



Historic Preservation Committee Staff Report

November 10, 2025

Project: 9096-9098 Elk Grove Boulevard - As built Fence
Major Certificate of Appropriateness
File No.: PLNG24-010
Location: 9098 Elk Grove Boulevard
APN: 125-0243-008
Staff: Joseph Daguman, Associate Planner

Property Owner:

Ghani Family Trust
Editha Ghani (Representatives)
519 Vista Ridge Drive
Milpitas, CA 95035

Project Applicant:

Shraneet Nand
2557 Clearlake Way
Sacramento, CA 95826

Staff Recommendation

Staff recommends that the Historic Preservation Committee make a determination recommending that the Community Development Director:

1. Find the Project Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
2. Approve a Major Certificate of Appropriateness for the 9096-9098 Elk Grove Boulevard Fence Project (PLNG24-010) subject to findings included in this staff report.

Project Description

The proposed Project consists of a Major Certificate of Appropriateness for an existing open material metal fence (4 feet in height) and swinging gate (9 feet in height) located near the front property line located at 9096-9098 Elk Grove Boulevard.

Project Setting and Background

The Project site consists of an approximately ±0.31-acre parcel located 9096-9098 Elk Grove Boulevard near the intersection of Elk Grove Boulevard near School Street in the Old Town Special Planning Area (Figure 1 and 2). The property is developed with two buildings: one is a Queen-Anne style residential dwelling and the other is an attached rectangular, flat-roof commercial addition at the north façade of the residential dwelling where Tule Coffeehouse opened its doors for business in 2023. The residential structure in the back of the property at 9096 Elk Grove Boulevard, once known as the "H.L. Stich Residence", was built in the early 1890's. The commercial addition at 9098 Elk Grove Boulevard was a store front extension to the residence since the 1920's (Figures 3 & 4).

The Goin' Postal commercial business formerly occupied this location beginning in 2006, when it received Planning Director approval of an Old Town Design Review Type 1 application for signage (EG-06-1106). In 2010, new signage for Postal and Beyond was approved (EG-10-056). In 2021, the Director, with Historic Preservation Committee's recommendation, approved a Major Certificate

of Appropriateness and Old Town Design Review Type 1 for the exterior improvements to the commercial building (PLNG21-028). There are no exterior improvements proposed to the existing residential dwelling or the commercial building with this application.

The fence that is the subject of this application is already constructed and completed without going through the proper process with the Planning Division and Historic Preservation Committee. Therefore, the Code Enforcement Division cited the property owner (Case No. 24-0327). After the citation was given to the property owner, the Applicant submitted an application to the Planning Division for a Major Certificate of Appropriateness and Old Town Design Review Type 1.

Figure 1. Location Map

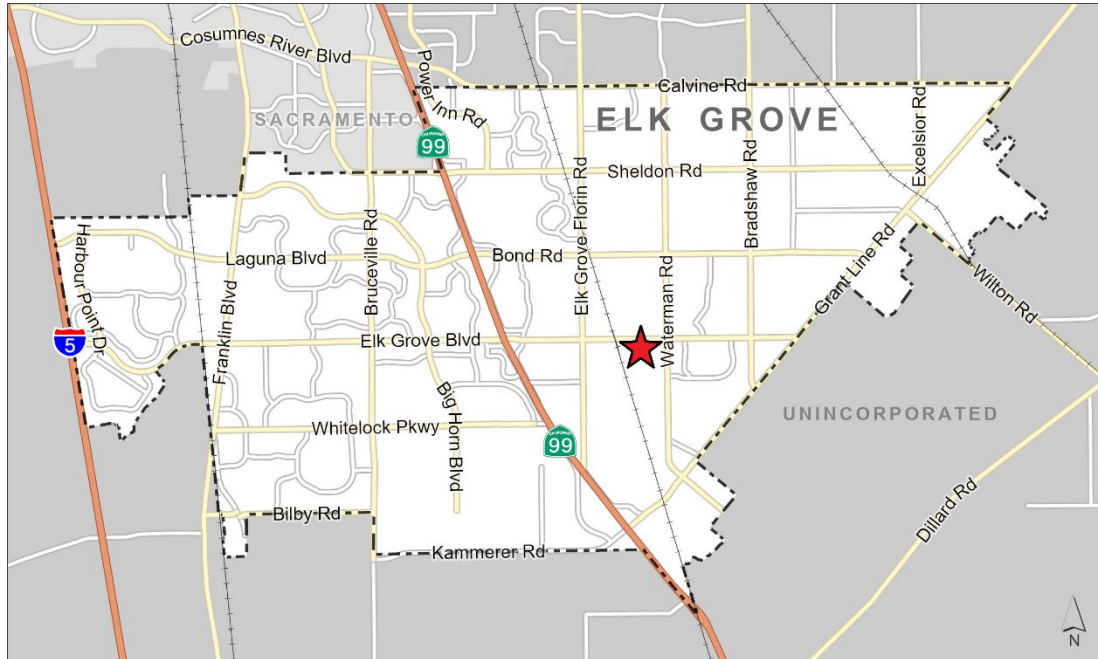


Figure 2. Existing Conditions



Table 1. Adjacent Land Designations and Uses

	Existing Uses	General Plan	Zoning
Project Site	Residential Building Tule Coffeehouse	Community Commercial (CC)	OTSPA* - Commercial
North	Custom Fireside Elk Grove Funeral Chapel	Community Commercial (CC)	OTSPA - Commercial
South	Single-Family Residential	Low Density Residential (LDR)	OTSPA-Residential
West	Residential Building	Community Commercial (CC)	OTSPA- Commercial
East	Public Parking Lot	Community Commercial (CC)	OTSPA- Commercial

* OTSPA -Old Town Special Planning Area

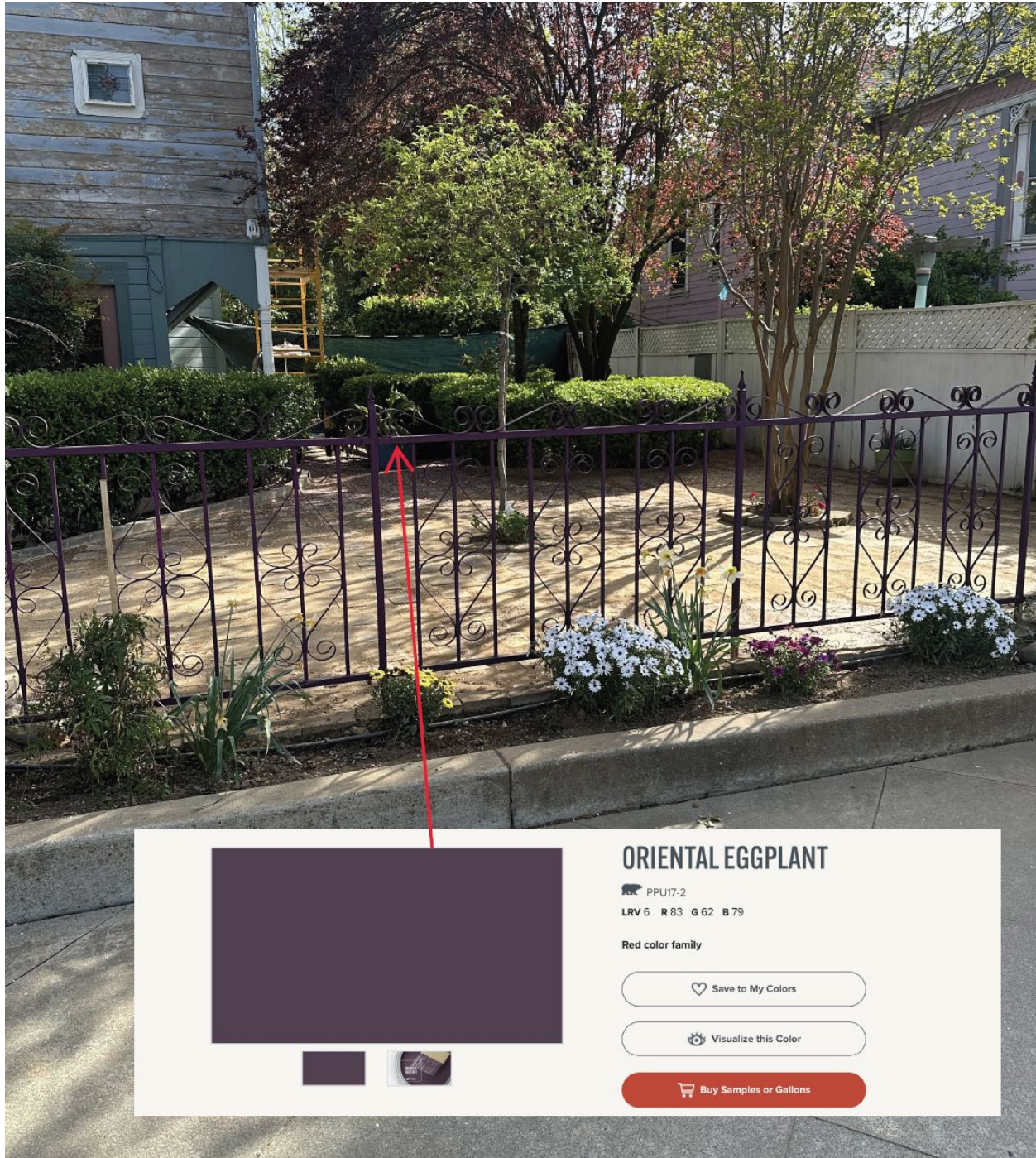
Project Analysis

Pursuant to Elk Grove Municipal Code (EGMC) Section 7.00.070(C), a Major Certificate of Appropriateness applies to major alteration(s) that have the potential for significant impact to a designated historical resource. Major alterations include, but are not limited to, the following: (a) additions; (b) new construction of a primary structure; and (c) demolition of contributing resources of historic districts listed in or eligible for listing in the Elk Grove Register of Historic Resources, California Register of Historic Resources or National Register of Historic Places. Both buildings on the property are listed on the Elk Grove Register of Historic Places. The City has determined that fencing may be considered an alteration to the historical resource; therefore, a Major Certificate of Appropriateness is required.

Figure 3. As-Built Elevations of Fence



Figure 4. Closer View of As-Built Fence



The open material metal fence (4 feet in height) and swinging gate (9 feet in height) is situated approximately 2 feet from the front property line, which is a similar location as the previous white picket fence which has since been removed by the property owner. The owner removed the fence as it was in disrepair. The new fence and gate will not result in substantial adverse change to the historical resource. When the house was constructed in the 1920s, it was common for

fencing at the time to be constructed of wood material. Although the previous fence consisted of wood picket boards, it was not identified as a character defining feature. The new wrought iron fence is a more modern material. The wrought iron in the new design is a historically appropriate material, and it maintains a low, transparent profile that does not obstruct the view of the historic building façade. There will be no exterior improvements proposed to the existing residential dwelling or the commercial building with this application. There are other commercial properties in Old Town with open view fencing along the front property line.

Table 2. Conformity with Development Standards

Development Standard	Required	Proposed	Complies
Fence Setbacks	Front Yard: ≤7.5 feet Side Yard: 0 feet	2 feet	Yes
Fence Height	10 feet Maximum	Fence: 4 Feet Gate: 9 Feet	Yes

Secretary of the Interior's Standards

The fence located on a historical resource property must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) to ensure that the fence does not negatively affect the preservation of the property's historic significance through the preservation of its historic materials and feature. The Secretary of the Interior's Standards allow for rehabilitation, which is the act or process of making possible a compatible use of a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values. The goal of rehabilitation is to encourage the continued use and repair of a historic building while allowing appropriate alterations to ensure their contemporary use. The rehabilitation standards acknowledge the need to alter or add to a historic resource to meet continuing or changing uses while retaining the property historic character. Although located in a historic district, the Project will not result in a substantial adverse change to the district as there are other open material fencing along Elk Grove Boulevard that received Old Town Design Review approvals. The Project is an open metal fence situated in the front property. The wrought iron in the new design is a historically appropriate material, and it maintains a low, transparent profile that does not obstruct the view of the historic building façade. The fence is a reversible, non-permanent feature that does not alter the historic structure itself and will not create a false sense of history as it was not identified as a character defining feature. Therefore, it is in alignment with the Secretary of Interior's Standards for Rehabilitation.

Old Town Type 1 Design Review

The installation of new fences, walls, or planters at least 24 inches in height in Old Town requires a Type 1 Design Review application with the review authority by the Community Development Director. As mentioned above, the constructed fence is 4 feet tall to the top post and the swinging gate is 9 feet. Both are constructed of open view metal material that can be found at other businesses along Elk Grove Boulevard in Old Town. The Applicant has painted the fence and gate Oriental Eggplant color, which is a modern alteration to the property. Staff believes the color of the fence and gate is similar to Plum Island that is listed in the Historic Colors of America of the Old Town Special Planning Area and complementary to the color of the Tulle Coffee building. The Historic Preservation Committee is not the review authority for the Type 1 Design Review, only on the Major Certificate of Appropriateness.

Letters from Commenting Agencies

This Project was circulated to various City, County and State agencies for review. Comments from agencies have either been addressed through the processing of the Project or have been included as draft conditions of approval in Attachment 1, Exhibit C.

Environmental Analysis

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) of Title 14 of the California Code of Regulations. State CEQA Guidelines Section 15303 (e) applies to projects that consists of construction and location of limited numbers of new, small facilities, or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

State CEQA Guidelines section 15300.2 provides exceptions to when the use of a Categorical Exemption is appropriate. Specifically, State CEQA Guidelines section 15300.2(f) states that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Additionally, State CEQA Guidelines Section 15064.5(b)(3) states that a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource. As there is no expansion of the existing footprint of the historic building and the fence was not found to be a character defining feature, the Project is consistent with the Secretary of the Interiors Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, no special circumstances exist that would create a reasonable possibility that granting a Major Certificate of Appropriateness would create a significant adverse effect on the environment or the historical resource. (State CEQA Guidelines sections 15300.2 and 15064.5(b)(3))

The Project consists of a Major Certificate of Appropriateness to legalize an existing open material metal fence (4 feet in height) and swinging gate (9 feet in height) located near the front property line. The residential structure, once known as the "H.L. Stich Residence", was built in the early 1890's. The commercial addition was a store front extension to the residence since the 1920's. A white picket fence previously existing along the front property line that has since been removed. The wrought iron in the new design is a historically appropriate material, and it maintains a low, transparent profile that does not obstruct the view of the historic building façade. The exterior improvement does not alter the residential dwelling or the commercial building as the fence is constructed with an open material.

The fence would not present an adverse change to the historic character of the structures as there are no circumstances that would create the possibility of an adverse effect on the environment the fence is an open material and the historic structures can still be viewed from the street.

Recommended Motion

Should the Historic Preservation Committee agree with staff's recommendation, the following motion is suggested:

“Recommend that the Community Development Director find the Project exempt from CEQA pursuant to State CEQA Guidelines Section 15303 and approve the Major Certificate of Appropriateness for the 9096-9098 Elk Grove Boulevard Project (PLNG24-010) subject to the findings contained in the draft Resolution.”

Attachments

1. Attachment 1: Draft Resolution for Recommendation
 - Exhibit A - Project Description
 - Exhibit B – Project Plans
 - Exhibit C- Project Recommended Conditions of Approval
2. Attachment 2: California Department of Parks and Recreation (DPR) Form 523 for 9096-9098 Elk Grove Boulevard

**RESOLUTION NO. 2025-
NOVEMBER 10, 2025**

**A RESOLUTION OF THE CITY OF ELK GROVE HISTORIC PRESERVATION
COMMITTEE RECOMMENDING THAT THE COMMUNITY DEVELOPMENT
DIRECTOR FIND THE PROJECT EXEMPT FROM CEQA PURSUANT TO STATE
CEQA GUIDELINES SECTION 15303, AND APPROVE A MAJOR CERTIFICATE
OF APPROPRIATENESS
FOR THE
9096-9098 ELK GROVE BOULEVARD FENCE PROJECT
NO. PLNG24-010
9096-9098 ELK GROVE BOULEVARD
APN: 125-0243-008**

WHEREAS, the Community Development Department of the City of Elk Grove (the "City") received an application on June 24, 2024, from Shraneet Nand (the "Applicant") requesting a Major Certificate of Appropriateness for the 9096-9098 Elk Grove Boulevard Project PLNG24-010 (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs: 125-0243-008; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Old Town Special Planning Area (OTSPA), the Elk Grove Municipal Code Title 23 (Zoning) and Title 7 (Historic Preservation), and all other applicable Federal, State, and local regulations; and

WHEREAS, the Historic Preservation Committee of the City of Elk Grove (the "HPC") held a duly-noticed public hearing on November 10, 2025, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting;

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Committee hereby recommends that the Community Development Director find that the proposed Project does not require further environmental review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) the following finding:

CEQA

Finding: The Project is exempt under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15303(New Construction or Conversion of Small Structures).

Evidence: CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) of Title 14 of the California Code of

Regulations. CEQA Guidelines Section 15303 (e) applies to projects that consists of construction and location of limited numbers of new, small facilities, or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

State CEQA Guidelines section 15300.2 provides exceptions to when the use of a Categorical Exemption is appropriate. Specifically, State CEQA Guidelines section 15300.2(f) states that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Additionally, State CEQA Guidelines Section 15064.5(b)(3) states that a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource. As there is no expansion of the existing footprint of the historic building and the fence was not found to be a character defining feature, the Project is consistent with the Secretary of the Interiors Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, no special circumstances exist that would create a reasonable possibility that granting a Major Certificate of Appropriateness would create a significant adverse effect on the environment or the historical resource. (State CEQA Guidelines sections 15300.2 and 15064.5(b)(3))

The Project consists of a Major Certificate of Appropriateness to legalize an existing open material metal fence (4 feet in height) and swinging gate (9 feet in height) located near the front property line. The residential structure, once known as the "H.L. Stich Residence", was built in the early 1890's. The commercial addition was a store front extension to the residence since the 1920's. A white picket fence previously existing along the front property line that has since been removed. The wrought iron in the new design is a historically appropriate material, and it maintains a low, transparent profile that does not obstruct the view of the historic building façade. The exterior improvement does not alter the residential dwelling or the commercial building as the fence is constructed with an open material.

The fence would not present an adverse change to the historic character of the structures as there are no circumstances that would create the possibility of an adverse effect on the environment the fence is an open material and the historic structures can still be viewed from the street.

AND, BE IT FURTHER RESOLVED, that the Historic Preservation Committee hereby recommends that the Community Development Director make a determination approving a Major Certificate of Appropriateness as described in Exhibit A and illustrated in Exhibit B for the 9096-9098 Elk Grove Boulevard Fence Project (PLNG24-010), based upon the following findings:

Major Certificate of Appropriateness

As required per EGMC Section 7.00.070, a Major Certificate of Appropriateness application shall be approved if all the following findings are met:

Finding 1: The proposed work does not result in substantial adverse change to the historical resource.

Evidence 1: The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings allow for making possible a compatible use of a property through repair, alterations and additions while preserving those portions or features which convey historical values. The fence is a contemporary alteration to the property but will not modify the historic values to the existing structure or property. The fence is an open material iron fence and will not result in a substantial adverse change to the historic resource as the open material of the fence allows for the structure to still be seen from the street.

Finding 2: The proposed work is consistent with and supportive of the goals and policies of the historic district plan (if the resource is located within a historic district).

Evidence 2: The Project is located in the Old Town Special Planning Area, which allows for fences with heights over 24 inches with a design review process. There are a variety of existing fences in the historical district from wooden to open materials. Even though there only a few fences along Elk Grove Boulevard, there are existing fences that are located along the street are open materials.

Finding 3: The proposed work complies with "The Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings" or "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes".

Evidence 3: The SOI maintains The Guidelines for the Treatment of Historic Properties which includes specific standards for the rehabilitation of historic properties. For Rehabilitation projects, the SOI outlines the following items that must be accomplished as part of the building's treatment.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The as-built fence is situated at the front of the property along Elk Grove Boulevard and is not attached to any historic structures. The fence is an open material and there are no changes to the historic structures proposed with this application. The existing uses, a residence and coffee shop, will continue on-site.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The historic resources on the site are a 1890s Queen-Ann style residential dwelling and a commercial addition constructed in the 1920s. There will be no changes to these structures. The fence is an open material metal fence that will not alter the historic resources and views of these structures from the street will remain. The fence was not identified as a character defining feature of either historic resource on the site

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

There will be no modifications to the historical resources with this application. The fence is not attached to the historic structures and will not create a sense of false historical development. The fence is open material and will be situated in the front property. The fence will stand separate from the existing structures and can be removed with no damage to the historical resources should the need arise.

4. Changes to a property that have acquired historic significance will be retained and preserved.

No alterations have acquired any historic significance beyond the significance of the original structures.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Although the previous fence consisted of wood picket boards, it was not identified as a character defining feature. The new wrought iron fence is a more modern material. The wrought iron in the new design is a historically appropriate material, and it maintains a low, transparent profile that does not obstruct the view of the historic building façade. There will be no exterior improvements proposed to the existing residential dwelling or the commercial building with this application. There are other commercial properties in Old Town with open view fencing along the front property line.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

There is no work to be done at this time on the historic resource. The fence that was taken down and replaced with a new fence was not identified as a character defining feature.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

There is no work to be done at this time on the historic resource.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

All work shall halt if archaeological resources are discovered during construction activities. Such resources shall be surveyed by a qualified archaeologist to determine significance.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The wrought iron in the new design is a historically appropriate material, and it maintains a low, transparent profile that does not obstruct the view of the historic building façade. The fence is a reversible, non-permanent feature that does not alter the historic structure itself and will not create a false sense of history as it was not identified as a character defining feature. The fence will not be detrimental to the historic character of the property as the materials, size, scale, and proportion are consistent with other fences on Elk Grove Boulevard.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The fence is a reversible, non-permanent feature that does not alter the historic structure itself and will not create a false sense of history as it was not identified as a character defining feature. The fence will stand separate from the existing structure and can be removed with no damage to the historical resources should the need arise.

Finding 4: If located within a historic district, the proposed work does not result in a substantial adverse change to the historic district as a whole; and.

Evidence 4: The Project will not result in a substantial adverse change as there is other open material fencing along Elk Grove Boulevard that received Old Town Design Review approvals

Finding 5: If located within a historic district, the proposed project is consistent with and supportive of the goals and policies of the historic district plan.

Evidence 5: The Project is located in the Elk Grove Historic District. The Project promotes the preservation of a historic resource to allow for a modern fence addition without impacting the resource. The proposal is consistent with the goals and policies of the historic district while preserving a historical resource. The goal is to preserve and enhance historic resources. The fence would maintain a low, transparent profile that does not obstruct the view of the historic building façade. The fence is a reversible, non-permanent feature that does not alter the historic structure itself and will not create a false sense of history as it was not identified as a character defining feature. Therefore, the historic resource will be preserved.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Kyra Killingsworth,
HISTORIC PRESERVATION
COMMITTEE SECRETARY

Peggy Forseth-Andrew, CHAIR of the
HISTORIC PRESERVATION COMMITTEE

PROJECT DESCRIPTION

The proposed Project consists of a Major Certificate of Appropriateness for an existing open material metal fence (4 feet in height) and swinging gate (9 feet in height) located near the front property line located at 9096-9098 Elk Grove Boulevard in the Old Town Historic District.

Exhibit C
 9096-9098 Elk Grove Boulevard Fence (PLNG24-010)
 Recommended Conditions of Approval

<u>Recommended Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
ON-GOING				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	The construction and on-going maintenance of the facility shall comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The building plans shall indicate compliance with these standards including identification of historic features for preservation, treatment of original materials, preservation of character defining features, and replacement or repair of existing features using similar materials	On-Going	Planning	
3.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.	On-Going	Planning	



BEFORE



BEFORE

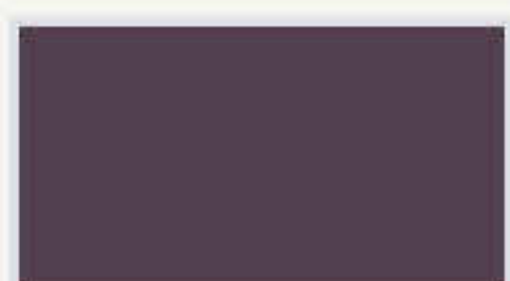


**AFTER
GATE
48" WIDE X 108" HEIGHT**



AFTER
FENCE
48" TALL X
30' LONG





ORIENTAL EGGPLANT

PPU17-2

LRV 6 R 83 G 62 B 79

Red color family

Save to My Colors

Visualize this Color

Buy Samples or Gallons

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) H. L. Stich Residence

P1. Other Identifier: 9096 Elk Grove Boulevard

*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: Elk Grove Date: 2012

*c. Address: 9096 Elk Grove Blvd City: Elk Grove Zip: 95624

d. UTM: Zone: _____ 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 12502430080000

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

- Rectangular lot, south side of Elk Grove Boulevard at its intersection with School Street
- 1 story over raised basement, modified into 2 story multi-family residence
- Wood frame construction, Queen Anne style with wood drop channel siding
- Rectangular plan with flat-roofed commercial addition at north (primary) façade
- Combination hip and gable roof with boxed eaves and eave moldings. Front gable ends are clad with wood scalloped shingles and contain centered arched louvered vents.
- Recessed porch at northwest corner is accessed via wood stairs with a turned balustrade and includes a chamfered corner post. The porch is has been enclosed at the west end with drop channel siding and includes a small stained glass windows.
- Primary entry contains a wood frame multi-light door covered by a metal screen door surmounted by molded frame with solid transom
- 1-over-1, double-hung, vinyl sash replacement windows with molded hoods
- Paved drive to east leads to gravel parking area

*P3b. Resource Attributes: (list attributes and codes) HP2. Single Family Property

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



P5b. Photo: (view and date)
View of north façade
02/13/2012

*P6. Date Constructed/Age and Sources: Historic
Ca. 1890
Sanborn Maps

*P7. Owner and Address:
Editha C & Ghani Mahmood
519 Vista Ridge Drive
Milpitas, California 95035

*P8. Recorded by:
Page & Turnbull, Inc. (MG/KL)
2401 C Street Suite B
Sacramento, CA 95816

*P9. Date Recorded:
02/13/2012

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Elk Grove Historic Context Statement and Survey

*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)

