associated with the lives of persons important to local, California or national history. The individual's specific contributions to history must be identified and documented. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements and productive life, and must be the property that is most closely associated with that person and the actions for which they are important. Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions (U.S. Department of the Interior, 2002). Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

Criterion 3/C

Criterion 3/C applies to properties that embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. To be eligible under Criterion 3/C, a property must meet at least one of the following requirements: embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. The first requirement, that properties "embody the distinctive characteristics of a type, period, or method of construction," refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. "The work of a master" refers to the technical or aesthetic achievements of an architect or craftsman. "High artistic values" concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history (U.S. Department of the Interior, 2002). The subject property is International Style and does not represent an excellent example of the building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

***B10. Significance: (continued from page 3)**

Criterion 4/D

Criterion 4/D asks whether a property has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. While most often applied to archeological districts and sites, Criterion 4/D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information (U.S. Department of the Interior, 2002). The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

The City of Sacramento has established Landmark and Historic District Eligibility Criteria. The Landmark Eligibility criteria are very similar to the California and National registers and include association with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation; association with the lives of persons significant in the city's past; distinctive characteristics of a type, period or method of construction; represents the work of an important creative individual or master; possesses high artistic values; and has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation. For the same reasons discussed above ESA is recommending the property ineligible for local listing.

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 1800 23rd Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1800 23rd Street

City: Sacramento

Zip: 95816

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN#010-0033-002

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property includes a 23,088 sf building on a 23,904 sf lot on the northeast corner of 23rd and R streets. It is a large, single story warehouse with a square footprint. The steel-frame building sits on a concrete slab foundation, reinforced concrete walls are clad in stucco, and the building is capped by a triple-bow roof.

The east (primary) facade includes three at-grade level metal roll-up vehicle doors and a single flush pedestrian door. The south end of this facade features two multi-pane, steel-frame industrial windows, and these are partly obscured by vines of climbing plants. The north end of this facade features two expanses of glass block with a continuous brick sill. A horizontal concrete sill above the pedestrian door may mark the location of an earlier window opening. A continuous brick soldier course across the entire facade caps the roll-up doors, steel-frame windows, and expanses of glass block, and the facade terminates in a single brick soldier course.

*P3b. **Resource Attributes:** HP6. 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
Primary facade looking west, ESA 2017

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
1938/ Assessor

*P7. **Owner and Address:**
Fischer Family Ltd. Partnership
1800 23rd Street
Sacramento, CA 95816

*P8. **Recorded by:** (Name, affiliation, and address)
Amber Grady & Johanna Kahn
ESA
2600 Capitol Ave, Ste 200
Sacramento, CA 95816

*P9. **Date Recorded:** 2/1/2017

*P10. **Survey Type:** (Describe)
Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

City of Sacramento Downtown Specific Plan Cultural Resources Survey and Inventory Report, ESA, 2017.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1800 23rd Street

- B1. Historic Name: none
- B2. Common Name: Fischer Tile & Marble
- B3. Original Use: Warehouse
- B4. Present Use: Warehouse/Commerical

*B5. **Architectural Style:** Industrial with Streamline Moderne influence

*B6. **Construction History:**

Built in 1938. In 1956, a permit was issued to the Henderson Bros. to construct interior offices in the warehouse; the contractor listed was Erickson Const. Co. In 1978 and 2002, permits were obtained to reroof the building; the contractors of record were Yancey Co. and Watson Roofing, respectively.

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:**

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Commerical

Area: Sacramento

Period of Significance: 1938

Property Type: Commercial

Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sacramento’s early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The SVRR opened for business in 1856; a fright depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was constructed in 1938 according to the City Assessor’s Records. The 1947 aerial photograph appears to show the current building. The 1915-1951 and 1915-1952 Sanborn maps show “Wellman Peck & Co. Whol. Gro.” on a building footprint that appears to match the current footprint. There are no listing in the 1935 City Directory for 1935; however, “Wellman Peck & Co. whol gro” is listed in 1940, 1945, and 1952. City Directories from 1960 until 1982 alternately list “Henderson Bros auto parts,” “Henderson Bros Stores Inc auto,” and Henderson Bros Stores Inc distr auto parts.” In 1986 the building was sold by Henderson Auto Parts to Fischer Tile & Marble, which also currently occupies 1809 23rd Street.

(Continued on page 3)

B11. Additional Resource Attributes: none

*B12. **References:** 1895, 1915, 1915-1951, and 1915-1952 Sanborn Maps; City Directories; Center for Sacramento History; Fischer Tile & Marble, www.fischertile.com;

B13. Remarks: none

*B14. **Evaluator:** Amber Grady, ESA
2600 Capitol Ave, Ste 200
Sacramento, CA 95816

(This space reserved for official comments.)



***P3a. Description: (continued from page 1)**

The south façade fronts Rice Alley and includes six multi-pane, steel-frame industrial windows with concrete sills, and these are capped by a continuous brick soldier course across the entire façade. The windows near the east end of the façade are partly obscured by vines of climbing plants. Several glass panes of three of these windows have been replaced with industrial fan units. A single flush door provides access to a loading dock near the east end of the façade. The façade terminates in a single brick soldier course.

The west façade is a solid wall with no window or door openings.

The north façade fronts the lightrail tracks that run along R Street and includes six expanses of glass block with a continuous brick sill and header across the entire façade. Horizontal concrete sills directly below these expanses of glass block may mark the locations of earlier window openings. Below the glass block are three small window openings. Glass blocks fill the square opening on the east end and has a concrete sill. In the center is a recessed opening with two sliding windows and brick infill. The western opening features a single sliding window.

***B10. Significance: (continued from page 2)**

Businesses associated with the building over its nearly-80-year history include Wellman, Peck & Co. (wholesale grocer), Henderson Bros., Inc. (distributor of automobile parts), and Fischer Tile & Marble (manufacturer of stone and tile units). Wellman, Peck & Co. was founded in 1849 in San Francisco by merchant Bela Wellman. The company grew to 30 employees by 1880 and eventually expanded its operations to Sacramento (exact date unknown), and by 1941 it had become the largest wholesale grocer in California. By 1960, the subject property was occupied by Henderson Bros., Inc, which had at least two other locations at 916 12th Street and near the intersection of 15th and K streets. In 1986, the building was sold to Fischer Tile & Marble, which still occupies it today. Fischer Tile & Marble was established in 1906 in Stockton and opened its first Sacramento location in 1923. The company occupied at least four other locations in Sacramento before purchasing and occupying the subject property.

Criterion 1/A

Criterion 1/A recognizes properties associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The property must also have an important association with the event or historic trends – mere association with historic events or trends is not enough to qualify under Criterion 1 (U.S. Department of the Interior, 2002). The subject property is a warehouse along the originally industrial R Street corridor. While the building has been occupied by several local companies research did not reveal that the property was associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

Criterion 2/B

Criterion 2/B applies to properties associated with the lives of persons important to local, California or national history. The individual's specific contributions to history must be identified and documented. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements and productive life, and must be the property that is most closely associated with that person and the actions for which they are important. Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions (U.S. Department of the Interior, 2002). Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

(Continued on page 4)

***B10. Significance: (continued from page 3)**

Criterion 3/C

Criterion 3/C applies to properties that embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. To be eligible under Criterion 3/C, a property must meet at least one of the following requirements: embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. The first requirement, that properties "embody the distinctive characteristics of a type, period, or method of construction," refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. "The work of a master" refers to the technical or aesthetic achievements of an architect or craftsman. "High artistic values" concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history (U.S. Department of the Interior, 2002). The subject property is a utilitarian warehouse whose design was influenced by the Streamline Moderne style. It does not represent an excellent example of the building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

Criterion 4/D

Criterion 4/D asks whether a property has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. While most often applied to archeological districts and sites, Criterion 4/D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information (U.S. Department of the Interior, 2002). The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

The City of Sacramento has established Landmark and Historic District Eligibility Criteria. The Landmark Eligibility criteria are very similar to the California and National registers and include association with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation; association with the lives of persons significant in the city's past; distinctive characteristics of a type, period or method of construction; represents the work of an important creative individual or master; possesses high artistic values; and has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation. For the same reasons discussed above ESA is recommending the property ineligible for local listing.

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 1730 14th Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1730 14th Street

City: Sacramento

Zip: 95811

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN#006-0285-016

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property includes a 19,200 sf building on the northwest corner of 14th and R streets. It is a large, single story warehouse with a rectangular footprint, and it abuts adjacent properties on the west property line. The reinforced concrete building sits on a concrete slab foundation. It is clad in painted brick with a smooth stucco wainscot, and the building is capped by a hipped roof with skylights.

The east (primary) facade includes two recessed entries with single flush pedestrian doors: one in the center of the facade and one near the north end of the facade. Twelve multi-pane, steel-frame industrial windows with concrete wills span the facade. The facade terminates in a roof gutter.

*P3b. **Resource Attributes:** HP6. 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
Primary facade looking northwest,
ESA 2017

*P6. **Date Constructed/Age and Sources:**

Historic Prehistoric Both
1939/ Assessor

*P7. **Owner and Address:**

MBJL Holdings LLS et al.
520 Capitol Mall, #380
Sacramento, CA 95814

*P8. **Recorded by:** (Name, affiliation, and address)

Amber Grady & Johanna Kahn
ESA
2600 Capitol Ave, Ste 200
Sacramento, CA 95816

*P9. **Date Recorded:** 2/1/2017

*P10. **Survey Type:** (Describe)
Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

City of Sacramento Downtown Specific Plan Cultural Resources Survey and Inventory Report, ESA, 2017.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1730 14th Street

B1. Historic Name: none

B2. Common Name: none

B3. Original Use: Warehouse

B4. Present Use: Warehouse/Commercial

*B5. Architectural Style: Industrial

*B6. Construction History:

Built in 1939. In 1951, permits were issued to then-owner C. H. Carter to remodel interior offices and for unspecified "alterations to present bldg." In 1955, a permit was obtained to reroof the building; the contractor of record was Alex Engardt. There is a permit from 1956 that is not legible. In 1990, the building was certified for "warehouse" occupancy.

*B7. Moved? No Yes Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Commercial

Area: Sacramento

Period of Significance: 1939

Property Type: Commercial

Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sacramento's early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The SVRR opened for business in 1856; a freight depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was developed at least as early as 1895 with multiple dwellings and one blacksmith shop, according to the Sanborn Map from that year. The 1930 City Directory lists "Parker R A," who was likely one of the residents at that time. The buildings were demolished sometime before 1939, when the subject property was constructed according to the City Assessor's Records. The 1947 aerial photograph appears to show the current building with the original footprint. The 1915-1951 and 1915-1952 Sanborn maps show "Elec. Supply W.Ho." with railroad siding along Quill Alley (the north side of the building) that is disconnected from the main freight line on R Street. There are no listings in the 1935, 1940, and 1945 City Directories. The 1947 City Directory lists "Westinghouse Elec Sup Co." Westinghouse occupies the site until 1966. City Directories from 1967, 1968, 1969, and 1970 show the "Sacramento Rubber Co mfrs" occupying the building.

(Continued on page 3)

B11. Additional Resource Attributes:

*B12. References: 1895, 1915, 1915-1951, and 1915-1952 Sanborn Maps; City Directories

B13. Remarks: none

*B14. Evaluator: Amber Grady, ESA
2600 Capitol Ave, Ste 200
Sacramento, CA 95816

(This space reserved for official comments.)



***P3a. Description: (continued from page 1)**

The south façade fronts R Street and includes an at-grade level metal roll-up vehicle in the center of the façade. A single flush pedestrian door flanks the vehicular opening on the west, and an identical pedestrian door is located at the west end of the façade. Across the upper portion of the façade are six multi-pane, steel-frame industrial windows with concrete sills. The façade terminates in a roof gutter.

The north façade fronts the lightrail tracks that run along Quill Alley. All fenestration has been filled in with brick, and it is apparent that multiple door and window openings of various sizes were once part of the façade. Concrete window sills can still be seen. The façade terminates in a roof gutter.

***B10. Significance: (continued from page 2)**

Criterion 1/A

Criterion 1/A recognizes properties associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The property must also have an important association with the event or historic trends – mere association with historic events or trends is not enough to qualify under Criterion 1 (U.S. Department of the Interior, 2002). The subject property is a warehouse along the originally industrial R Street corridor that was originally occupied by the Westinghouse Electrical Company. Research did not reveal that the property was associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

Criterion 2/B

Criterion 2/B applies to properties associated with the lives of persons important to local, California or national history. The individual's specific contributions to history must be identified and documented. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements and productive life, and must be the property that is most closely associated with that person and the actions for which they are important. Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions (U.S. Department of the Interior, 2002). Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

Criterion 3/C

Criterion 3/C applies to properties that embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. To be eligible under Criterion 3/C, a property must meet at least one of the following requirements: embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. The first requirement, that properties "embody the distinctive characteristics of a type, period, or method of construction," refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. "The work of a master" refers to the technical or aesthetic achievements of an architect or craftsman. "High artistic values" concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history (U.S. Department of the Interior, 2002). The subject property is a simply designed, utilitarian warehouse and does not represent an excellent example of the building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

(Continued on page 4)

***B10. Significance: (continued from page 3)**

Criterion 4/D

Criterion 4/D asks whether a property has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. While most often applied to archeological districts and sites, Criterion 4/D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information (U.S. Department of the Interior, 2002). The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

The City of Sacramento has established Landmark and Historic District Eligibility Criteria. The Landmark Eligibility criteria are very similar to the California and National registers and include association with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation; association with the lives of persons significant in the city's past; distinctive characteristics of a type, period or method of construction; represents the work of an important creative individual or master; possesses high artistic values; and has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation. For the same reasons discussed above ESA is recommending the property ineligible for local listing.

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 915 R Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 915 R Street

City: Sacramento

Zip: 95811

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN#006-0272-022

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property includes a 11,160 sf building on a 11,200 sf lot on the north side of R Street between 9th and 10th streets. It is a single story warehouse with a rectangular footprint, and it abuts an adjacent building on the east property line. The building is of reinforced concrete masonry unit construction, sits on a concrete slab foundation, and is capped by a shingled bow roof.

The south (primary) facade is clad in painted concrete masonry units and includes three metal roll-up doors raised approximately four feet above grade. The door near the west end of the facade is covered by a horizontal, corrugated metal awning with metal braces above, and it is flanked on both sides by steel-frame windows with eight lights. Two more windows flank the eastern pair of roll-up doors. The facade terminates in an unadorned parapet that conceals a gutter.

*P3b. **Resource Attributes:** HP6. 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
Primary (south) and west façades looking northeast, ESA 2017

*P6. **Date Constructed/Age and Sources:**

Historic Prehistoric Both
1949/ Assessor

*P7. **Owner and Address:**

1724 10th Street Investors LLC
1006 4th Street, #701
Sacramento, CA 95814

*P8. **Recorded by:** (Name, affiliation, and address)

Amber Grady & Johanna Kahn
ESA
2600 Capitol Ave, Ste 200
Sacramento, CA 95816

*P9. **Date Recorded:** 2/1/2017

*P10. **Survey Type:** (Describe)
Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

City of Sacramento Downtown Specific Plan Cultural Resources Survey and Inventory Report, ESA, 2017.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 915 R Street

B1. Historic Name: none

B2. Common Name: none

B3. Original Use: Warehouse

B4. Present Use: Warehouse/Commercial

*B5. Architectural Style: Utilitarian

*B6. Construction History:

Built in 1949.

*B7. Moved? No Yes Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Commercial

Area: Sacramento

Period of Significance: 1949

Property Type: Commercial

Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sacramento's early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The SVRR opened for business in 1856; a freight depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was developed at least as early as 1895 with multiple dwellings and outbuildings, according to the Sanborn Map from that year. The 1915 Sanborn shows that all of these buildings were demolished sometime before 1915. The 1915-1951 Sanborn shows a vacant lot containing railroad siding accessed by the adjacent Goodwill Tire & Rubber Co. warehouse at 1724 10th Street (a.k.a. 925 R Street). A 1947 aerial photograph shows no buildings on the subject property. According to the City Assessor's Records, the current building was constructed in 1949. The 1915-1952 Sanborn Map shows a "Tire W. Ho." with railroad siding along Quill Alley (the north side of the building), and it appears that it was constructed as an addition to the Goodwill Tire & Rubber Co. warehouse immediately to the east.

(Continued on page 3)

B11. Additional Resource Attributes:

*B12. References: 1895, 1915, 1915-1951, and 1915-1952 Sanborn Maps

B13. Remarks: none

*B14. Evaluator: Amber Grady, ESA
2600 Capitol Ave, Ste 200
Sacramento, CA 95816

(This space reserved for official comments.)



***P3a. Description: (continued from page 1)**

The west façade is a solid wall with no window or door openings and is clad in painted concrete masonry units. It terminates in an unadorned parapet that conceals a gutter.

The north façade fronts a parking lot accessible from Quill Alley is clad in painted concrete masonry units. The façade features five steel-frame windows, each with eight lights. Two former openings – likely for roll-up doors like those on the south façade – have been covered with painted sheet metal panels. The façade terminates in an unadorned parapet that conceals a gutter.

***B10. Significance: (continued from page 2)**

Criterion 1/A

Criterion 1/A recognizes properties associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The property must also have an important association with the event or historic trends – mere association with historic events or trends is not enough to qualify under Criterion 1 (U.S. Department of the Interior, 2002). The subject property is a warehouse along the originally industrial R Street corridor that was originally associated with the adjacent property at 1724 10th Street. Research did not reveal that the property was associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

Criterion 2/B

Criterion 2/B applies to properties associated with the lives of persons important to local, California or national history. The individual's specific contributions to history must be identified and documented. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements and productive life, and must be the property that is most closely associated with that person and the actions for which they are important. Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions (U.S. Department of the Interior, 2002). Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

Criterion 3/C

Criterion 3/C applies to properties that embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. To be eligible under Criterion 3/C, a property must meet at least one of the following requirements: embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. The first requirement, that properties "embody the distinctive characteristics of a type, period, or method of construction," refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. "The work of a master" refers to the technical or aesthetic achievements of an architect or craftsman. "High artistic values" concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history (U.S. Department of the Interior, 2002). The subject property is a simply designed, utilitarian warehouse and does not represent an excellent example of the building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

(Continued on page 4)

***B10. Significance: (continued from page 3)**

Criterion 4/D

Criterion 4/D asks whether a property has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. While most often applied to archeological districts and sites, Criterion 4/D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information (U.S. Department of the Interior, 2002). The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

The City of Sacramento has established Landmark and Historic District Eligibility Criteria. The Landmark Eligibility criteria are very similar to the California and National registers and include association with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation; association with the lives of persons significant in the city's past; distinctive characteristics of a type, period or method of construction; represents the work of an important creative individual or master; possesses high artistic values; and has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation. For the same reasons discussed above ESA is recommending the property ineligible for local listing.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 1724 10th Street

P1. Other Identifier: 925 R Street

*P2. Location: Not for Publication Unrestricted

*a. County: Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1724 10th Street and 925 R Street
City: Sacramento Zip: 95811

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN#006-0272-021

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property includes a 28,800 sf building on a 14,400 sf lot on the northwest corner of 10th and R streets. It is a large, single-story-over-raised-basement warehouse with a square footprint, and it abuts an adjacent building on the west property line. The wood-frame building with brick walls and a concrete foundation is capped by a low mansard roof with wood shingles and a flat top. The flat portion of the roof includes more than a dozen smaller roof forms and roof-mounted equipment.

The east (primary) façade is clad in exposed brick on a raised concrete curb, and it is comprised of 10 structural bays. All bays feature a flush concrete header with a vertical wood panel directly below, and all but one bay have a brick sill. The southernmost bay features a single, at-grade, glazed aluminum door with aluminum-frame transom and sidelights. Counting from the south end of the façade, the second through eighth bays and the tenth northernmost bay include single, fixed aluminum-frame windows with either vertical wood panels or brick infill directly below. The ninth bay is filled in completely with vertical wood panels. The façade terminates in a brick parapet that conceals a gutter.

*P3b. Resource Attributes: HP6. 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
South and east façades looking northeast, ESA 2017

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1920/ Assessor

*P7. Owner and Address:

1724 10th Street Investors LLC
1006 4th Street, #701
Sacramento, CA 95814

*P8. Recorded by: (Name, affiliation, and address)

Amber Grady & Johanna Kahn
ESA
2600 Capitol Ave, Ste 200
Sacramento, CA 95816

*P9. Date Recorded: 2/1/2017

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

City of Sacramento Downtown Specific Plan Cultural Resources Survey and Inventory Report, ESA, 2017.
Turton Commercial Real Estate. "1724 10th St.: Innovative Space for Creative Minds." www.turtoncom.com.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1724 10th Street

B1. Historic Name: Goodyear Tire & Rubber Co.

B2. Common Name: n/a

B3. Original Use: Warehouse

B4. Present Use: Warehouse/Commercial

*B5. Architectural Style: Industrial

*B6. Construction History: Built in 1920. In 1945, a roof was constructed "over loading platform" of the Western Pacific Railroad. In 1950, a building permit was issued for unspecified "alterations to bldg." in the amount of \$2,000 that included a wood-frame interior addition. That same year, another building permit was issued to construct a rear addition to the warehouse in the amount of \$24,500, and the contractor was G.J. Harlow (this refers to the extant building at 915 R Street). An interior office was remodeled and enlarged in 1961, and the contractor was and the contractor was Lewis & Bristow. The building was reroofed in 1973 and 1980, and the contractor on record was Fred B. Curtis. In 1976, an existing door was relocated "in warehouse and office."

*B7. Moved? No Yes Unknown Date: n/a

Original Location: n/a

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Commerical Development

Area: Sacramento

Period of Significance: 1920

Property Type: Commercial

Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sacramento's early development is closely tied to the evolution of the railroads. What we now refer to as the R Street Corridor is an example of that close tie with the development of warehouses, commercial distribution centers, and light industrial businesses that sprang up in the late 19th and early 20th centuries after the rail lines were established. The SVRR opened for business in 1856; a freight depot with a ticket counter was located near Front and L Streets, and the track ran south along the river, and then eastward along R Street for 22 miles to the terminus in what is now Folsom. Southern Pacific Railroad had freight lines running down the center of R Street and Western Pacific Railroad had lines immediately to the north. In the late 19th century inventions such as the refrigerated rail car and modern canning techniques further boosted the development of industrial uses in Sacramento, specifically the R Street Corridor.

The subject property was developed at least as early as 1895 with multiple dwellings and outbuildings, according to the Sanborn Map from that year. The 1915 Sanborn shows that all of these buildings were demolished sometime before 1915 and replaced with one duplex building on an otherwise vacant property. The 1915-1951 and 1915-1952 Sanborns show a "Goodyear Tire & Rubber Co" warehouse on the site. On the earlier map, railroad siding from the freight line along Quill Alley provided access to the building's west façade, and the later map shows that the railroad siding was moved to the building's north façade. According to building permits, the building was owned by T. Swanston in 1950, Florence Swanston in 1961, the Farber Bros. in 1973-1974, and S. Farber in 1976.

(Continued on page 3)

B11. Additional Resource Attributes: none

*B12. References: 1895, 1915, 1915-1951, and 1915-1952 Sanborn Maps; "Goodyear History" (www.corporate.goodyear.com/en-us/about/history.html); Building permits

B13. Remarks: none

*B14. Evaluator: Amber Grady, ESA
2600 Capitol Ave, Ste 200
Sacramento, CA 95816

(This space reserved for official comments.)



***P3a. Description: (continued from page 1)**

The south façade fronts R Street and is clad in exposed brick with a smooth concrete wainscot. At the roofline near the center of the façade, a dormer addition with a flat roof is clad in stucco. The dormer includes a fixed, aluminum-frame window with a brick sill, and part of the brick wall has been removed to accommodate the shape of the window. Below the dormer are three window openings with arched brick headers and brick sills. The windows are covered with metal security grates. Flanking the arched windows are five recessed openings with concrete headers, two on the west end of the façade and three on the east end. Each opening includes a single, fixed aluminum-frame window with a brick sill and brick infill below. A narrow external brick chimney is located near the east end of the façade. Several small square openings a few inches above grade are located at irregular intervals across the base of the façade. Three of these appear to be window openings that are covered with metal security grates, and three others are covered by metal panels with exterior-mounted mechanical units. The façade terminates in a brick parapet that conceals a gutter.

The north façade fronts the lightrail tracks that run along Quill Alley, and it is clad in painted brick. There are two window openings with arched brick headers and brick sills, and these are covered with metal security grates. Three rectangular openings with brick sills include either one or two fixed, aluminum-frame windows. Several small square window openings are located at irregular intervals across the base of the façade and are covered with metal security grates. The façade terminates in a brick parapet that conceals a gutter.

***B10. Significance: (continued from page 2)**

Criterion 1/A

Criterion 1/A recognizes properties associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The property must also have an important association with the event or historic trends – mere association with historic events or trends is not enough to qualify under Criterion 1 (U.S. Department of the Interior, 2002). The subject property is a warehouse along the originally industrial R Street corridor that was originally occupied by the Goodyear Tile & Rubber Co. By the time the building was constructed in 1920, Goodyear had become the largest tire company in the world, with operations throughout North and South America, Africa, and Australia. However, the subject property was not part of the company's revolutionary product development or manufacturing, and for this reason it does not appear to have been associated with specific events that have made a significant contribution to the broad patterns of our history. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 1/A.

Criterion 2/B

Criterion 2/B applies to properties associated with the lives of persons important to local, California or national history. The individual's specific contributions to history must be identified and documented. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements and productive life, and must be the property that is most closely associated with that person and the actions for which they are important. Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions (U.S. Department of the Interior, 2002). Research into previous owners and occupants of the property did not reveal any significant associations that would qualify under Criterion 2/B. ESA recommends that the property does not appear to be eligible for the California Register under Criterion 2/B.

***B10. Significance: (continued from page 3)**

Criterion 3/C

Criterion 3/C applies to properties that embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. To be eligible under Criterion 3/C, a property must meet at least one of the following requirements: embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. The first requirement, that properties "embody the distinctive characteristics of a type, period, or method of construction," refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. "The work of a master" refers to the technical or aesthetic achievements of an architect or craftsman. "High artistic values" concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history (U.S. Department of the Interior, 2002). The subject property is a simply designed, utilitarian warehouse and does not represent an excellent example of the building style or method of construction. ESA does not recommend the subject property as eligible for the California Register under Criterion 3/C.

Criterion 4/D

Criterion 4/D asks whether a property has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. While most often applied to archeological districts and sites, Criterion 4/D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information (U.S. Department of the Interior, 2002). The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known, and does not appear to be eligible for the California Register under Criterion 4/D.

City of Sacramento

The City of Sacramento has established Landmark and Historic District Eligibility Criteria. The Landmark Eligibility criteria are very similar to the California and National registers and include association with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation; association with the lives of persons significant in the city's past; distinctive characteristics of a type, period or method of construction; represents the work of an important creative individual or master; possesses high artistic values; and has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation. For the same reasons discussed above ESA is recommending the property ineligible for local listing.