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ELK GROVE
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City of Elk Grove Historic Resources Survey and Evaluation Report

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CHAPTER 1. INTRODUCTION

1.1 PROJECT BACKGROUND AND PURPOSE

A number of survey identification and evaluation efforts have been completed in Elk Grove between 1988 and 2019 that have shaped preservation in Elk Grove. In March 1988, the Old Town downtown area was individually listed in the National Register of Historic Places (National Register) as the Elk Grove Historic District. It was listed under Criteria A and C with a period of significance of 1876 to 1930. The National Register district is also part of the larger Old Town Special Planning Area (SPA), established in 1985. The City first adopted design guidelines and standards for the SPA in 2005 and the guidelines have been updated as recently as April 2019 (Knapp 1987; City of Elk Grove 2005).

In 2012, Page & Turnbull resurveyed the National Register-listed Elk Grove Historic District, along with 22 additional properties located outside of the district, as part of the “Elk Grove Historic Context Statement and Survey Report” (Page & Turnbull 2012). The study presented the City’s historic context statement and recommended amending the Elk Grove Historic District by adding specific properties; evaluating the Winemaker Historic District for inclusion in the National Register, California Register of Historical Resources (California Register), and Elk Grove Register of Historic Resources (Elk Grove Register); evaluating properties at the Elk Grove Heritage Park including the Elk Grove House, Rhoads School, Reese School, and San Joaquin Justice Court and Jail; creating a local historic district with a period of significance of 1876-1957; and maintaining the Elk Grove Register. Creating the Elk Grove Register is a priority for the City.

In 2014, ICF International, building upon the 2012 Page & Turnbull survey, prepared the “City of Elk Grove Historical Resources Inventory and Evaluation Report” for the City of Elk Grove Planning Department with federal Historic Preservation Fund (HPF) grant funds administered by the California Office of Historic Preservation (OHP). ICF completed many of the recommendations of the Page & Turnbull study, including evaluating the Winemaker Historic District and properties at the Elk Grove Heritage Park, and identifying a local historic district. The study evaluated 96 resources for inclusion in either the National Register, California Register and/or the Elk Grove Register. Eighty-five resources were determined eligible for listing for one or more of the registers. The resources included individual properties, a cultural landscape, and two historic districts. The remaining 11 resources were determined ineligible. The Elk Grove Register evaluations were completed using the significance criteria outlined in the City’s Historic Preservation Ordinance (HPO) adopted on January 24, 2007 (City of Elk Grove 2019a).

In 2017, the City updated its HPO to include various changes, including changes to the significance criteria and integrity considerations for evaluating resources for inclusion in the Elk Grove Register. As part of this project, Michael Baker International reevaluated 84 resources for inclusion in the Elk Grove Register using the updated criteria. One resource, the Foulks House, was evaluated in 2018 with findings included as part of this study. Furthermore, Michael Baker recorded two potential historic districts known as the Williamson Ranch Historic District and Valley Hi Country Club Historic District. A total of 87 resources were reviewed for this project.

The intent of this project is to reevaluate resources using the updated significance criteria and identify the resources which the City will list in the to-be-created Elk Grove Register. Once listed in the Elk Grove Register, the resources will be afforded protections under environmental review (i.e., California Environmental Quality Act) and general planning review (i.e., Certificate of Appropriateness) processes, and be eligible for incentive opportunities (i.e., Mills Act tax abatement program). Lastly, this study was completed to identify next steps for future identification, evaluation, and preservation related projects.

1.2 PROJECT TEAM

This survey report was prepared by Michael Baker Project Manager and Architectural Historian Margo Nayyar, M.A. Architectural Historian Laura MacDonald aided in the resource evaluations. Michael Baker staff meet the Secretary of the Interior's Professional Qualification Standards for History and Architectural History. The City's Historic Preservation Committee, consisting of Daniel Ming, Dennis Buscher, Gurjatinder Randhawa, Daljit Singh Sandhu, Daniel Tarnasky, Brian Van Lente, and Peggy Forseth Andrews, completed document review. Field survey assistance was provided by the following eight community members: Carrie Parish, Linda Ruiz, Lillie Shah, Satish Shah, Liliam Shah, Alexandra Gonzales, David Haas, and Debbie Henry, as well as committee members Daniel Ming and Daniel Tarnasky.

Lastly, Antonio Ablog, City of Elk Grove Development Services Planning Manager, and Susan Obad, Planning Administrative Assistant, provided overall project coordination. Amanda Blosser managed the project on behalf of OHP.

CHAPTER 2. SUMMARY OF FINDINGS

This project reevaluated a total of 84 resources for inclusion in the National Register, California Register, and/or Elk Grove Register. One resource, the Foulks House, was evaluated in 2018 and was not reevaluated, but the findings of the 2018 evaluation are included in this study. Of the 85 resources, 53 are recommended for inclusion in one or more of the registers, and 32 are recommended ineligible. The ineligible recommendations were due to either lack of integrity or lack of association with a historic context. The eligible recommendations include a mix of property types, including single-family residences, multi-family residences, commercial properties, agricultural properties, cultural landscapes, and historic districts.

In addition to the reevaluation efforts, Michael Baker surveyed and recorded the Williamson Ranch Historic District and Valley Hi Country Club Historic District. The Williamson Ranch Historic District is a residential subdivision with wide, curvilinear streets feeding multiple small courts. Pedestrian sidewalks are located on either side of the roadways as are Contemporary-style streetlights. A majority of the subdivision includes one- to two-story single- and multi-family Contemporary-style residences. The Williamson Ranch Historic District was designed by master architect Carter Sparks in collaboration with master builders Streng Bros. Homes. The district contains 302 residential buildings constructed between 1977 and 1988. It is the only neighborhood in Elk Grove associated with Carter Sparks and Streng Bros. Homes and characterized by Contemporary-style architecture. Because of the rarity of the resource type in Elk Grove, it is recommended for evaluation to the Elk Grove Register under Criterion 3 (Criteria Consideration 6) because it is not yet 50 years of age, yet may be of exceptional importance.

The Valley Hi Country Club is an approximately 150-acre country club with a clubhouse, pool, and 18-hole golf course with pathways, ponds, bridges, fountains, sand traps, landscaped vegetation, and maintenance facilities. The Valley Hi Country Club was constructed in 1961 by golf course architect William Francis Bell, who designed renowned golf courses in Palm Springs, Torrey Pines, Apple Valley, Hidden Valley, and Emerald Valley, as well as other municipal courses throughout California. The Valley Hi Country Club was Elk Grove's first country club. The Valley Hi Country Club displays multiple alterations from the last 15 years; however, it is recommended for evaluation to the Elk Grove Register, California Register, and/or National Register as a designed cultural landscape, in order to identify its historic context, period of significance, and character-defining features.

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CHAPTER 3. PROJECT LOCATION

All resources identified and evaluated as part of this project are located within the Elk Grove City limits (see **Figure 1**). One resource is located outside of the City limits but within the City's sphere of influence.

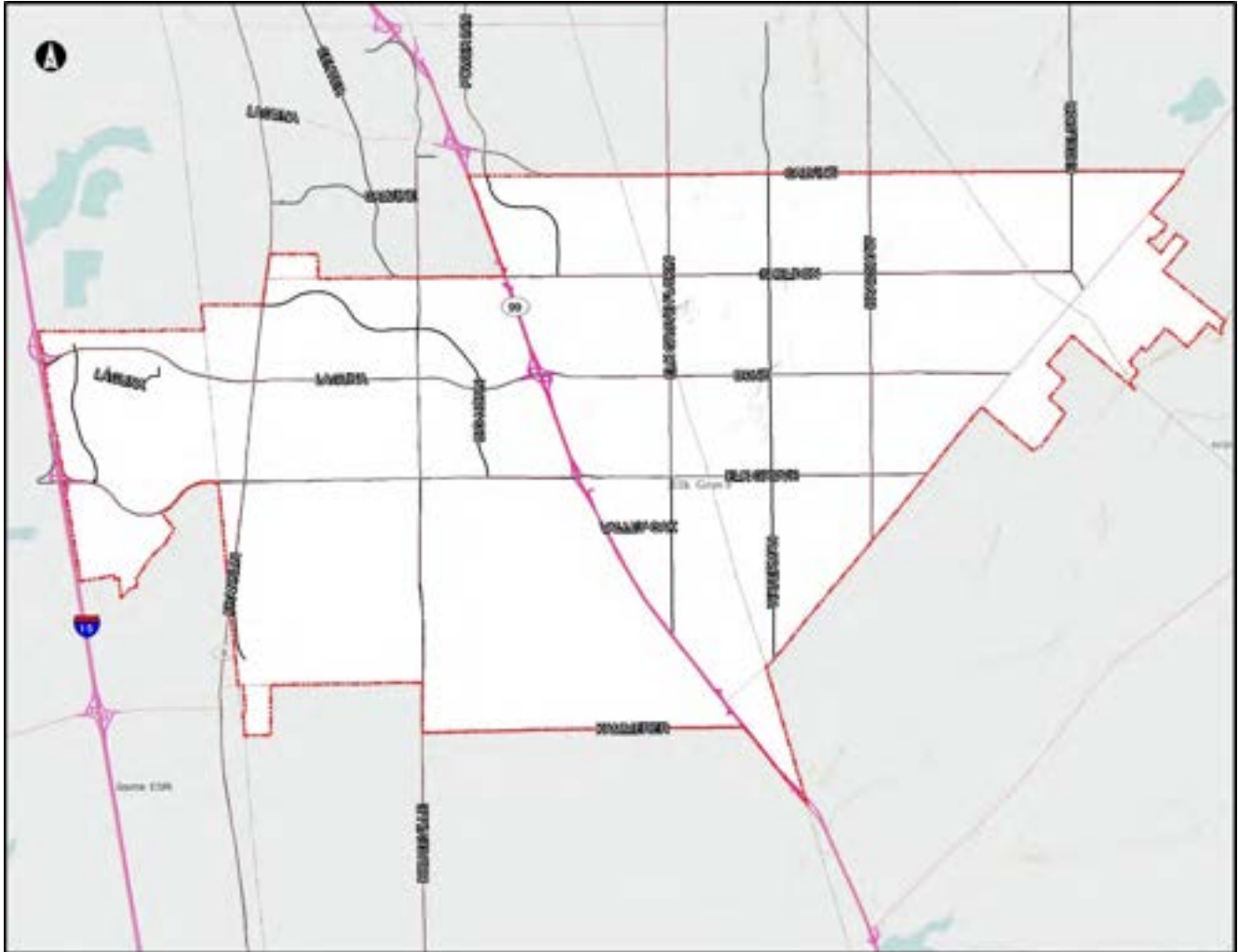


FIGURE 1. Elk Grove City Limits

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CHAPTER 4. SIGNIFICANT THEMES AND EVALUATION CRITERIA

4.1 SIGNIFICANT THEMES

Elk Grove's historic context, significant themes, property types, and periods of development are identified in the Page & Turnbull (2012) study and summarized in the ICF (2014) study. Please refer to these documents, which are available on the City's Historic Preservation Committee webpage (City of Elk Grove 2019b) and on file at the City of Elk Grove Planning Department.

4.2 EVALUATION CRITERIA

National Register of Historic Places

To be eligible for or listed in the National Register, a building, structure, object, site, district, or cultural landscape must be at least 50 years of age and meet one or more of the below criteria as defined in 36 Code of Federal Regulations (CFR) Section 60.4:

Criterion A: Properties associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Properties associated with the lives of persons significant in our past.

Criterion C: Properties 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 lack individual distinction.

Criterion D: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Certain properties usually considered ineligible for listing in the National Register can be eligible for listing if they meet certain criteria considerations, as defined below:

Criteria Consideration A: Religious Properties. A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

Criteria Consideration B: Moved Properties. A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.

Criteria Consideration C: Birthplaces & Graves. A birthplace or grave of a historical figure is eligible if the person is of outstanding importance and if there is no other appropriated site or building directly associated with the individual's productive life.

Criteria Consideration D: Cemeteries. A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

Criteria Consideration E: Reconstruct Properties. A reconstructed property is eligible when it is accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and when no other building or structure with the same associations has survived. All three of these requirements must be met.

CHAPTER 4. SIGNIFICANT THEMES AND EVALUATION CRITERIA

Criteria Consideration F: Commemorative Properties. A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance.

Criteria Consideration G: Properties Achieving Significance Within the Past 50 Years. A property achieving significance within the past 50 years is eligible if it is of exceptional importance.

California Register of Historical Resources

The California Register criteria follow nearly identical guidelines to those used for the National Register, but are identified numerically:

Criterion 1: 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.

Criterion 2: Properties associated with the lives of persons important to local, California, or national history.

Criterion 3: 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.

Criterion 4: Properties that have yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

Elk Grove Register of Historic Resources

In 2007, the City adopted its HPO with the criteria for listing in the Elk Grove Register. In 2017, the HPO and its criteria for listing in the Elk Grove Register were updated. The following describes both sets of criteria because the reevaluations completed as part of this project refer to the original evaluation criteria.

Previous Elk Grove Register Significance Criteria

As part of the 2007 adopted HPO, resources could be listed in the Elk Grove Register as a Landmark or Heritage Resource, under four criteria.

Elk Grove Landmark Criteria

Under Criterion A, a resource could be designated a Landmark if it met any of the following criteria at the local, state, or national level within a given historic context and retained its integrity:

Criterion A-i: Associated with events that had made a significant contribution to the broad patterns of our history.

Criterion A-ii: Associated with the lives of persons significant in our past.

Criterion A-iii: Embodied the distinctive characteristics of a type, period, or method of construction; or that represented the work of a master; or that possessed high artistic value; or that represented a significant and distinguishable entity whose components may have lacked individual distinction.

Criterion A-iv: Had yielded, or may have been likely to yield, information important in prehistory or history

Under Criterion B, a resource could be designated a Landmark if it met any of the following criteria at the local, state, or national level of significance within a given historic context:

Criterion B-i: Possessed all seven aspects of integrity and embodied an important aspect of history which was not significant enough to merit consideration under other criteria.

Criterion B-ii: Possessed outstanding historical significance and would have met one of the other criteria if the resource possessed integrity.

Criterion B recognized resources with exemplary integrity but which lacked historic significance or those that lacked integrity but were historically significant.

Elk Grove Landmark Criteria Considerations

The Elk Grove criteria considerations provided an opportunity to list resources as Landmarks that would have ordinarily been ineligible for listing, such as cemeteries, birthplaces, graves of historical figures, religious properties, moved resources, reconstructed resources, commemorative properties, and properties having achieved significance within the past 50 years. These property types could have been listed as Landmarks if considered integral parts of a historic district meeting the criteria for listing. A resource could be listed under the following criteria:

Criterion D-i: A religious property deriving primary significance from architectural or artistic distinction or historical importance, provided the property owner does not successfully seek exclusion consistent with Section 37361 of the California Government Code.

Criterion D-ii: A building or structure removed from its original location but which is primarily significant for architectural value or which is the surviving structure most importantly associated with a historic person or event.

Criterion D-iii: A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life.

Criterion D-iv: A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

Criterion D-v: A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.

Criterion D-vi: A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance.

Criterion D-vii: A property achieving significance within the past 50 years if it is of exceptional importance.

Criterion D-viii: A property that possesses outstanding local historical significance.

CHAPTER 4. SIGNIFICANT THEMES AND EVALUATION CRITERIA

Elk Grove Heritage Resource Criteria

A resource could be designated a Heritage Resource under Criterion C if it retained at least three aspects of integrity, had a period of significance dating prior to 1941, and met any of the following four criteria at the local, state, or national level of significance within a given historic context:

Criterion C-i: Associated with events that have made a noteworthy contribution to the broad patterns of our history.

Criterion C-ii: Associated with the lives of persons noteworthy in our past.

Criterion C-iii: Embodies the distinctive characteristics of a noteworthy type, period, or method of construction.

Criterion C-iv: Has yielded, or may be likely to yield, information noteworthy in prehistory or history.

Updated Elk Grove Register Significance Criteria

In 2017, the City adopted new significance criteria. The criteria were simplified to align with the National and California Registers.

A resource may be listed in the Elk Grove Register if it retains four or more aspects of integrity and meets any of the following criteria within a given historic context:

Criterion 1: Associated with events that have made a significant contribution to the broad patterns of Elk Grove's history.

Criterion 2: Associated with the lives of persons significant in Elk Grove's past.

Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction; or that represents the work of a master; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction.

Criterion 4: Has yielded, or may be likely to yield, information noteworthy in prehistory or history.

Updated Elk Grove Register Criteria Considerations

The Elk Grove Register criteria considerations were updated to include all resources, not just those located within historic districts. The criteria considerations mostly align with the National Register criteria considerations, as follows:

Criteria Consideration 1: A religious property deriving primary significance from architectural or artistic distinction or historical importance.

Criteria Consideration 2: A building or structure removed from its original location but which is primarily significant for architectural value or which is the surviving structure most importantly associated with a historic person or event.

Criteria Consideration 3: A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life.

Criteria Consideration 4: A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.

Criteria Consideration 5: A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance.

Criteria Consideration 6: A property achieving significance within the past 50 years if it is of exceptional importance.

Integrity

In addition to meeting the National Register, California Register, or Elk Grove Register significance criteria, a property must possess integrity. Integrity is a property's ability to convey its historic significance, and all registers use the same seven aspects to assess a resource's integrity:

Location - the place where the historic property was constructed or the place where the historic event took place.

Design - the combination of elements that create the form, plans, space, structure, and style of the property.

Setting - the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

Materials - the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship - the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling - the property's expression of the aesthetic or historic sense of a particular period of time.

Association - the direct link between an important historic event or person and a historic property.

A resource does not have to retain all seven aspects of integrity as long as it retains a sufficient amount of its essential or character-defining physical features to convey the historical identity for which it is significant. A resource either retains integrity or it does not.

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CHAPTER 5. METHODS AND RESULTS

This chapter describes the survey methodology, resource identification and evaluation, and community participation used throughout the duration of the project.

5.1 PREVIOUS STUDY REVIEW

In 2012, Page & Turnbull resurveyed the National Register-listed Elk Grove Historic District, along with 22 additional properties located outside of the district, as part of the “Elk Grove Historic Context Statement and Survey Report” (Page & Turnbull 2012). The study presented the City’s historic context statement and recommended:

- Amending the Elk Grove Historic District with an additional five buildings;
- Evaluating the Winemaker Historic District for inclusion in the National Register, California Register, and Elk Grove Register;
- Evaluating properties at the Elk Grove Heritage Park including the Elk Grove House, Rhoads School, Reese School, and San Joaquin Justice Court and Jail;
- Creating a local historic district with a period of significance of 1876-1957;
- Documenting properties within City limits; and
- Maintaining the Elk Grove Register.

In the “City of Elk Grove Historical Resources Inventory and Evaluation Report,” (2014) ICF completed four of the above six recommendations, including evaluating the Winemaker Historic District and properties located at the Elk Grove Heritage Park, and identifying a local historic district. The ICF study identified and evaluated 96 resources for inclusion in either the National Register, California Register, and/or the Elk Grove Register. Eighty-five resources were determined eligible for listing for one or more of the registers. The resources included individual properties, a cultural landscape, and two historic districts. The remaining 11 resources were determined ineligible. The Elk Grove Register evaluations were completed using the significance criteria outlined in the City’s HPO adopted on January 24, 2007.

ICF reviewed the Page & Turnbull (2012) recommendations and agreed with amending the Elk Grove Historic District with two of the five original property recommendations; new research indicated that the remaining three did not retain integrity. The two properties recommended for inclusion were the Dunbar Residence at 9031 Elk Grove Boulevard and the IOOF/Everson Brothers Warehouse at 9045 Elk Grove Boulevard. These two properties retain integrity and were constructed within the district’s period of significance.

Additionally, ICF agreed with the Page & Turnbull (2012) recommendation to establish a locally designated historic district with a period of significance of 1876 to 1957 to identify and preserve resources constructed after 1930 (the end of the Elk Grove Historic District’s period of significance) that had been identified as contributing to the development of Elk Grove. The local historic district was identified to include 92 resources; however, ICF notes that an additional 100 properties located within the district boundaries have not been surveyed. Additionally, the district was not evaluated for inclusion to the Elk Grove Register.

CHAPTER 5. METHODS AND RESULTS

5.2 FIELD SURVEY EFFORTS

Resurvey

The field survey was completed to reassess the 84 resources and identify any exterior alterations to the resources since the ICF (2014) study.

Michael Baker developed a Survey123 application for volunteers to use to complete the survey efforts. The Survey123 application identified the properties for survey with map reference number, address, historic name, year built, and Assessor's Parcel Number (APN). It provided a location for survey notes and photographs of each resource. Each survey volunteer downloaded the application to their smart devices.

The City provided field safety training, Survey123 application training, and photography training regarding the best way to photograph resources, and identified helpful survey notes such as alterations to the resources. Each volunteer was assigned certain resources to survey and provided the DPR 523 forms previously completed for the resources for comparison with existing conditions.

A majority of the resources are clustered in the Old Town area, and a handful are located in rural or recently redeveloped areas within City limits (see **Figure 2**).

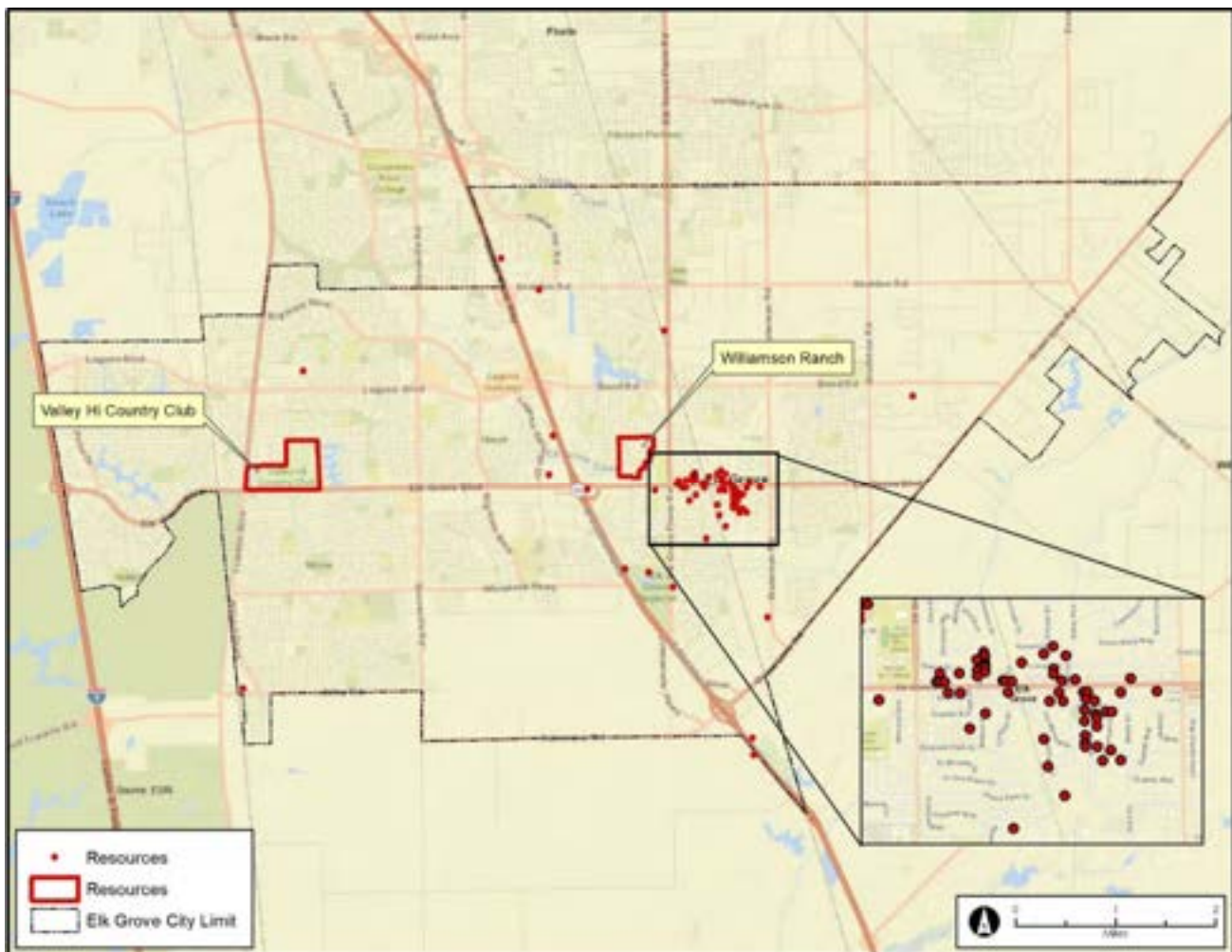


FIGURE 2. Resource Locations

Historic District Reconnaissance Survey

In addition to the resurvey efforts, Michael Baker Architectural Historian Margo Nayyar and Historic Preservation Committee member Daniel Ming conducted a reconnaissance-level field survey of the Williamson Ranch and Valley Hi Country Club Historic Districts. The field surveys were completed on January 24, 2019, and included identifying resource boundaries and characteristics.

Williamson Ranch Historic District

The Williamson Ranch Historic District is a residential subdivision with wide, curvilinear streets feeding multiple small courts. Pedestrian sidewalks are located on either side of roadways as are Contemporary-style streetlights. A majority of the subdivision includes one- to two-story single- and multi-family Contemporary-style residences. The residences were designed by master architect Carter Sparks in collaboration with master builders Streng Bros. Homes. It is the only neighborhood in Elk Grove associated with Carter Sparks and Streng Bros. Homes and characterized by Contemporary-style architecture. The district contains 302 residential buildings constructed between 1977 and 1988. See **Figure 3** for resource boundaries and **Appendix A: 86** for additional information.



FIGURE 3. Williamson Ranch Historic District Boundaries

CHAPTER 5. METHODS AND RESULTS

Valley Hi Country Club Historic District

The Valley Hi Country Club is characterized as an approximately 150-acre country club with a clubhouse, pool, and 18-hole golf course with pathways, ponds, bridges, fountains, landscaped vegetation, and maintenance facilities. It was constructed in 1961 with two tennis courts (not extant), Olympic-sized pool (not extant), clubhouse (significantly altered), and 18-hole golf course with ponds, sand traps, and circulation paths. The Valley Hi Country Club was constructed by golf course architect William Francis Bell, who designed renowned golf courses in Palm Springs, Torrey Pines, Apple Valley, Hidden Valley, and Emerald Valley, as well as other municipal courses throughout California. The Valley Hi Country Club was Elk Grove's first country club. See **Figure 4** for resource boundaries and **Appendix A: 87** for additional information.



FIGURE 4. Valley Hi Country Club Historic District Boundaries

5.3 COMMUNITY PARTICIPATION

In addition to the 10 survey volunteers, the Elk Grove Historical Society provided property-specific information including historical photographs and National Register nomination forms. The organization researched newspaper articles regarding the Williamson Ranch and Valley Hi Country Club Historic Districts, and provided a landownership history of the Valley Hi Country Club prior to its construction. The Elk Grove Historical Society also contacted a practicing Realtor specializing in Streng Bros. houses for information regarding the Williamson Ranch Development, but did not receive a response.

The Valley Hi Country Club manager, Jim Davis, fielded questions regarding the history of the club including the club architect, landscape architects, club development plans, blueprints, historical photographs, marketing materials, newspaper articles regarding the club, old newsletters, managers, course alterations, and clubhouse alterations. However, Mr. Davis indicated that the club does not maintain these types of records.

5.4 RESOURCE EVALUATIONS/RECORDATIONS

The 84 resources were reevaluated on DPR 523L forms included as part of **Appendix A**. The original DPR forms completed as part of the ICF (2014) study are appended to the DPR 523L forms. Additional historic research was not completed for each resource. The evaluations were completed using information from the previous evaluations and evaluations were updated using the updated Elk Grove Register significance criteria codified in Chapter 7.00.050 of the City's HPO. One resource, the Foulks House, was evaluated in 2018 and included in this study, but was not reevaluated. The Williamson Ranch Historic District and Valley Hi Country Club Historic District were recorded on applicable DPR 523 forms. A total of 87 resources were reviewed as part of this study.

5.5 RESULTS AND FINDINGS

Of the 87 resources inventoried for this survey, 85 were previously surveyed and evaluated. The two remaining resources, Williamson Ranch and Valley Hi Country Club Historic Districts, are recommended for evaluation to the Elk Grove Register, California Register, and/or National Register.

This project reevaluated a total of 84 resources for inclusion in the National Register, California Register, and/or Elk Grove Register. One resource, the Foulks House, was evaluated in 2018 and was not reevaluated, but the findings of the 2018 evaluation are included in this study. Of the 85 resources, 53 (62.4%) are recommended for inclusion in one or more of the registers, and 32 (37.6%) were recommended ineligible. The ineligible recommendations were due to either lack of integrity or lack of association with a historic context. The eligible recommendations include a mix of property types including single-family residences, multi-family residences, commercial properties, agricultural properties, cultural landscapes, and historic districts.

Of the 53 resources that appear eligible for listing in the Elk Grove Register, 22 (41.5%) appear individually eligible (5S3 status code), 7 (13.2%) appear to be potential contributors to a locally designated historic district (5D3 status code), and 24 (45.3%) appear both individually eligible and eligible as contributors to a local district (5B status code). This potential Local Elk Grove Historic District includes residential areas adjacent to the National Register-listed Elk Grove Historic District.

Table 1 below includes the list of 85 evaluated resources with their survey number, address, historic name, APN, year built, the previous evaluation criteria and OHP status code, and the updated evaluation criteria and OHP status code. Note that the evaluation columns represent evaluation criteria for the National Register, California Register, and Elk Grove Register, respectively, as applicable. OHP status code explanations are provided in **Figure 5**.

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)	
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC.
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)	
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation	
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation	
4CM	Master List - State Owned Properties – PRC §5024.
5 Properties Recognized as Historically Significant by Local Government	
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6 Not Eligible for Listing or Designation as specified	
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation	
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated – referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

FIGURE 5. OHP Status Codes

TABLE 1. Reevaluated Resources

Survey No.	Address	Historic Name	APN	Year Built (Circa)	2014 Evaluation Criteria	2014 Status Code	2019 Evaluation Criteria	2019 Status Code
1	9541 2nd Ave.	Lenard Residence	125-0210-042	1930	C-i	5D3	N/A	6Z
2	9551 2nd Ave.	Agnes Baker Residence	125-0210-003	1920	C-i	5D3	1	5D3
3	9558 & 9562 2nd Ave.	Mr. Stevens Duplex	125-0151-004	1941	C-i	5D3	N/A	6Z
4	9563 2nd Ave.	Cables Residence	125-0210-005	1890	C-i	5D3	1	5D3
5	9569 2nd Ave.	Stevens Residence	125-0210-006	1920	C-i	5D3	N/A	6Z
6	9673 2nd Ave.	Backer family Residence	125-0210-007	1935	C-i	5D3	N/A	6Z
7	9578 2nd Ave	Fred Vogt Residence	125-0152-009	1940	C-i	5D3	N/A	6Z
8	9583 2nd Ave	Wilson Lillico Residence	125-0210-024	1930	C-i	5D3	N/A	6Z
9	9590 2nd Ave	Elk Grove Library	125-0152-012	1930	C-i	5D3	N/A	6Z
10	8933 Elk Grove Blvd.	John Keema Residence	125-0151-027	1914	A-i, A-iii	5B	1, 3	5B
11	8937 Elk Grove Blvd.	Clem Residence	125-0151-026	1915	A-i, A-iii	5B	1, 3	5B
12	8950 Elk Grove Blvd.	Texaco Service Station	125-0141-010	1946	C-i	5D3	N/A	6Z
13	Elk Grove Blvd./Gage St.	County Municipal Court	125-0142-006	1950	A-i, A-iii	5B	1, 3	5B
14	9141 Elk Grove Blvd.	Earl Tribble Residence	125-0270-021	1885	A-i	5B	1, 3	5B
15	9148-52 Elk Grove Blvd.	Site of Dr. Bradford's Office	125-0243-018	N/A	A-i	5D3	N/A	6Z
16	9148 Elk Grove Blvd.	Residence	125-0243-018	1930	A-i, A-iii	5D3	N/A	6Z
17	9152 Elk Grove Blvd.	Residence	125-0243-018	1927	A-i, A-iii	5D3	N/A	6Z
18	9156 Elk Grove Blvd.	Foulks/Ronk Residence	125-0243-019	1935	A-i	5D3	1, 3	5B
19	9206 Elk Grove Blvd.	Percy Webb Residence	134-0071-007	1910	C-i	5D3	1, 3	5B
20	9208 Elk Grove Blvd.	Blacksmith Shop	134-0071-007	1890	C-i	5D3	1	5B
21	9239 Elk Grove Blvd.	Gage Residence	127-0170-050	1870	Residence 1 - N/A Residence 2 - C-i	5D3	N/A	6Z
22	9248 Elk Grove Blvd.	Reginald Rolfe Residence	134-0072-012	1915	A-i, A-iii	5B	1, 3	5B
23	9031 Elk Grove Blvd.	Dunbar Residence	125-0210-017	1925	A, 1, A-i	3D, 5D3	A, 1, 1	3D, 3CD, 5D3

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Survey No.	Address	Historic Name	APN	Year Built (Circa)	2014 Evaluation Criteria	2014 Status Code	2019 Evaluation Criteria	2019 Status Code
24	9040 Elk Grove Blvd.	Fire Shed, 1925, in alley	125-0222-005	1951	C-i	6Z, 5D3	1	5B
25	9033 Elk Grove Blvd.	Ehrhardt / Rhoades Garage	125-0210-016	1908	A-i	6Z, 5D3	1	6Z, 5B
26	8820 Elk Grove Blvd.	Elk Grove Grammar School	125-0120-020	1921	A-i	5S3	1, 3	5S3
27	8941 Elk Grove Blvd.	Bartholomew House	125-0151-025	1908	C-i	5D3	1	5D3
28	9000 Grove St.	Pia Residence	125-0223-001	1915	C-i	5D3	N/A	6Z
29	9097 Grove St.	Residence	125-0243-032	1925	C-i	6X, 5D3	1	6X, 5D3
30	9117 Grove St.	Elam Residence	125-0243-026	1938	C-i	5D3	N/A	6Z
31	9151 Grove St.	Hoffnungfeld Kongregational Church	134-0072-012	1926	B-ii	5D3	1	5B
32	9184 Grove St.	Eisenbiesz Residence	134-0082-004	1905	C-i	5D3	N/A	6Z
33	9188 Grove St.	Glen Womack Residence	134-0083-020	1946	C-i	5D3	N/A	6Z
34	9612 Kent St.	McKinney Residence	125-0243-020	1869	B-ii	5D3	1	5B
35	9625 Kent St.	Roden Residence	134-0071-016	1950	C-i	5D3	N/A	6Z
36	9640 Kent St.	Homer Derr Residence	134-0081-001	1920	C-i	5D3	N/A	6Z
37	9643 Kent St.	Everson / Heart Residence	134-0082-016	1900	A-i, A-iii	5B	1, 3	5B
38	9651 Kent St.	George & Mina Alturcher Residence	134-0082-013	1909	A-i, A-iii	5B	1, 3	5B
39	9654 Kent St.	Derr Residence	134-0081-003	1915	A-i, A-iii	5B	1, 3	5B
40	9665 Kent St.	Elsie Latta Residence	134-0082-011	1909	C-i	5D3	N/A	6Z
41	9674 Kent St.	Crump Residence	134-0091-001	1909	C-i	5D3	N/A	6Z
42	9688 Kent St.	Martin & Lucinda Derr	134-0091-002	1905	A-i, A-iii	5S3	1, 3	5S3
43	9692 Kent St.	Tessen Residence	134-0091-003	1909	C-i	5S3	N/A	6Z
44	9695 Kent St.	Hironymous Residence	134-0092-022	1909	C-i	5S3	N/A	6Z
45	9055 Locust St.	Derr lumber buildings	125-0253-049, -050, -051, -052	1910, 120, 1932	B-ii	5D3	1, 2	5B
46	9131 Locust St.	First Baptist Church	125-0261-043	1947	C-i	5D3	1, 3 (CC 1)	5B
47	9545 School St.	Geobel Residence	125-0261-023	1955	C-i	5D3	N/A	6Z

Survey No.	Address	Historic Name	APN	Year Built (Circa)	2014 Evaluation Criteria	2014 Status Code	2019 Evaluation Criteria	2019 Status Code
48	9585 School St.	Westlake House	125-0252-001	1935	C-i	5D3	N/A	6Z
49	9589 School St.	Aldritch House	125-0252-003	1936	A-i	5D3	1	5B
50	9665 Gage St.	Gage Mansion	125-0470-001	1908	B-ii	5B	1, 3	5B
51	9678 Railroad Ave.	Elk Grove Winery Storage	134-0050-043	1900	A, 1, A-i	3D, 5S3	A, 1, 1	3D, 3CD, 5B
52	9723 Railroad Ave.	Elk Grove Vineyard Association Winery Buildings	134-0050-077	1915	A, 1, A-i	3D, 5S3	A, 1, 1	3D, 3CD, 5B
53	9699 Railroad Ave.	Benjamin Hoover Warehouse	134-0050-074	1900	A, 1, A-i	3D, 5S3	A, 1, 1	3D, 3CD, 5B
54	9676, 9699, 9723	Winemaker Historic District	134-0050-043	1900-1915	A, 1, A-i	3S, 5S3	A, 1, 1	3S, 3CS, 5S3
55	4625 Bilby Rd	Kunsting Residence	132-0030-049	1895	C-iii	5S3	3 (CC2)	5S3
56	4629 Bilby Rd	Elliot Ranch Foreman Res.	132-0030-049	1940	C-iii	5S3	3 (CC2)	5S3
57	9870 Bond Rd	Bader Family Residence	127-0120-067	1910	C-i, C-iii	5S3	1, 3	5S3
58	8701 E. Stockton Blvd 8711 E. Stockton Blvd	Residence 1	115-0161-019	1910	C-i	5S3	1	5S3
		Residence 2		1930	C-i	5S3	N/A	6Z
59	9941 E. Stockton Blvd.	Elk Grove House (reconstructed)	132-0061-013	2002	C-i	5S3	1 (CC 4)	5S3
60	9941 E. Stockton Blvd.	Rhoads School	132-0061-006	1872	B-ii	5S3	1 (CC 2)	5S3
61	9941 E. Stockton Blvd.	Reese School	132-0061-013	1884	B-ii	5S3	1 (CC 2)	5S3
62	9941 E. Stockton Blvd.	San Joaquin Court & Jail	132-0061-013	1912	B-ii	5S3	1 (CC 2)	5S3
63	9040 Elk Grove-Florin Rd	Stohlgren/Olson Ranch	116-0042-025	1922	A-i, A-iii	5S3	1, 3	5S3
64	10005 Elk Grove-Florin Rd	Markofer Residence	134-0370-001	1930	A-i, A-iii	5S3	1, 3	5S3
65	9815 Emerald Park Dr.	Hunt Family Residence	134-0570-060	1900	A-i	5S3	N/A	6Z
66	9176 Lark St.	Clyde Colton Residence	134-0094-002	1949	C-i	5S3	N/A	6Z
67	9191 Lark St.	Christensen Residence	134-0093-019	1885	B-ii	5S3	N/A	6Z
68	9194 Lark St.	Vernon Coons Residence	134-0094-017	1925	C-i	5S3	N/A	6Z
69	8830 Sharkey Ave.	Williamson Rnch Pkg Shed	125-0440-073	1944	B-ii	5S3	1	5S3

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Survey No.	Address	Historic Name	APN	Year Built (Circa)	2014 Evaluation Criteria	2014 Status Code	2019 Evaluation Criteria	2019 Status Code
70	8386 Sheldon Rd.	Residence	116-0030-081	1950	B-ii	5S3	1	5S3
71	8966 Sierra St.	Buchanan Residence	125-0152-002	1915	C-i	5S3	1	5S3
72	5623 Tegan Rd.	Gage Ranch Residence	119-0151-012	1880	B-ii	5S3	3 (CC2)	5S3
73	10551 W. Stockton Blvd.	Lent Ranch	134-1010-011	1929	B-ii	5S3	1	5S3
74	10686 W. Stockton Blvd.	Wackman Ranch	134-0220-063	1860	A-i	5S3	1	5S3
75	9392 W. Stockton Blvd.	Elk Grove Grammar School	125-0010-023	1909	B-ii	5S3	N/A	6Z
76	10130 Waterman Road	Waterman Residence	134-0181-008	1912	C-i	5S3	N/A	6Z
77	8540 Elk Grove Blvd.	Elk Grove Cemetery	125-0030-014	1874	1 & 2, D-iv	3CS, 5S3	1,2; 1	3CS, 5S3
78	8423 Elk Grove Blvd.	Kirby Ranch/Capital Nursery	116-0070-014	1889	A-i	5S3	N/A	6Z
79	9950 Elk Grove-Florin Rd	Elk Grove Park	132-0061-006	1903	A, 1, A-i	3S, 5S3	A, 1, 1	3S, 5S3
80	9941 E. Stockton Blvd.	Foulks House	132-0061-013	1854	N/A	N/A	2,3	5S3
81	9045 Elk Grove Blvd	Everson Brothers Warehouse (IOOF Hall)	125-0210-014	1893	A,1, A-i	3D, 5D3	A, 1, 1	1D, 5D3
82	8936 Sierra St.	Coon's Residence	125-0151-023	1915	C-i	5S3	N/A	6Z
83	9548 School St.	Owen Residence	125-0253-041	1914	A,1, A-i	1D, 5D3	A, 1	1D, 5B
84	9112 Elk Grove Blvd	Brainard/Markofer Coachhouse	125-0243-011	1902	A, 1, A-i	1D, 5D3	A, 1	1D, 5D3
85	9125 Elk Grove Blvd	Grange Hall/ County Library Site & 9125 Elk Grove Boulevard	125-0252-011	N/A 1950	A-I, B-i	5B	1	1CL, 5B

Table 2 below identifies the resources recommended for evaluation to the Elk Grove Register, California Register, and/or National Register as part of a future project.

TABLE 2. Resources Recommended for Evaluation

Survey No.	Address	Historic Name	APN	Year Built (Circa)	2019 Status Code
86	Various	Williamson Ranch	Various	1978-1988	7R
87	9595 Franklin Boulevard	Valley Hi Country Club	119-0162-093	1961	7R

In addition to these resources, 49 resources are listed in the National Register. They include the Elk Grove Historic District and its 47 contributors, as well as the individually listed Ehrhardt/Jungkeit residence. All 47 contributors have also been previously recommended eligible as contributors to the Local Elk Grove Historic District (Page & Turnbull 2012; ICF 2014). These 49 resources should automatically be listed in the Elk Grove Register pursuant to Chapter 7.00.050(A) of the HPO, which states that resources listed in the National and/or California Registers shall automatically be included in the Elk Grove Register without City Council action. See **Table 3** for a list of these resources.

TABLE 3. National Register-listed Resources

	Resource Name	Address	Status Code
1	Elk Grove Historic District	Various	1S
2	Taverner Residence	8998 Elk Grove Blvd.	1D, 5D3
3	Community Methodist Church	8986 Elk Grove Blvd.	1D, 5D3
4	Dr. Hugh Beattie Residence	9098 Elk Grove Blvd.	1D, 5D3
5	Wakeman Residence	9024 Elk Grove Blvd.	1D, 5D3
6	Ehrhardt/Rhoades Bldg.	9027 Elk Grove Blvd.	1D, 5D3
7	Judge Everson Residence	9029 Elk Grove Blvd.	1D, 5D3
8	Hayes Residence	9030 Elk Grove Blvd.	1D, 5D3
9	Hayes Meat Market	9032 Elk Grove Blvd.	1D, 5D3
10	Elk Grove Hotel	9039 Elk Grove Blvd.	1D, 5D3
11	Elk Grove IOOF Hall	9045 Elk Grove Blvd.	1D, 5D3
12	Foulks/Graham Bldg.	9048 Elk Grove Blvd.	1D, 5D3
13	Elk Grove Bank	9070 Elk Grove Blvd.	1D, 5D3
14	Elk Grove Telephone Bldg.	9070 Elk Grove Blvd.	1D, 5D3
15	Old Post Office	9072 Elk Grove Blvd.	1D, 5D3
16	Drugstore Bldg.	9074 Elk Grove Blvd.	1D, 5D3
17	Masonic Lodge Bldg.	9075 Elk Grove Blvd.	1D, 5D3
18	Poston Bldg. Group	9080-86 Elk Grove Blvd.	1D, 5D3
19	Hasman Bldg./General Store	9085 Elk Grove Blvd.	1D, 3S, 5D3
20	Warren Shoes	9090 Elk Grove Blvd.	1D, 5D3
21	The Elm	9093 Elk Grove Blvd.	1D, 5D3

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	Resource Name	Address	Status Code
22	Stewart Residence	9094 Elk Grove Blvd.	1D, 5D3
23	H.L. Stitch Residence	9096-98 Elk Grove Blvd.	1D, 5D3
24	Batey Garage	9095 Elk Grove Blvd.	1D, 5D3
25	Batey Chevrolet Showroom	9097 Elk Grove Blvd.	1D, 5D3
26	Brainard/Markofer Residence	9112 Elk Grove Blvd.	1D, 5D3
27	Brainard/Markofer Coach House	9112 Elk Grove Blvd.	1D, 5D3
28	George Markofer Residence	9116 Elk Grove Blvd.	1D, 5D3
29	Methodist Church Parsonage	9120 Elk Grove Blvd.	1D, 5D3
30	McDonald Residence	9620 Gage St.	1D, 5D3
31	Lilico Residence	9625 Gage St.	1D, 5D3
32	Hogaboom Residence	9051 Grove St.	1D, 5D3
33	Loshe Residence	9051 Grove St.	1D, 5D3
34	Barn/shed bldgs.	9051 Grove St.	1D
35	Francisco Residence	9059 Grove St.	1D, 5D3
36	Haynes Residence	9060 Grove St.	1D, 5D3
37	Pierce/Allen Residence	9081 Grove St.	1D, 5D3
38	Markofer Residence	9087 Grove St.	1D, 5D3
39	Residence	9101 Grove St.	1D, 5D3
40	Residence	9109 Grove St.	1D, 5D3
41	Owen Residence	9548 School St.	1D, 5B
42	Wildanger/Frame Residence	9557 School St.	1D, 5D3
43	Upton Residence	9560 School St.	1D, 5D3
44	Poston Residence	9572 School St.	1D, 5D3
45	Ira Jones Residence	9588 School St.	1D, 5D3
46	Stevens/Polhemus Residence	9616 Walnut Ave.	1D, 5D3
47	Springfield/Kerr Residence	9621 Walnut Ave.	1D, 3S, 5D3
48	Welch/Koon Residence	9624 Walnut Ave.	1D, 5D3
49	Ehrhardt/Jungkeit Residence	4800 Percheron Drive	1S

CHAPTER 6. CONCLUSIONS AND RECOMMENDATIONS

This chapter discusses recommendations including amending the National Register-listed Elk Grove Historic District, evaluating the Local Elk Grove Historic District, Williamson Ranch Historic District, and Valley Hi Country Club Historic District, and creating the Elk Grove Register.

6.1 AMEND THE ELK GROVE HISTORIC DISTRICT

As recommended by Page & Turnbull (2012) and ICF (2014), Michael Baker agrees with amending the Elk Grove Historic District to include the Dunbar Residence at 9031 Elk Grove Boulevard as a contributing resource. It is located within the district's boundaries, was constructed during the district's period of significance, and maintains integrity.

Michael Baker does not agree with amending the Elk Grove Historic District to include the Everson Brothers Warehouse at 9045 Elk Grove Boulevard, as it is an addition to the Elk Grove IOOF Hall, already a contributor to the National Register-listed district. It is one resource, not two. The Elk Grove Historic District nomination form states the following regarding the Elk Grove IOOF Hall:

After the 1892 fire this two and three story brick building was constructed for the Odd Fellows. The brick has been plastered; decorative elements include a stepped parapet at the front and segmental arch openings encasing double windows. The letters "IOOF" are prominent in a recessed panel at the upper center of the front facade. The natural color of the brick is only evident at the main entry below the metal overhang. The two entry doors appear to be original, with large window openings each side of the entry for displaying merchandise. Remodeling of the structure has consisted primarily of installing sidewalks in 1905 on the south and west side of the hall. **A warehouse was built in 1910 on the north end of the hall for store use.** In 1930 a fire escape was added and in 1932 a basement dining hall was completed. (Knapp 1987)

Furthermore, the warehouse is visually represented in the 1987 district map as part of the Elk Grove IOOF Hall and within district boundaries. Therefore, the Everson Brothers Warehouse at 9045 Elk Grove Boulevard is already listed in the National Register as part of the Elk Grove IOOF Hall, a contributor to the National Register-listed district. The Elk Grove IOOF Hall/Warehouse may be listed in the Elk Grove Register pursuant to Chapter 7.00.050(A) of the HPO, which states that resources listed in the National and/or California Registers may be automatically included in the Elk Grove Register without City Council action.

6.2 EVALUATE THE LOCAL ELK GROVE HISTORIC DISTRICT

As recommended by Page & Turnbull (2012) and ICF (2014), Michael Baker agrees with establishing a locally designated historic district. The historic district is significant for its association with Elk Grove's residential and commercial development. It has a period of significance of 1876-1957. Boundaries are depicted in **Figure 6** below, and contributing resources are included in **Table 4** below. Contributing properties have been updated since the ICF 2014 study, and include a total of 78 resources, 47 of which are contributors to the National Register-listed Elk Grove Historic District, and 31 of which were identified during this study. However, ICF noted that an additional approximately 100 properties are located within the district's boundaries which were constructed within the district's period of significance and have not been previously surveyed. Therefore, it is recommended that the City evaluate the Local Elk Grove Historic District for inclusion in the Elk Grove Register. The evaluation would include survey and recordation of all contributing and noncontributing properties. This should be complete prior to listing the Local Elk Grove Historic District in the Elk Grove Register. The evaluation should be presented on applicable DPR 523 forms.



FIGURE 6. Local Elk Grove Historic District Boundaries. Adapted from the ICF (2014) study.

TABLE 4. Contributors to the Local Elk Grove Historic District

No.	Address	Historic Name	APN	Year Built (Circa)	2019 Evaluation Criteria	2019 Status Code
1	9551 2nd Ave.	Agnes Baker Residence	125-0210-003	1920	1	5D3
2	9563 2nd Ave.	Cables Residence	125-0210-005	1890	1	5D3
3	8933 Elk Grove Blvd.	John Keema Residence	125-0151-027	1914	1, 3	5B
4	8937 Elk Grove Blvd.	Clem Residence	125-0151-026	1915	1, 3	5B
5	Elk Grove Blvd./Gage St.	County Municipal Court	125-0142-006	1950	1, 3	5B
6	9141 Elk Grove Blvd.	Earl Tribble Residence	125-0270-021	1885	1, 3	5B
7	9156 Elk Grove Blvd.	Foulks/Ronk Residence	125-0243-019	1935	1, 3	5B
8	9206 Elk Grove Blvd.	Percy Webb Residence	134-0071-007	1910	1, 3	5B
9	9208 Elk Grove Blvd.	Blacksmith Shop	134-0071-007	1890	1	5B
10	9248 Elk Grove Blvd.	Reginald Rolfe Residence	134-0072-012	1915	1, 3	5B
11	9031 Elk Grove Blvd.	Dunbar Residence	125-0210-017	1925	A, 1, 1	3D, 3CD, 5D3
12	9040 Elk Grove Blvd.	Fire Shed, 1925, in alley	125-0222-005	1951	1	5B
13	9033 Elk Grove Blvd.	Ehrhardt / Rhoades Garage	125-0210-016	1908	1	6Z, 5B
14	8941 Elk Grove Blvd.	Bartholomew House	125-0151-025	1908	1	5D3
15	9097 Grove St.	Residence	125-0243-032	1925	1	6X, 5D3
16	9151 Grove St.	Hoffnungfeld Kongregational Church	134-0072-012	1926	1	5B
17	9612 Kent St.	McKinney Residence	125-0243-020	1869	1	5B
18	9643 Kent St.	Everson / Heart Residence	134-0082-016	1900	1, 3	5B
19	9651 Kent St.	George & Mina Alturcher Residence	134-0082-013	1909	1, 3	5B
20	9654 Kent St.	Derr Residence	134-0081-003	1915	1, 3	5B
21	9055 Locust St.	Derr lumber buildings	125-0253-049, -050, -051, -052	1910, 120, 1932	1, 2	5B
22	9131 Locust St.	First Baptist Church	125-0261-043	1947	1, 3 (CC 1)	5B
23	9589 School St.	Aldritch House	125-0252-003	1936	1	5B
24	9665 Gage St.	Gage Mansion	125-0470-001	1908	1, 3	5B
25	9678 Railroad Ave.	Elk Grove Winery Storage	134-0050-043	1900	A, 1, 1	3D, 3CD, 5B
26	9723 Railroad Ave.	Elk Grove Vineyard Association Winery Buildings	134-0050-077	1915	A, 1, 1	3D, 3CD, 5B
27	9699 Railroad Ave.	Benjamin Hoover Warehouse	134-0050-074	1900	A, 1, 1	3D, 3CD, 5B
28	9045 Elk Grove Blvd	Everson Brothers Warehouse (IOOF Hall)	125-0210-014	1893	A, 1, 1	1D, 5D3
29	9548 School St.	Owen Residence	125-0253-041	1914	A, 1	1D, 5B
30	9112 Elk Grove Blvd	Brainard/Markofer Coachhouse	125-0243-011	1902	A, 1	1D, 5D3

CHAPTER 6. CONCLUSIONS AND RECOMMENDATIONS

No.	Address	Historic Name	APN	Year Built (Circa)	2019 Evaluation Criteria	2019 Status Code
31	9125 Elk Grove Blvd	Grange Hall/ County Library Site & 9125 Elk Grove Boulevard	125-0252-011	N/A 1950	1	1CL, 5B
32	8998 Elk Grove Blvd.	Taverner Residence				1D, 5D3
33	8986 Elk Grove Blvd.	Community Methodist Church				1D, 5D3
34	9098 Elk Grove Blvd.	Dr. Hugh Beattie Residence				1D, 5D3
35	9024 Elk Grove Blvd.	Wakeman Residence				1D, 5D3
36	9027 Elk Grove Blvd.	Ehrhardt/Rhoades Bldg.				1D, 5D3
37	9029 Elk Grove Blvd.	Judge Everson Residence				1D, 5D3
38	9030 Elk Grove Blvd.	Hayes Residence				1D, 5D3
39	9032 Elk Grove Blvd.	Hayes Meat Market				1D, 5D3
40	9039 Elk Grove Blvd.	Elk Grove Hotel				1D, 5D3
41	9045 Elk Grove Blvd.	Elk Grove IOOF Hall				1D, 5D3
42	9048 Elk Grove Blvd.	Foulks/Graham Bldg.				1D, 5D3
43	9070 Elk Grove Blvd.	Elk Grove Bank				1D, 5D3
44	9070 Elk Grove Blvd.	Elk Grove Telephone Bldg.				1D, 5D3
45	9072 Elk Grove Blvd.	Old Post Office				1D, 5D3
46	9074 Elk Grove Blvd.	Drugstore Bldg.				1D, 5D3
47	9075 Elk Grove Blvd.	Masonic Lodge Bldg.				1D, 5D3
48	9080-86 Elk Grove Blvd.	Poston Bldg. Group				1D, 5D3
49	9085 Elk Grove Blvd.	Hasman Bldg./ General Store				1D, 3S, 5D3
50	9090 Elk Grove Blvd.	Warren Shoes				1D, 5D3
51	9093 Elk Grove Blvd.	The Elm				1D, 5D3
52	9094 Elk Grove Blvd.	Stewart Residence				1D, 5D3
53	9096-98 Elk Grove Blvd.	H.L. Stitch Residence				1D, 5D3
54	9095 Elk Grove Blvd.	Batey Garage				1D, 5D3
55	9097 Elk Grove Blvd.	Batey Chevrolet Showroom				1D, 5D3
56	9112 Elk Grove Blvd.	Brainard/Markofer Residence				1D, 5D3
57	9112 Elk Grove Blvd.	Brainard/Markofer Coach House				1D, 5D3
58	9116 Elk Grove Blvd.	George Markofer Residence				1D, 5D3
59	9120 Elk Grove Blvd.	Methodist Church Parsonage				1D, 5D3
60	9620 Gage St.	McDonald Residence				1D, 5D3
61	9625 Gage St.	Lilico Residence				1D, 5D3
62	9051 Grove St.	Hogaboom Residence				1D, 5D3
63	9051 Grove St.	Loshe Residence				1D, 5D3
64	9051 Grove St.	Barn/shed bldgs.				1D

No.	Address	Historic Name	APN	Year Built (Circa)	2019 Evaluation Criteria	2019 Status Code
65	9059 Grove St.	Francisco Residence				1D, 5D3
66	9060 Grove St.	Haynes Residence				1D, 5D3
67	9081 Grove St.	Pierce/Allen Residence				1D, 5D3
68	9087 Grove St.	Markofer Residence				1D, 5D3
69	9101 Grove St.	Residence				1D, 5D3
70	9109 Grove St.	Residence				1D, 5D3
71	9548 School St.	Owen Residence				1D, 5B
72	9557 School St.	Wildanger/Frame Residence				1D, 5D3
73	9560 School St.	Upton Residence				1D, 5D3
74	9572 School St.	Poston Residence				1D, 5D3
75	9588 School St.	Ira Jones Residence				1D, 5D3
76	9616 Walnut Ave.	Stevens/Polhemus Residence				1D, 5D3
77	9621 Walnut Ave.	Springfield/Kerr Residence				1D, 3S, 5D3
78	9624 Walnut Ave.	Welch/Koon Residence				1D, 5D3

6.3 HISTORIC DISTRICT RECOMMENDATIONS

Both the Williamson Ranch and Valley Hi Country Club Historic Districts are recommended for evaluation to the Elk Grove Register, California Register, and/or National Register.

Williamson Ranch Historic District

The Williamson Ranch Historic District contains 302 residential buildings built between 1977 and 1988 and designed by Streng Bros. Homes and Carter Sparks, a locally significant builder and architect in the greater Sacramento area. The Williamson Ranch Historic District is the only neighborhood in Elk Grove associated with Streng Bros. and Carter Sparks and characterized by Contemporary-style architecture. Because of the rarity of the resource type in Elk Grove, it is recommended to evaluate the resource under Elk Grove Register Criterion 3 (Criteria Consideration 6) because it is not yet 50 years of age, yet may be of exceptional importance. The evaluation can rely heavily on information from the “Mid Century Modern in the City of Sacramento Historic Context Statement and Survey Results” (GEI and Mead & Hunt 2017) study, which discusses the Streng Bros. and Carter Sparks.

Valley Hi Country Club Historic District

The Valley Hi Country Club is an approximately 150-acre country club with a clubhouse, pool, and 18-hole golf course with pathways, ponds, bridges, fountains, landscaped vegetation, and maintenance facilities. The Valley Hi Country Club was constructed in 1961 by golf course architect William Francis Bell, who designed renowned golf courses in Palm Springs, Torrey Pines, Apple Valley, Hidden Valley, and Emerald Valley, as well as other municipal courses throughout California. The Valley Hi Country Club was Elk Grove’s first country club. The Valley Hi Country Club displays multiple alterations from the last 15 years; however, it is recommended for evaluation to the Elk Grove, California Register, and/or National Register as a designed cultural landscape, in order to identify its historic context, period of significance, and character-defining features, and determine if it retains integrity.

6.4 CREATE ELK GROVE REGISTER OF HISTORIC RESOURCES

Resources recommended for immediate listing include the 95 resources in **Table 5** below. The 95 resources include 49 resources already listed in the National Register. These resources were not reevaluated for the purposes of this project, but pursuant to Chapter 7.00.050(A) of the HPO, resources listed in the National and/or California Registers may be automatically included in the Elk Grove Register without City Council action. City Council action will be required to list the additional 46 resources evaluated as individually eligible as part of this project.

A total of 53 resources were evaluated as part of this project; 46 of which are identified in **Table 5** below because they are individually eligible; 7 of which are eligible for listing as contributing resources to the Local Elk Grove Historic District, but are not currently recommended for listing because the historic district requires evaluation to the Elk Grove Register as discussed in Section 6.2 above. Once the Local Elk Grove Historic District is evaluated and recommended eligible contributing resources may be listed in the Elk Grove Register. Resources both individually eligible for the Elk Grove Register and eligible as contributors to the Local Elk Grove Historic District are included in **Table 5**, but they can only be individually listed until the historic district evaluation is complete.

Creating the Elk Grove Register can be as simple as developing a document with the resources list below. Additional helpful tools for City and public use include creating an interactive web map. It is an interactive way to visualize resource location, information, and photographs.

TABLE 5. Resources for Listing in the Elk Grove Register

No.	Survey No.	Address	Historic Name	APN	2019 Evaluation Criteria	2019 Status Code
1	10	8933 Elk Grove Blvd.	John Keema Residence	125-0151-027	1, 3	5B
2	11	8937 Elk Grove Blvd.	Clem Residence	125-0151-026	1, 3	5B
3	13	Elk Grove Blvd./Gage St.	County Municipal Court	125-0142-006	1, 3	5B
4	14	9141 Elk Grove Blvd.	Earl Tribble Residence	125-0270-021	1, 3	5B
5	18	9156 Elk Grove Blvd.	Foulks/Ronk Residence	125-0243-019	1, 3	5B
6	19	9206 Elk Grove Blvd.	Percy Webb Residence	134-0071-007	1, 3	5B
7	20	9208 Elk Grove Blvd.	Blacksmith Shop	134-0071-007	1	5B
8	22	9248 Elk Grove Blvd.	Reginald Rolfe Residence	134-0072-012	1, 3	5B
9	24	9040 Elk Grove Blvd.	Fire Shed, 1925, in alley	125-0222-005	1	5B
10	25	9033 Elk Grove Blvd.	Ehrhardt / Rhoades Garage	125-0210-016	1	6Z, 5B
11	26	8820 Elk Grove Blvd.	Elk Grove Grammar School	125-0120-020	1, 3	5S3
12	31	9151 Grove St.	Hoffnungfeld Kongregational Church	134-0072-012	1	5B
13	34	9612 Kent St.	McKinney Residence	125-0243-020	1	5B
14	37	9643 Kent St.	Everson / Heart Residence	134-0082-016	1, 3	5B
15	38	9651 Kent St.	George & Mina Alturcher Residence	134-0082-013	1, 3	5B
16	39	9654 Kent St.	Derr Residence	134-0081-003	1, 3	5B
17	42	9688 Kent St.	Martin & Lucinda Derr	134-0091-002	1, 3	5S3
18	45	9055 Locust St.	Derr lumber buildings	125-0253-049, -050, -051, -052	1, 2	5B
19	46	9131 Locust St.	First Baptist Church	125-0261-043	1, 3 (CC 1)	5B
20	49	9589 School St.	Aldritch House	125-0252-003	1	5B
21	50	9665 Gage St.	Gage Mansion	125-0470-001	1, 3	5B
22	51	9678 Railroad Ave.	Elk Grove Winery Storage	134-0050-043	A, 1, 1	3D, 3CD, 5B
23	52	9723 Railroad Ave.	Elk Grove Vineyard Association Winery Buildings	134-0050-077	A, 1, 1	3D, 3CD, 5B
24	53	9699 Railroad Ave.	Benjamin Hoover Warehouse	134-0050-074	A, 1, 1	3D, 3CD, 5B
25	54	9676, 9699, 9723	Winemaker Historic District	134-0050-043	A, 1, 1	3S, 3CS, 5S3
26	55	4625 Bilby Rd	Kunsting Residence	132-0030-049	3 (CC2)	5S3
27	56	4629 Bilby Rd	Elliot Ranch Foreman Res.	132-0030-049	3 (CC2)	5S3
28	57	9870 Bond Rd	Bader Family Residence	127-0120-067	1, 3	5S3
29	58	8701 E. Stockton Blvd	Residence 1	115-0161-019	1	5S3
30	59	9941 E. Stockton Blvd.	Elk Grove House (reconstructed)	132-0061-013	1 (CC 4)	5S3
31	60	9941 E. Stockton Blvd.	Rhoads School	132-0061-006	1 (CC 2)	5S3

CHAPTER 6. CONCLUSIONS AND RECOMMENDATIONS

No.	Survey No.	Address	Historic Name	APN	2019 Evaluation Criteria	2019 Status Code
32	61	9941 E. Stockton Blvd.	Reese School	132-0061-013	1 (CC 2)	5S3
33	62	9941 E. Stockton Blvd.	San Joaquin Court & Jail	132-0061-013	1 (CC 2)	5S3
34	63	9040 Elk Grove-Florin Rd	Stohlgren/Olson Ranch	116-0042-025	1, 3	5S3
35	64	10005 Elk Grove-Florin Rd	Markofer Residence	134-0370-001	1, 3	5S3
36	69	8830 Sharkey Ave.	Williamson Rnch Pkg Shed	125-0440-073	1	5S3
37	70	8386 Sheldon Rd.	Residence	116-0030-081	1	5S3
38	71	8966 Sierra St.	Buchanan Residence	125-0152-002	1	5S3
39	72	5623 Tegan Rd.	Gage Ranch Residence	119-0151-012	3 (CC2)	5S3
40	73	10551 W. Stockton Blvd.	Lent Ranch	134-1010-011	1	5S3
41	74	10686 W. Stockton Blvd.	Wackman Ranch	134-0220-063	1	5S3
42	77	8540 Elk Grove Blvd.	Elk Grove Cemetery	125-0030-014	CR - 1,2 EGR - 1	3CS, 5S3
43	79	9950 Elk Grove-Florin Rd	Elk Grove Park	132-0061-006	A, 1, 1	3S, 5S3
44	80	9941 E. Stockton Blvd.	Foulks House	132-0061-013	2, 3	5S3
45	83	9548 School St.	Owen Residence	125-0253-041	A & 1	1D, 5B
46	85	9125 Elk Grove Blvd	Grange Hall/ County Library Site & 9125 Elk Grove Boulevard	125-0252-011	1	1CL, 5B
47		Various	Elk Grove Historic District			1S
48		8998 Elk Grove Blvd.	Taverner Residence			1D, 5D3
49		8986 Elk Grove Blvd.	Community Methodist Church			1D, 5D3
50		9098 Elk Grove Blvd.	Dr. Hugh Beattie Residence			1D, 5D3
51		9024 Elk Grove Blvd.	Wakeman Residence			1D, 5D3
52		9027 Elk Grove Blvd.	Ehrhardt/Rhoades Bldg.			1D, 5D3
53		9029 Elk Grove Blvd.	Judge Everson Residence			1D, 5D3
54		9030 Elk Grove Blvd.	Hayes Residence			1D, 5D3
55		9032 Elk Grove Blvd.	Hayes Meat Market			1D, 5D3
56		9039 Elk Grove Blvd.	Elk Grove Hotel			1D, 5D3
57		9045 Elk Grove Blvd.	Elk Grove IOOF Hall			1D, 5D3
58		9048 Elk Grove Blvd.	Foulks/Graham Bldg.			1D, 5D3
59		9070 Elk Grove Blvd.	Elk Grove Bank			1D, 5D3
60		9070 Elk Grove Blvd.	Elk Grove Telephone Bldg.			1D, 5D3
61		9072 Elk Grove Blvd.	Old Post Office			1D, 5D3
62		9074 Elk Grove Blvd.	Drugstore Bldg.			1D, 5D3
63		9075 Elk Grove Blvd.	Masonic Lodge Bldg.			1D, 5D3
64		9080-86 Elk Grove Blvd.	Poston Bldg. Group			1D, 5D3
65		9085 Elk Grove Blvd.	Hasman Bldg./General Store			1D, 3S, 5D3

CHAPTER 6. CONCLUSIONS AND RECOMMENDATIONS

No.	Survey No.	Address	Historic Name	APN	2019 Evaluation Criteria	2019 Status Code
66		9090 Elk Grove Blvd.	Warren Shoes			1D, 5D3
67		9093 Elk Grove Blvd.	The Elm			1D, 5D3
68		9094 Elk Grove Blvd.	Stewart Residence			1D, 5D3
69		9096-98 Elk Grove Blvd.	H.L. Stitch Residence			1D, 5D3
70		9095 Elk Grove Blvd.	Batey Garage			1D, 5D3
71		9097 Elk Grove Blvd.	Batey Chevrolet Showroom			1D, 5D3
72		9112 Elk Grove Blvd.	Brainard/Markofer Residence			1D, 5D3
73		9112 Elk Grove Blvd.	Brainard/Markofer Coach House			1D, 5D3
74		9116 Elk Grove Blvd.	George Markofer Residence			1D, 5D3
75		9120 Elk Grove Blvd.	Methodist Church Parsonage			1D, 5D3
76		9620 Gage St.	McDonald Residence			1D, 5D3
77		9625 Gage St.	Lilico Residence			1D, 5D3
78		9051 Grove St.	Hogaboom Residence			1D, 5D3
79		9051 Grove St.	Loshe Residence			1D, 5D3
80		9051 Grove St.	Barn/shed bldgs.			1D
81		9059 Grove St.	Francisco Residence			1D, 5D3
82		9060 Grove St.	Haynes Residence			1D, 5D3
83		9081 Grove St.	Pierce/Allen Residence			1D, 5D3
84		9087 Grove St.	Markofer Residence			1D, 5D3
85		9101 Grove St.	Residence			1D, 5D3
86		9109 Grove St.	Residence			1D, 5D3
87		9548 School St.	Owen Residence			1D, 5B
88		9557 School St.	Wildanger/Frame Residence			1D, 5D3
89		9560 School St.	Upton Residence			1D, 5D3
90		9572 School St.	Poston Residence			1D, 5D3
91		9588 School St.	Ira Jones Residence			1D, 5D3
92		9616 Walnut Ave.	Stevens/Polhemus Residence			1D, 5D3
93		9621 Walnut Ave.	Springfield/Kerr Residence			1D, 3S, 5D3
94		9624 Walnut Ave.	Welch/Koon Residence			1D, 5D3
95		4800 Percheron Drive	Ehrhardt/Jungkeit Residence			1S

6.5 MAINTAIN THE ELK GROVE REGISTER

The Elk Grove Register should be continually added to and updated as resources are determined eligible for listing in the Elk Grove Register or listed in the National Register and/or California Register.

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CHAPTER 7. REFERENCES CITED

- Elk Grove, City of. 2005. "Old Town Elk Grove Special Planning Area: Design Standards and Guidelines." http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/Departments/Planning/Regulations/OTSPA_2019-04-01.pdf.
- _____. 2019a. "Elk Grove Municipal Code Chapter 7: Historic Preservation." Electronic document, <https://www.codepublishing.com/CA/ElkGrove/html/ElkGrove07/ElkGrove0700.html#7.00.010>, accessed multiple.
- _____. 2019b. "Historic Preservation Committee." Electronic resource, http://www.elkgrovecity.org/city_hall/city_government/commission_and_committees/historic_preservation_committee, accessed multiple.
- GEI and Mead & Hunt. 2017. "Mid Century Modern in the City of Sacramento Historic Context Statement and Survey Results." Prepared for the City of Sacramento. https://www.cityofsacramento.org/-/media/Corporate/Files/CDD/Planning/Urban-Design/Preservation/MCM-Context-Statement-Report_Update-WEBSITE.pdf?la=en.
- ICF International. 2014. "City of Elk Grove Historical Resources Inventory and Evaluation Report." Sacramento, CA. Prepared for City of Elk Grove, Elk Grove, CA.
- Knapp, Michael T. 1987. "Elk Grove Historic District National Register of Historic Places Inventory – Nomination Form." http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/Elk_Grove_Historic_District-NR_Form.pdf.
- Page & Turnbull. 2012. "Elk Grove Historic Context Statement and Survey Report." Prepared for the City of Elk Grove.

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Appendix A – DPR 523 Forms

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 1

*Resource Name or # Lenard Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1: View southeast of north and west elevations.

Elk Grove Register of Historic Resources Eligibility:

The Lenard residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under previous Criterion C-i as a contributing resource to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1927 and 1945. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1930 vernacular-style residence no longer remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with a potential locally designated historic district due to lack of integrity.

Integrity Assessment: The residence maintains integrity of location as it is located in its original construction location. Its setting has changed from a single street surrounded by orchards to a residential subdivision. However, it lacks integrity of design, materials, and workmanship due to wall cladding, window, and door replacement. It no longer maintains a feeling of a circa 1930 residence constructed during Elk Grove's residential development of 1927–1945, and therefore no longer retains association with its historic context.

In conclusion, the Lenard residence does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to lack of integrity to its period of significance (circa 1930).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 16, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Leonard Residence

P1. Other Identifier: MR-01

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; ¼ of ¼ of Sec .30 B.M.

c. Address: 9541 2nd Avenue

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0210-042-0000

Elevation: 52 ft. AMSL

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

Built in the 1930s, the Lenard Residence is located at the southeast corner of Second Avenue and Polhemus Street in an urban, residential area of Elk Grove. The vernacular style house faces Second Avenue and is situated toward the rear of its 8,600 square foot lot. Landscaping includes a large front lawn planted with mature trees and several types of decorative plants along the perimeter of the building. A pair of concrete driveways approach the house from Second Avenue and Polhemus Street, respectively.

The vernacular-style house was erected on an I-shaped ground plan, with its frame structure supporting stuccoed exterior walls and a cross-gabled roof with asphalt shingles and moderately wide eaves. Looking toward Second Avenue, the west-facing main façade is symmetrical and features a non-original, centrally placed, glazed wooden entry door flanked by sidelights. On either side of the door are vinyl-sash, horizontally-sliding windows. Outside of these windows, a pair of front-gabled extensions project toward the front of the parcel. The gabled projections each include a window of the type flanking the main entry. The gable ends each include a circular louvered vent. Fenestration on the north elevation includes two, vinyl-sash, horizontally-sliding windows and a vinyl-sash, fixed-frame picture window. Beneath the eave of the south elevation, four, vinyl-sash, horizontally-sliding windows punctuate the wall. There is, additionally a vinyl-sash, fixed-frame window placed centrally on the wall. (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

(View, date, accession #)
Camera facing NE, taken Apr. 7,
2014, Accession #P1010497.

*P6. Date Constructed/Age and
Sources: circa 1930 (City of Elk
Grove) ☒ Historic
☐ Prehistoric ☐ Both

*P7. Owner and Address:
Kirsten S. & Thomas R. Salters,
9630 Gruwell Way
Elk Grove, CA 95624

*P8. Recorded by:
James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 2/24/2014

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Leonard Residence

*Recorded by: James Williams, ICF International

*Date: February 24, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

On the east elevation, the gable ends each include a horizontally-sliding, vinyl-sash window. The northern gable end also includes a non-original, glazed wooden door accessed via a pair of concrete steps. While the house appears to retain its original form, all of the windows and doors visible from the public right-of-way appear to have been replaced.

The resource is named for "Mr. Lenard," who once served as the principal of Elk Grove High School (Russell 2003). It was one of a limited number of Depression-era and wartime houses constructed in Elk Grove (Page & Turnbull 2012: 158). Despite its alterations, the building retains sufficient integrity to represent Elk Grove's residential development during the period between 1927 and 1945. As such, the Leonard Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: May 19, 2014



Figure 1. Sketch map of MR-01 (Leonard Residence). Source: Google Earth, 2014.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 2

*Resource Name or # Agnes Baker Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northeast of the west and south elevations.

Elk Grove Register of Historic Resources Eligibility:

The Agnes Baker residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1893 and 1926.

The residence remains eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926, as a contributor to a potential locally designated historic district.

Integrity Assessment: The residence maintains integrity of location and setting as it is located in its original construction location within a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to wall cladding, replacement; however, the windows and doors appear to be original. It maintains feeling as a circa 1920 Craftsman-style residence and retains association with its historic context.

In conclusion, the Agnes Baker residence appears eligible for listing in the Elk Grove Register under Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926, as a contributor to a potential locally designated historic district. The Agnes Baker residence's period of significance is circa 1920.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 16, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Agnes Baker Residence

P1. Other Identifier: MR-02

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; NW ¼ of SW ¼ of Sec. 31 B.M.

c. Address: 9551 2nd Avenue

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0210-003-0000

Elevation: 51 feet AMSL

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

Built in the 1920s, the Agnes Baker Residence is located on the east side of 2nd Avenue in an urban, residential section of Elk Grove. The Craftsman-style house rises from a continuous concrete foundation and an essentially rectangular ground plan. Its frame structure supports stuccoed exterior walls and a low-pitched front-gabled roof with moderately wide eaves, exposed rafter ends, and asphalt shingle cladding. An off-center concrete porch sits beneath a gabled portico that extends west from the main elevation. Concrete steps access the porch, which is flanked by rectangular, stuccoed columns. A wooden front door with multi-light glazing and sidelights serves as the focal point for the main façade. Just north of the entry is a double-hung, wood-sash window with a wooden surround and sill. Above this is a broad gable vent with wooden vertical slats spaced at regular intervals. The asymmetrical north elevation includes two standard sized 1/1-light, double-hung, wood-sash windows and a smaller widow of the same type. South-elevation fenestration includes two 1/1, double-hung, wood-sash windows and a smaller pair of 1/1, double-hung, wood-sash windows. All of the widows appear to be original to the building. Landscaping on the property includes a front lawn, several bushes and shrubs planted around the perimeter of the building, a mature tree on the north side of a concrete walkway, and a newly planted tree south of the walkway. A concrete driveway runs through the parcel just north of the house. The resource shares a parcel with the Arthur Delos Gage House to the north and a wooden detached garage to the northeast. The resource was the long-time home of Agnes Baker (Russell 2013).

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family residence

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

P5a. Photograph 1.



P5b. Description of Photo:

West elev. Camera facing E, taken April 7, 2014, photo #P10105000.

*P6. Date Constructed/Age and

Sources: circa 1920 (City of Elk Grove) ☒ Historic

☐ Prehistoric ☐ Both

*P7. Owner and Address:

Richard C. Gage
9555 2nd Avenue
Elk Grove, CA 95624

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded:

April 7, 2014

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Agnes Baker Residence

*Recorded by: James Williams, ICF International

*Date: 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

The subject resource was built during a period of significant residential development in Elk Grove that spanned the years between 1893 and 1926. The Agnes Baker Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell. T. 2003 (revised 2012). Inventory of Elk Grove historic resources, on file with ICF International, Sacramento.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: May 19, 2014



Figure 1. Sketch map of MR-02 (Agnes Baker Residence). Source: Google Earth 2014.

Page 1 of 2

*Recorded by: Volunteer

Map Reference #: 3

*Resource Name or # Stevens Duplex

*Date: February 2019 ☒ Update

Updated Description:

Since the 2014 evaluation, the original double-hung wood-sash windows of both buildings have been replaced by vinyl-sash vertically sliding windows.

Updated Photograph:



Photograph 1: View southwest of east elevation of 9558 Second Avenue.



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 2

*Recorded by: Volunteer

Photograph 2: View west of east elevation 9562 Second Avenue.

Map Reference #: 3

*Resource Name or # Stevens Duplex

*Date: February 2019 ☒ Update

Elk Grove Register of Historic Resources Eligibility:

The Stevens duplex was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributing resource to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1927 and 1945. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1941 vernacular-style residential buildings no longer remain eligible for listing in the Elk Grove Register under updated Criterion 1 for their association with Elk Grove's residential development during the period between 1927 and 1945 due to lack of integrity.

Integrity Assessment: The residences maintain integrity of location and setting as they are located in the original construction location within a residential neighborhood. They display compromised integrity of design, materials, and workmanship due to wall cladding, window, and door replacement. The duplex no longer maintains a feeling of a circa 1941 residence constructed during Elk Grove's residential development period of 1927–1945, and therefore, no longer retains association with its historic context.

In conclusion, the Stevens duplex does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to lack of integrity to its period of significance (circa 1941).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 16, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Stevens Duplex

P1. Other Identifier: MR-03

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; NW ¼ of SW ¼ of Sec. 31 B.M.

c. Address: 9558 and 9562 Second Avenue

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APNs 125-0151-004-0000, 125-0151-005-0000

Elevation: 50 ft. AMSL

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

Built in circa 1941, the Stevens Duplex consists of two, one-story, vernacular-style residences situated on adjacent 4,000 square-foot, urban, residential parcels on the west side of Second Avenue, just south of Polhemus Drive. On the northern parcel is 9558 Second Avenue. Rising from a continuous concrete foundation on an irregular ground plan, the building's wood-frame structural system supports exterior walls clad with horizontal wood plank siding and a primarily hipped roof with slight eaves, asphalt shingles, and a brick interior chimney emerging from the southern slope of the roof. The east-facing, asymmetrical main façade features a recessed porch at the house's southeastern corner. The porch sits beneath a cross-gabled section of the roof and includes an entry with a single concrete step on the south and an opening partially enclosed with a knee wall railing on the east. Inside both of these openings is a wooden spandrel with vertical wooden slats. From inside the porch a double-hung wood-sash window looks east toward the street, while the front door (obscured by a metal security door) looks south. Also on the main façade are a ribbon of three double-hung wood-sash windows east of the porch and a louvered gable vent installed just above the porch. In addition to the aforementioned porch entry, fenestration on the south elevation consists of four asymmetrical double-hung, wood sash windows. The window at the far south of this elevation sits beneath a front-gabled section of the roof and is partially obscured by a covered, fenced-in structure in the driveway just south of the house. (See continuation sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multi-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

9558 Second Ave. Camera facing NW, taken Feb. 24, 2014, #DSC00794.

*P6. Date Constructed/Age and Sources: circa 1941 (Assessor's Records) ☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Leonard Kendrick/Son Inc.
8710 Chambray Road
Elk Grove, Ca 95624

*P8. Recorded by:
James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded:
April 7 and 10, 2014

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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

Page 2 of 3

*Resource Name or # Stevens Duplex

*Recorded by: James Williams, ICF International

*Date: April 7 and 10, 2014

☒ Continuation

☐ Update

***P3a. Description (continued):**

The northern side of the house was largely not visible from the public right-of-way at the time of the recordation, though one wood-framed window of an undetermined style was visible. Landscaping on the parcel includes a front lawn and several flowering plants lining the east elevation.

Located south of the duplex's concrete driveway is the second building, 9562 Second Avenue, which was constructed on an irregular ground plan and a continuous concrete foundation. Its wood-frame structural system supports stuccoed exterior walls and a front-gabled roof with narrow eaves and asphalt shingles. The asymmetrical main elevation faces east and features a recessed concrete porch with an east-facing double-hung, wood-sash window and a north-facing, non-original wood panel front door with a fanlight. The porch opens on the north and the east, with a stuccoed support separating the two openings. Also on the east façade, just south of the porch, is an asymmetrically placed double-hung, wood-sash window. A centered louvered vent sits just beneath the peak of the gable wall. Three additional asymmetrically placed double-hung, wood-sash windows open on the north-elevation eave wall. Another double-hung, wood-sash window punctuates the south elevation. At the time of the present recordation, most of this side of the house was obscured by a tree. In addition to a front lawn, there are several planted shrubs and a young tree planted in the portion of the parcel visible from the sidewalk.

Between the two houses is a gable-roof detached garage with horizontal wood plank siding located between, and near the rear elevations of the houses. There is a bay at the southern end of the garage's front facade. It is accessed via a swinging wooden door. It is presumed that there is also a northern bay, though the view of that feature is obscured by the covered and fenced-in area just south of 9558 Second Avenue. Although the garage sits equidistant from the two houses, it is located entirely on the parcel corresponding to 9558 Second Avenue.

L.M. Stevens was a "local builder," who constructed the houses during a period of sluggish residential development in Elk Grove during the late 1920s to the mid-1940s (Russell 2003; Page & Turnbull 2012: 158).

Overall, the buildings retain sufficient integrity and possess sufficient significance to represent the residential development in Elk Grove between 1927 and 1945. As such, the Stevens Duplex appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.



Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: May 19, 2014

Photograph 2. 9562 2nd Ave. View Southwest. April 7, 2014. Accession #P1010504



Figure 1. Sketch map of MR-03 (Stevens Duplex). Source: Google Earth, 2014.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 4

*Resource Name or # Cables Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northeast of the west and south elevation.

Elk Grove Register of Historic Resources Eligibility:

The Cables residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributing resource to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1893 and 1926.

The 1910 vernacular-style residence remains eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926, and as a contributor to a potential locally designated historic district.

Integrity Assessment: The residence does not retain integrity of location or setting as it was originally erected on the Cables Ranch on Highway 88 and moved to its current location some time prior to 1957. It displays integrity of design, materials, and workmanship because it maintains its original wall cladding, windows, and doors. It maintains feeling as a 1910 vernacular-style residence and retains association with its historic context.

In conclusion, the Cables Residence appears eligible for listing in the Elk Grove Register under Criterion 1, as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1893 and 1926. It has a period of significance of circa 1910.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 22, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Cables Residence

P1. Other Identifier: MR-04

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Sacramento West Date: 1992 T 7N R 6E; NW ¼ of SW ¼ of Sec. 31 B.M.

c. Address: 9563 Second Avenue

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0210-005-0000

Elevation: 50 ft. AMSL

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

Constructed in 1910, the Cables Residence is a vernacular-style house. It is located at 9563 Second Avenue on the east side of the roadway in an urban, residential neighborhood of Elk Grove. Rising from a rectangular ground plan, the one-story house has a wood-frame structural system that supports exterior walls clad with channeled, horizontal wood plank siding and a complex roof with shallow eaves and non-original crimped metal cladding. The roof features two sections. The primary roof is hipped with a hipped dormer on the front-facing west slope and includes corniced eaves. A rear addition to the house supports a side-gabled roof with wooden molding at the junction of the eave and exterior wall. A brick interior chimney emerges from the roof slope on the north side of the house. Facing Second Avenue, the asymmetrical western main façade features an off-center, half-width, recessed concrete porch that opens on its west and south sides. It extends slightly beyond the plane of the main façade and includes wooden steps and a decorative metal railing along the southern edge. Beyond the porch is a front door obscured by a metal screen door and 1/1-light, double-hung, wood-sash window. An additional 1/1-light, double-hung, wood-sash window punctuates the northern half of the main façade, while the aforementioned hipped dormer includes a trio of wooden, louvered vents. Fenestration on the north and south exteriors includes a combination of double-hung, wood-sash windows and non-original, horizontally-sliding, aluminum-sash windows. Landscaping on the 6,400 square-foot lot includes mature and recently planted evergreen trees, planted shrubs and bushes, and a front lawn. (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family residence

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

P5a. Photograph 1.



P5b. Description of Photo:

W and S elevation. Camera facing NE,
Photo taken Apr. 7, 2014, #P1010509.

*P6. Date Constructed/Age and

Sources: 1910

(Assessor's Records)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Harold W. Ferguson Rev Living Trust
1379 19th Avenue
San Francisco, CA 94122

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Cables Residence

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

The Cables Residence was originally erected on the Cables Ranch on Highway 88 (Russell 2003). Sometime prior to 1957 the building was relocated to its current site. The rear addition was also built sometime before 1957, although available sources do not indicate whether this was completed before or after the building was relocated (NETR Online 2014). Despite its relocation and alterations, the Cables Residence retains sufficient integrity to convey its importance as a relatively rare local example of a vernacular-style house constructed during Elk Grove's 1893-1926 period of residential development. The Cable Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 8, 2014.
Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California, pp. 85-88.
Russell, T. 2003 (revised 2012). Inventory of Elk Grove historical resources, on file at ICF International, Sacramento.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: May 19, 2014



Figure 1. Sketch map of MR-04 (Cables Residence). Source: Google Earth, 2014.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 5

*Resource Name or # Stevens Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1: View northeast of west and south elevations.

Elk Grove Register of Historic Resources Eligibility:

The Stevens residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1893 and 1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1920 vernacular-style residence no longer remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926 due to lack of integrity.

Integrity Assessment: The Stevens residence maintains integrity of location and setting as it is located in its original construction location within a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window and door replacement, and a post-1964 two-story hipped roof rear addition at the eastern end of the residence. The wall cladding of the original 1920s residence appears to be original. It no longer maintains a feeling of a circa late 1920s residence constructed during Elk Grove's residential development of 1893–1926, and therefore no longer retains association with its historic context.

In conclusion, the Stevens residence does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to lack of integrity to its period of significance (circa 1920).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 22, 2019

PRIMARY RECORD

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or #: Stevens Residence

P1. Other Identifier: MR-05

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Gove **Date:** 1968 **T** 7N **R** 6E; NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 31 **B.M.**

c. Address: 9569 Second Avenue

City: Elk Grove

Zip: 95624

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

Elevation: 50 ft. AMSL

e. Other Locational Data: APN 125-0210-006-0000

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

The Stevens Residence is located at 9569 Second Avenue, in an urban, residential area of Elk Grove. Constructed in the late 1920s (Russell 2003), the vernacular style house is set back from the property line on a 6,400 square-foot parcel on the east side of Second Avenue. The building rises from a continuous concrete foundation and a rectangular ground plan, its wood-frame structural system supports exterior walls clad with horizontal, channeled wood plank siding and a complex roof with moderately wide eaves and asphalt shingles. On the western two-thirds of the building, a moderate-pitched, front-gabled roof with three half-dome shaped vents shelters the original one-story house. A two-story, post-1964 rear addition sits at the eastern end, supporting a hipped roof (NETR Online 2014). The asymmetrical, west-facing main facade features a half-width recessed porch with a knee wall and railing on its west side and an entry on the south. At the northwest corner, a rectangular wood-clad column supports the porch roof, while spandrels with vertical wooden slats span both the porch entry and the opening above the knee wall. Inside the porch are a multi-light wooden replacement front door and a double-hung, vinyl-sash replacement window, both facing west. Windows of the type found on the porch are placed asymmetrically elsewhere on the west elevation, as well as on the north and south elevations. There is additionally an octagonal, fixed-pane window on the west-facing wall of the second story of the rear addition. (see continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family residence

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

P5a. Photograph 1.



P5b. Description of Photo:

W and S elevations. Camera facing NE, taken April 7, 2014, #P1010510.

***P6. Date Constructed/Age and Sources:** late 1920s (City of Elk Grove)

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Bryan M. & Melinda M. Lohmiller,
9569 2nd Avenue
Elk Grove, CA 95624

***P8. Recorded by:**

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** April 7, 2014

***P10. Survey Type:**
Reconnaissance

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

2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

Page 2 of 2

*Resource Name or # Stevens Residence

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Landscaping includes a front lawn with a mature bush planted near the northwest corner of the house and a concrete driveway with a grass median running along the southern boundary of the parcel.

L.M. Stevens erected the house in circa 1920. Stevens was a "local builder" responsible for the construction of several nearby houses on Second Avenue and Sierra Street (Russell 2003). T

Overall, the building retains sufficient integrity to represent Elk Grove's residential development during the period between 1893 and 1926. As such, the residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

NETR Online. 2014. "Historic Aerials." <www.histoicaerials.com> Electronic resource, accessed April 9, 2014.

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003 (revised 2012). Inventory of Elk Grove historical resources, on file at ICF International, Sacramento.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: May 19, 2014



Figure 1. Sketch map of MR-05 (Stevens Residence). Source: Google Earth, 2014.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 6

*Resource Name or # Backer Family Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1: View northeast of west and south elevations.

Elk Grove Register of Historic Resources Eligibility:

The Backer family residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1927 and 1945. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The 1935 vernacular-style residence no longer remains eligible for listing in the Elk Grove Register under updated Criterion 1 as a contributor to a potential locally designated historic district for its association with Elk Grove's residential development during the period between 1927 and 1945, due to lack of integrity.

Integrity Assessment: The Backer family residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window, door replacement, and wall cladding replacement. It no longer maintains a feeling of a 1935 residence constructed during Elk Grove's residential development during 1927–1945, and therefore no longer retains association with its historic context.

In conclusion, the Backer family residence does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to a lack of integrity to its period of significance (1935).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 23, 2019

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Backer Family Residence

P1. Other Identifier: MR-06

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; NW ¼ of SW ¼ of Sec. 31 B.M.

Zip: 95624

c. Address: 9573 Second Avenue

City: Elk Grove

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

e. Other Locational Data: APN 125-0210-007-0000

Elevation: 50 ft. AMSL

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

Built in circa-1935, the Backer Family Residence is a one-story, vernacular-style house located in an urban, residential section of Elk Grove. Situated on a 6,300 square-foot parcel east of the intersection of Second Avenue and Sierra Street, the resource is set back from the sidewalk behind a minimally-landscaped front yard with a small lawn. The building's continuous concrete foundation and rectangular ground plan support stuccoed exterior walls and a moderate-pitched, front-gabled roof with narrow eaves, asphalt shingles, and stovepipe vents that emerge from the northern slope. Facing west toward Second Avenue, the asymmetrical west-facing main façade features a half-width, recessed concrete porch partially enclosed by knee walls on its otherwise open south and west sides. A single concrete step leads to the porch entry, which is flanked by rectangular, stuccoed pillars. Within the porch, a non-original, glazed wood panel door and a non-original, double-hung, vinyl window punctuate the main façade. Installed beneath a boxed and bracketed eave with fascia that flare inward at their ends, a window identical to the porch window and a louvered gable vent complete the west-facing exterior wall. The eave-end walls on the north and south elevations each include two windows identical to those on the main façade. Additionally, a horizontally-sliding, aluminum-sash window is centered on the north elevation. Aside from the aforementioned lawn, landscaping visible from the public right-of-way include rosebushes, grasses, and a pair of trees on the western and northern sides of the house. Rosebushes and a large evergreen tree trace the southern property line on the outside edge of a concrete driveway. At the end of the driveway is a detached garage. It includes a rectangular ground plan, a front-gabled roof, T1-11 siding, and a modern, metal, up-and-over door.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

Camera facing NE, taken April 7, 2013, #P1010513.

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

Sources: 1935.

County Appraiser.

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Bruce L. & Willea L. Jacobsen 2002
Revocable Trust
131 Westcott Way
Sacramento, CA 95864

***P8. Recorded by:**

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** April 7, 2014

***P10. Survey Type:**

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 2

*Resource Name or # Backer Family Residence

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

The Backer Family Residence was one of a limited number of Depression-era and wartime houses constructed in Elk Grove (Page & Turnbull 2012: 143-144, 158).

Despite its alterations, the Becker Family Residence retains sufficient integrity to represent Elk Grove's residential development during the period between 1927 and 1945. As such, the property appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

Reference:

Page & Turnbull. 2014. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: May 19, 2014



Figure 1. Sketch map of MR-06 (Becker Family Residence). Source: Google Earth, 2014.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary#
HRI #
Trinomial

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*Recorded by: Volunteer

Map Reference #: 7

*Resource Name or # Fred Vogt Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1: View south of north elevation.

Elk Grove Register of Historic Resources Eligibility:

The Fred Vogt residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1927 and 1945. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The 1940 vernacular-style residence no longer remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1927 and 1945 due to lack of integrity.

Integrity Assessment: The Fred Vogt residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window, door replacement, and wall cladding replacement. It no longer maintains a feeling of a 1940 residence constructed during Elk Grove's residential development during 1927–1945, and therefore no longer retains association with its historic context.

In conclusion, the Fred Vogt residence does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to lack of integrity to its period of significance (1940).

Evaluator:

Laura MacDonald
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 23, 2019

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Fred Vogt Residence

P1. Other Identifier: MR-07

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; NW ¼ of SW ¼ of Sec. 31 B.M.

c. Address: 9578 Second Avenue

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0152-009-0000

Elevation: 50 ft. AMSL

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

Built in 1940, the Fred Vogt Residence is a 1-story, vernacular-style duplex located at the southwest corner of Second Avenue and Sierra Street in an urban, residential area of Elk Grove. The residence is set back from the property line behind a lawn with planted shrubs and a mature tree. Its irregular ground plan anchors a wood-frame structural system that supports exterior walls clad alternately in stucco and T1-11 siding and a complex roof with slight eaves and asphalt shingles. The east elevation features one of the building's two street-side entries. Extending east from the main east-elevation gable end is a covered entry under an off-centered gabled addition with T1-11 wall cladding and a non-original, glazed wood panel front door. Along Sierra Street, a second non-original wood panel door set beneath a hipped projection of the roof opens on the north elevation. West of this entry is a stuccoed, two-story addition with a wooden garage door. From the rear of this addition, a shed roof addition clad with T1-11 siding extends to the west. The windows are nearly all of the same type—double-hung vinyl-sash replacement windows—which appear on the north, east, and west elevations. In addition, to the left of the north-elevation entry is a non-original, projecting cube window with sidelights. (See continuation sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multi-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

Camera facing SW, taken March 7, 2014, #P1010516.

*P6. Date Constructed/Age and Sources: 1940.

Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Salazar, Raquel
3760 Grand Point Lane
Elk Grove, CA 95758

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 2

*Resource Name or # Fred Vogt Residence

*Recorded by: James Williams, ICF International

*Date: 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

The residence was constructed during a Depression-era and wartime period of limited residential development in Elk Grove. Beginning in the late 1930s, several modest residences were built near the intersection of Second Avenue and Sierra Street (Page & Turnbull 2012: 144). Despite the additions appended to the rear of the building, the original massing and design elements—the double, front facing gables and stucco wall cladding—are still discernable. As one of a limited number of surviving residences from Elk Grove's 1927 to 1945 period of residential development, the Fred Vogt Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

Reference:

Page & Turnbull. 2014. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: May 19, 2014



Figure 1. Sketch map of MR-07 (Fred Vogt Residence). Source: Google Earth, 2014.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

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*Recorded by: Volunteer

Map Reference #: 8

*Resource Name or # Wilson Lillico Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1: View southeast of north and west elevations.

Elk Grove Register of Historic Resources Eligibility:

The Wilson Lillico residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1927 and 1945. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1930 vernacular-style residence no longer remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1927 and 1945 due to lack of integrity.

Integrity Assessment: The Wilson Lillico residence maintains integrity of location and setting as it is located in its original construction location within a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window and wall cladding replacement, and a rear addition added to the house sometime between 1964 and 2002. It no longer maintains a feeling of a circa 1930 residence constructed during Elk Grove's residential development during 1927–1945, and therefore no longer retains association with its historic context. The residence has only two aspects of integrity.

In conclusion, the Wilson Lillico residence does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to lack of integrity to its period of significance (circa 1930).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 23, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: Wilson Lillico Residence

P1. Other Identifier: MR-08

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; NW ¼ of SE ¼ of Sec. 31 B.M.

c. Address: 9583 Second Avenue

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0210-024-0000

Elevation: 50 ft. AMSL

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

The Wilson Lillico Residence is a circa-1930, vernacular-style house. It is located at 9583 Second Avenue in an urban, residential neighborhood of Elk Grove. The one-story building is set back from the sidewalk behind a lawn planted with mature trees. Its irregular ground plan and continuous concrete foundation anchor a wood-frame structural system that supports exterior walls with non-original horizontal vinyl siding and a moderate-pitched, side-gabled roof with slight eaves and asphalt shingles. The main elevation faces west and features a recessed porch on its northern end. Beneath a side gabled roof extending from the north elevation and partially supported by four wooden columns, the concrete porch includes a wooden front door and two, double-hung, vinyl-sash windows. One of these faces north, the other west. South of the porch, two additional double-hung, vinyl-sash windows punctuate the main façade. These are flanked by ornamental, vertical wood plank shutters. Three more windows of this type appear evenly spaced along the north elevation. Above them are two rectangular, louvered gable vents, arranged vertically. The south and east elevations were not visible from the public right-of-way. A concrete driveway runs along the northern boundary of the parcel, leading to a detached garage with a gabled roof and horizontal vinyl siding. Aerial photographs reveal that a rear addition to the house was completed sometime between 1964 and 2002 (NETR Online 2014). Jim Lillico is credited with building the house in the 1930s (Russell 2003). See continuation sheet.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family residence

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

P5a. Photograph 1.



P5b. Description of Photo:

Camera facing SE, taken April 7, 2014, #P1010522.

*P6. Date Constructed/Age and

Sources: 1930

(City of Elk Grove)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Fischlin Family Trust

9583 2nd Ave

Elk Grove, CA 95624

*P8. Recorded by:

James Williams

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 2

*Resource Name or # Wilson Lillico Residence

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

This house is associated with Wilson Lillico, who resided here in the 1930s. Wilson was the son of James Lillico, a “major contractor” in Elk Grove (Russell 2003). Despite its alterations, the building retains sufficient integrity to represent Elk Grove’s residential development during the period between 1927 and 1945. As such, the residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

NETR Online. “Historic Aerials.” Electronic resource accessed April 9, 2014. <www.historicaerials.com> .

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. On file with ICF International, Sacramento.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: May 19, 2014



Figure 1. Sketch map of MR-08 (Wilson Lillico Residence). Source: Google Earth, 2014.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 9

*Resource Name or # Elk Grove County Library

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1: View southwest of east and north elevations.

Elk Grove Register of Historic Resources Eligibility:

The former Elk Grove County Library was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, because of its association with Elk Grove's municipal development during the period between 1927 and 1945. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1930 building with Tudor Revival elements no longer remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's municipal and educational development during the period between 1927 and 1945 due to lack of integrity.

Integrity Assessment: The former Elk Grove County Library possibly has compromised integrity of location and setting as local historian Tom Russell indicated that the building was moved to its current location sometime around 1950, while a Sanborn map indicates it was at its present location in 1941. It displays compromised integrity of design, materials, and workmanship due to window and wall cladding replacement. It does not maintain the feeling of a circa 1930 residence that it was initially constructed as, or as a circa-late 1940s library it was briefly converted into during Elk Grove's municipal and educational development during 1927-1945. Therefore, it no longer retains association with its historic context.

In conclusion, the Elk Grove County Library does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to lack of integrity to its period of significance (circa 1930).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 23, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: Elk Grove County Library

P1. Other Identifier: MR-09

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SE ¼ of SW ¼ of Sec . 31 B.M.

c. Address: 9590 Second Avenue

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0152-012-0000

Elevation: 50 ft. AMSL

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

Located at 9590 Second Avenue, this one-story, vernacular-style building with Tudor Revival elements once served as the Elk Grove County Library. The building occupies a 2,500 square-foot parcel on the west side of Second Street, just north of Elk Grove Boulevard, in an urban, residential area of Elk Grove. Rising from a continuous concrete foundation and a rectangular ground plan, the building's wood-frame structural system supports stuccoed exterior walls and a primarily hipped roof with slight eaves and asphalt shingles. The main elevation faces east toward Second Avenue and features a recessed porch sheltered by a cross-gabled section of the roof. An arched, east-elevation entry allows access to the porch, while a second arch rises above a knee wall on the north elevation. Inside the porch a glazed, wooden front door faces north, while a double-hung, vinyl-sash window faces east. Above the porch is a metal louvered gable vent. A horizontally-sliding vinyl window completes the main façade. The north and south elevations include double-hung, vinyl-sash windows, three on the north and four on the south. Emerging from the rear slope of the roof is a brick interior chimney, while a detached garage with horizontal wood siding, a front-gabled roof, and wooden rollup garage door sits just behind the house. Landscaping on the property includes a front lawn with a mature tree planted near the southern property line and several bushes planted along the concrete walkway at the northern edge of the parcel. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

(View, date, accession #)

Camera facing SW, taken April 7, 2014, #P1010525.

*P6. Date Constructed/Age and

Sources: circa 1930 (City of Elk Grove) ☒ Historic

☐ Prehistoric ☐ Both

*P7. Owner and Address:

Yvonne D. Rich
7009 Winlock Ave
Citrus Heights, CA 95621

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

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded:

April 7, 2014

*P10. Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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

Page 2 of 2

*Resource Name or # Elk Grove County Library

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

The only visible alterations to the building are the vinyl-sash replacement windows.

Local historian Tom Russell indicated that the building was originally located at the County Courthouse site on Elk Grove Boulevard. Following World War II, he noted that the house was converted for use as a public library. With the construction of a new courthouse sometime around 1950, the subject resource was moved to its present location. Page & Turnbull note in their 2012 report that a 1941 Sanborn map indicates that building was at the Second Avenue location prior to 1950 and was, perhaps, never moved (Page and Turnbull 2012: 139). Sometime after 1950, it was once again put to use as a residence (Russell 2003). The County Library is among a limited number of buildings constructed between the late 1920s and the mid-1940s. Despite its alterations and possible relocation, the Elk Grove County Library building retains sufficient integrity to represent Elk Grove's municipal development during the period between 1927 and 1945. As such, the building appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003 (revised 2012). Inventory of Elk Grove historical resources. On file at ICF International, Sacramento.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: May 19, 2014



Figure 1. Sketch map of MR-09 (9590 Second Avenue). Source: Google Earth, 2014.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 10

*Resource Name or # John Keema Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northeast of the west and south elevation.

Elk Grove Register of Historic Resources Eligibility:

The John Keema residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criteria A-i and A-iii, both individually and as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1893 and 1926.

The 1914 National Folk-style residence with Classical Revival elements remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926, and updated Criterion 3, because it embodies the distinctive characteristics of a National Folk-style residence with Classical Revival-style elements.

Integrity Assessment: The John Keema residence maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays integrity of design, materials, and workmanship due to its original wall cladding, windows and doors, and Classical Revival style detailing. It maintains feeling as a 1914 National Folk-style residence with Classical Revival elements and retains its association with its historic context. The John Keema Residence retains all seven aspects of integrity.

In conclusion, the John Keema residence appears eligible for listing in the Elk Grove Register both individually and as a contributor to a potential locally designated historic district, under Criterion 1 because of its association with Elk Grove's residential development during the period between 1893 and 1926, and under Criterion 3 as a good local example of a National Folk-style residence with Classical Revival-style elements. It maintains a high degree of integrity to its period of significance (1914).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 23, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5B

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: John Keema Residence

P1. Other Identifier: MR-25

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SW ¼ of SW ¼ of Sec . 31 B.M.

c. Address: 8933 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0151-027-0000

Elevation: 50 ft. AMSL

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

Constructed in 1916, the John Keema Residence is a two-story, National Folk-style building with Classical Revival elements. Situated on a 10,000 square-foot parcel on a largely commercial stretch of Elk Grove Boulevard, the building features a rectangular ground plan and a wood-frame structural system. Its exterior walls are clad in clapboard siding, and its moderately-pitched, cross-gabled roof is covered in asphalt shingles. The complex roof includes wide, closed eaves and cornice returns. Facing south toward Elk Grove Boulevard, the main façade displays a full-width porch with four wooden box columns supporting a hipped roof that extends across the south elevation. Sitting off-center at the east end of the porch is a simple wood panel entry door with upper glazing. To its left is a tripartite window with decorative multi-light glazing. A brick dado near the base of the front façade and the outer porch wall runs the width of the porch. Surmounting the hipped-roof porch is a gabled-roof projection with cornice returns and a pair of double-hung, wood-sash windows. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

Main façade & west elevation.
Camera facing northeast.
Photo, taken April 7, 2014.
Photo #P1010434.

*P6. Date Constructed/Age and Sources: 1914. Source-City of Elk Grove. ☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Margaret Rene Page
1235 Greeley Way
Stockton, CA 95207

***P8. Recorded by:**

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary #
HRI #
Trinomial

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*Resource Name or # John Keema Residence

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Fenestration on the east and west elevations includes several symmetrically placed double-hung, wood-sash windows, including three installed on a west-elevation canted bay. Landscaping at the front of the parcel includes a lawn, several mature trees, and flowering plants. A concrete walkway bisects the lawn, connecting the sidewalk and the front porch.

The John Keema Residence retains a high degree of integrity and is a good local example of a National Folk-style residence with Classical Revival elements constructed during Elk Grove's 1893-1926 period of residential development. The residence appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria A-i and A-iii, both individually and as a contributor to a potential locally-designated historic district.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of John Kemma Residence at 8933 Elk Grove Boulevard.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 11

***Resource Name or #** Clem Residence

***Date:** February 2019 ☒ Update

Updated Description:

Since the 2014 evaluation, the Clem residence's front elevation double-hung, wood-sash windows have been replaced with fixed-pane and vertically sliding vinyl-sash windows. Semi-circular molding accents have been added above windows throughout the building. The building also displays a new asphalt shingle roof and a new stone walkway and staircase with metal railing approaching the primary façade door. Original wood-sash, double-hung windows remain extant along the east and north elevations.

Updated Photograph:



Photograph 1. View northwest of the south and east elevations.

Elk Grove Register of Historic Resources Eligibility:

The Clem residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criteria A-i and A-iii, both individually and as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1927 and 1945.

The 1930 Tudor Revival-style residence remains eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1927 and 1945, and Criterion 3 because it embodies the distinctive characteristics of a Tudor Revival-style residence.

Integrity Assessment: The Clem residence maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays compromised integrity of design, materials, and workmanship due to window and front stairway replacement; however, the alterations are period appropriate and it maintains a feeling of a 1930 Tudor Revival-style residence. Therefore, it retains association with its historic context.

In conclusion, the Clem residence appears eligible for listing in the Elk Grove Register both individually and as a contributor to a potential locally designated historic district, under Criterion 1 its association with Elk Grove's residential development during the period between 1927 and 1945 and Criterion 3 as a good example of a Tudor Revival architectural style. It has a period of significance of 1930.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 23, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5B

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Clem Residence

P1. Other Identifier: MR-26

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SW ¼ of SW ¼ of Sec . 31 B.M.

c. Address: 8937 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0151-026-0000

Elevation: 50 ft. AMSL

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

Built in 1930, the Clem Residence is a one-story Tudor Revival-style house converted for commercial use. Set back on its 12,000 square-foot urban parcel, the building has an irregular footprint and a wood-frame structural system. Its stuccoed exterior walls rise to support an asphalt shingled, moderately-pitched cross-gabled roof with a slight eave overhang, and asphalt shingles. A wide lawn separates the main façade of the building from Elk Grove Boulevard. The north-facing elevation features a tripartite vinyl-sash window with planked shutters and a concrete deck that leads to a small incised porch with a wood-paneled entry door sheltered beneath a front-gabled projection. At the east end of the front elevation is a double-hung, wood-sash window with shuttered planks. East elevation fenestration includes two double-hung, wood-sash windows. The remaining elevations of the building were largely obscured by bushes and other buildings at the time of recordation. A paved driveway that runs along the eastern edge of the parcel leads to a detached, two-car garage with a gable roof clad covered in wood shake shingles, exterior walls finished with stucco, and wooden doors. The garage is in poor condition. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial property

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

P5a. Photograph 1.



P5b. Description of Photo:

Main facade and east elevation.
Camera facing northwest
Photo taken Apr. 7, 2014.
Photo #P1010429.

*P6. Date Constructed/Age and Sources: 1930. Source-County Assessor's Records. ☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Stephen S. & Michelle M. Blanche
8937 Elk Grove Blvd,
Elk Grove, CA 95624

*P8. Recorded by:
James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 2

*Resource Name or # Clem Residence

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

The Clem Residence retains a substantial amount of its original integrity and represents a good local example of a Tudor Revival-style residence constructed during Elk Grove's 1927 to 1945 period of residential development. The residence appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria A-i and A-iii, both individually and as a contributor to a potential locally-designated historic district.

Reference:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of Clem Residence at 8937 Elk Grove Boulevard.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 12

*Resource Name or # Texaco Service Station

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1: View southwest of east and north elevations.

Elk Grove Register of Historic Resources Eligibility:

The former Texaco service station was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributing resource to a potential locally designated historic district, for its association with Elk Grove's post-World War II commercial development during the period between 1946 and 1967. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The 1946 Modern-style former Texaco service station no longer remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's commercial development during the period between 1946 and 1967 due to lack of integrity.

Integrity Assessment: The building maintains integrity of location and setting as it is located in its original construction location along a major automobile thoroughfare. It displays compromised integrity of design, materials, and workmanship due to partial window, door and wall cladding replacement. The building's primary façade and its most notable character-defining feature, the mansard roof with widely projecting eaves, convey a feeling of a 1970s commercial building. It does not maintain the feeling of a 1946 gas station constructed during Elk Grove's suburban and commercial development during 1946–1967, and therefore, no longer retains association with its historic context.

In conclusion, the Texaco service station does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to lack of integrity to its period of significance (1946).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 23, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Texaco Service Station

P1. Other Identifier: MR-28

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SW ¼ of SW ¼ of Sec. 31 B.M.

c. Address: 8950 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0141-010-0000

Elevation: 50 ft. AMSL

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

This Vernacular Modern-style former Texaco Service Station is located at the southwest corner of Elk Grove Boulevard and Adams Street on a 16,000 square-foot commercial parcel in an urban, mixed-use area of Elk Grove. Set back from the street on a large macadam-paved lot that once held two gas pumps (NETR Online 2014), the circa-1950 building has a concrete slab foundation, a rectangular footprint, a gable roof hidden behind a projecting parapet clad with wood shake shingles, and a concrete block structural system. Wall cladding consists of painted concrete block. Along the north-facing main elevation there are two prominent auto service bays, a central bay that houses a modern commercial double door and sidelight assembly, a standard-size wooden door, and large fixed window. None of these appear to be original to the building, although the service bay doors were not visible at the time of recordation. An additional commercial replacement window punctuates the east elevation. Fenestration on the south elevation includes an original metal casement window and seven additional window frames that are boarded over with T1-11 siding or, in two cases, hold air conditioning units. Two modern outbuildings sit to the south and southwest of the building. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial property

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

P5a. Photograph 1.



P5b. Description of Photo:

North elevation.

Camera facing south.

Photo taken Apr. 7, 2014.

Photo #P1010437.

*P6. Date Constructed/Age and Sources: 1946. Source-City of Elk Grove. ☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Roper Investments LLC
PO BOX 2515
Granite Bay, CA 95746

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 2

*Resource Name or # Texaco Service Station

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

According to Elk Grove Historical Society member Tom Russell, Julian Mulkas operated the Texaco Service Station (Russell 2003). The establishment of this shop around 1950 coincided with the growth of automobile use and the pronounced expansion of suburban neighborhoods in Elk Grove after World War II (Page & Turnbull 2012: 157).

Despite its diminished integrity of design, the building retains sufficient overall integrity to discern its commercial function as a gas station. Because of its association with the post-World War II commercial development of Elk Grove during the period between 1946 and 1967, Texaco Service Station appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 17, 2014.

Russell, T. 2003, revised 2012. Inventory of Elk Grove historic resources. Resource on file at ICF International, Sacramento.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of the Texaco Service Station at 8950 elk Grove Boulevard.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 13

*Resource Name or # Sacramento County Municipal Court

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1: View southwest of east and north elevations.

Elk Grove Register of Historic Resources Eligibility:

The Sacramento County Municipal Court and former library was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion A-i and A-iii, both individually and as a contributor to a potential locally designated historic district, because of its association with Elk Grove's municipal development during the period between 1946 and 1967.

The 1950 Spanish Colonial Revival-style building remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's municipal development during the period between 1946 and 1967, and Criterion 3 as one of the few extant late Spanish Colonial Revival-style municipal buildings in Elk Grove.

Integrity Assessment: The Sacramento County Municipal Court maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. Overall it displays integrity of design, materials, and workmanship due to the very few alterations made to the building, with the exception of window replacements. It does maintain the feeling of a 1950 municipal structure constructed during Elk Grove's municipal development during 1946–1967, and therefore retains association with its historic context.

In conclusion, the Sacramento County Municipal Court appears eligible for listing in the Elk Grove Register both individually and as a contributor to a potential locally designated historic district, under Criterion 1 for its association with Elk Grove's municipal development during the period between 1946 and 1967, and under Criterion 3 as one of the few extant late Spanish Colonial Revival-style municipal buildings in Elk Grove. It maintains integrity to its period of significance (1950).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 24, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5B

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Sacramento County Municipal Court

P1. Other Identifier: MR-29

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SW ¼ of SW ¼ of Sec. 31 B.M.

c. Address: Elk Grove Boulevard & Gage Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN125-0142-006

Elevation: 50 ft. AMSL

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

Erected in 1950, the Sacramento County Municipal Court is a Spanish Colonial Revival-style building located at the southwest corner of Elk Grove Boulevard in an urban, mixed-use area of the city. Its concrete slab foundation and concrete block structural system support a hipped roof with clay tiles. The main façade is situated on the interior of the building's L-shaped plan, where the north- and east-facing walls display three replacement window assemblies consisting of a single, fixed-pane window flanked by two vinyl-sash windows. There are also three wooden entry doors along the main elevation. An arcaded extension of the roof shelters both sections of the main façade. Windows of the type found on the main elevations also appear on the south- and west-facing rear elevations.

The building opened in 1950 and originally functioned as the Elk Grove Library and the Sacramento County Municipal Court. Although the building was constructed during a post-war wave of significant urban development in Elk Grove, the resource was one of only three municipal buildings constructed in the city between 1946 and 1967 (Page & Turnbull 2012: 171).

Despite the window replacements, the building retains sufficient integrity to convey its historical identity as a municipal building constructed during Elk Grove's 1946 to 1967 period of development. Additionally, the County Municipal Court building represents one of the few extant late Spanish Colonial Revival-style municipal buildings in Elk Grove. As such the building appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria A-i and A-iii, both individually and as a contributor to a potential locally-designated historic district.

*P3b. Resource Attributes: (List attributes and codes) HP14. Government building

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

P5a. Photograph 1.



P5b. Description of Photo:

North & east elevations.
Camera facing southwest.
Photo taken April 7, 2014.
Photo #P1010454.

*P6. Date Constructed/Age and Sources: 1950.

Source-City of Elk Grove.
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Sacramento County Farm Bureau
8970 Elk Grove Blvd
Elk Grove, CA 95624

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: Apr. 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 4

*Resource Name or # Sacramento County Municipal Court

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation

☐ Update

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of Sacramento County Municipal County Court Building at the corner of Elk Grove Blvd. & Gage Street.

Page 3 of 4

*Resource Name or # Sacramento County Municipal Court

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

The following historical information is excerpted from a July 1950 *Sacramento Bee* article on file at the Elk Grove Historical Society.

Court and Library Building Soon to Open, Recalls History
From the Sacramento Bee - July 1950

The opening of the new Elk Grove Court Building now being completed on the corner of Main and Gage Streets will mark the beginning of a new era in the steady progression of Justice Courts in the townships of Sacramento County and in the general trend of progress in the Courts throughout the State. The work of the Justice Courts has ceased to be rural and has become so extensive that more room and better facilities which lend to the dignity of the proceedings are in keeping with this progress.

As the population of Sacramento County has grown and with improvement of roads transportation and communication, the enlarged work of the Justice Courts was recognized by the Board of Supervisors who instructed County Executive to study the needs and prepare necessary plans for Court building in the various townships. Supervisor T. L. Conran, endorsing this plan moved that the first building be placed in San Joaquin Township with the result that the local building is the first one to be built. It not only, houses the Justice Court, Constable's headquarters and local Branch of the County Library but will also serve as a place to conduct all business of a County nature and offer a center where small civic meetings may be held within this township.

The building is of cement block and steel construction in California Ranch style, modern in all respects, and contains large court room furnished in standard design, offices for the clerk and constable and a private consulting room for the Judge together with a large wing and work room for the Librarian. The rooms are sound proofed and offer adequate lighting, storage space and sanitary facilities and the building is surrounded by a large paved parking area and walk ways.

History of Local Court

San Joaquin Township, situated across the center of the entire county from the Amador county line on the east to the Sacramento River on the west and within whose boundaries are located the towns of Florin, Elk Grove, Sheldon, Sloughhouse, the historic Town of Michigan Bar, Franklin, Freeport, and Hood, is one of the fourteen original townships set up in 1850, of which seven still exist though the area is chiefly agricultural, the Federal Signal Depot and several large wineries are located within it.

Historical data relates that Elk Grove was the first post office established in the township and that James Buckner was Postmaster and the first Justice of the Peace was James Hall elected in 1850 and to who is attributed the naming of the Town of Elk Grove from his hometown in Missouri.

The old dockets available in our local Court reflect the economic, social and political thinking of the times and become interesting reading to those who have long been associated with the district. The men serving the Court as Judges and Constables were citizens who were well thought of for their integrity and honesty and who were able to impartially view and judge the problems of their fellowmen.

The names of those judges and Constables will bring back memories to many of the descendants of their contemporaries. The first Judge whose name appears on our earliest docket, 1861, was Judge Martin Dart who in later years became an attorney and counsel for many of the cases brought before the Court. According to a news clipping, Z.B. Bartholmew was also elected at the same time and records show that there were two justices in the township from 1861 to 1881 but the records of only the local Justice are preserved in this Court. There seems to be no complete record here on in the County Court House on the office of constable but an effort has been made to reconstruct the list from three early dockets and proceedings of 1861 to 1894.

1861-67 – Justices Martin Dart and Z.B. Bartholmew.

Constables N.B. Theobald,
 M. Dalrymple,
 Geo. O. Bates,
 David M. Osborn,
 W.S. Little
 J. W. Atkins.

1868-70 – Justices T. K. Burgess, Z.B. Bartholmew, and G.W. Coons.

Constables J.B. Barnett
 George Bates.

1870 - 72 – Justices Martin Dart and Z.B. Bartholmew,

Constables G.O. Bates,
 A.K. Long
 Theobald.

Page 4 of 4

*Resource Name or # Sacramento County Municipal Court

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

1872- 78 – Justices J.H. Atkins and J.J. Bates.
Constables A.K Long,
 Seth Macy,
 Bates,
 E.J. Byington.

1878 - 81 – Justices L. Crenshaw, Caleb Arnold and Delos Gage.
Constables W.T. Merrill
 C.B. Kennard.

1881 - 93 – Justice C.B. Kennard.
Constables Geo.R. McKenney,
 Henry Dalrymple,
 E.W. Springsted
 J.H. Zimmerman.

1893 - 98 – Judge W. E. Everson
Constable E.W. Springsted.

1898 - 1900 – Justice E.W. Springsted
Constable R.I. Hauskins.

1900 - 1922 – Justice Joseph A. Polhemus
Constable Hauskins.

1922 - 1941 – Judge W.E. Everson
Constable Charles Schoech.

In 1926 Dell Cann was elected constable and held that office until 1945 when he retired. He was the last elected constable and the first one appointed under the County Charter form of government.

1941 - at least 1950 -- Judge G.F. Mix Jr., and Constable Cann and Keith F. Douglas

From the early Court room in the home of Phineas Woodard at Old Elk Grove though various homes of the judges and finally into the recently vacated the building which was constructed by the county over two cell blocks allotted the district from the old jail to the present modern edifice is a sign of continuous progress. *(note: old jail is now located at the Elk Grove Hotel and Stage Stop museum)*

The citizens of San Joaquin Township and especially of the district of Elk Grove, the acquisition of this new building is a tribute well worth waiting for and will stand as a monument to the part which this locality has played in the history and development of the civic function of the County.

Hearty appreciation to our Supervisors and County Executive is in order. Public and official open house will soon be announced and it is hoped that a majority of the public will visit and will feel free to enjoy the privileges and convenience which this building will offer as a small meeting place and center for community interest.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 14

*Resource Name or # Earl Tribble Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View north of the south elevation.

Elk Grove Register of Historic Resources Eligibility:

The Earl Tribble residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion A-i, both individually and as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1868 and 1892.

The circa 1885 Italianate-style residence remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1868 and 1892. Furthermore, it appears eligible under Criterion 3 because it embodies the distinctive characteristics of an Italianate style residence.

Integrity Assessment: The Earl Tribble residence maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays integrity of design, materials, and workmanship due to its original wall cladding, windows and doors, and intact Italianate decorative features, and having no notable major alterations. It maintains the feeling as a circa 1885 Italianate style residence, and thus retains its association with its historic context.

In conclusion, the Earl Tribble residence appears eligible for listing in the Elk Grove Register, both individually and as a contributor to a potential locally designated historic district, under Criterion 1 for its association with Elk Grove's residential development during the period between 1868 and 1892, and under Criterion 3 as an excellent example of Italianate architecture. It displays a high degree of integrity to its period of significance (circa 1885).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 24, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5B

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Earl Tribble Residence

P1. Other Identifier: MR-35

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SE ¼ of SW ¼ of Sec. 31 B.M.

c. Address: 9141 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0270-021

Elevation: 50 ft. AMSL

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

The Earl Tribble Residence is a two-story, circa 1885 house built in a vernacular iteration of the Italianate style. The building is located in a commercial zone but it is still being used as a residence. The house stands on a 10,000 square-foot parcel near the northeast corner of Elk Grove Boulevard and Derr Street. Erected on a rectangular ground plan, its wood-frame structural system supports exterior walls clad in horizontal, channeled wood plank siding and a moderately pitched, hipped roof with composition shingles. The wide eave overhang on the south-facing main elevation is enclosed by a bracketed cornice that runs the full width of the main façade. Fenestration on the main elevation is symmetrical. The first story consists of a central, glazed wood-panel replacement door flanked by two, 2/2-light double-hung, wood-sash windows. The full-width porch includes a wooden rail and four wooden columns supporting a full-width balcony. Behind the balcony's wooden rail, two windows and a door punctuate the upper floor in a symmetrical arrangement similar to that of the lower level. The centrally-placed, non-original wood-panel door features multi-light glazing in the upper half and a transom light above it. The windows flanking the door are vinyl-sash replacement windows, each installed within a wooden surround. At the time of recordation, only the south elevation was visible. Landscaping on the property includes several mature trees lining the parcel and flowering plants near the front porch. (See continuation sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family residence

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

P5a. Photograph 1.



P5b. Description of Photo:

South elevation.

Camera facing north.

Photo taken April 10, 2014,

Photo #DSC00790.

*P6. Date Constructed/Age and

Sources: circa 1885

Source-City of Elk Grove

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

John Lewis Family Trust

9412 Daniels Ct

Elk Grove, Ca 95624

*P8. Recorded by:

James Williams

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded: April 10, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Earl Tribble Residence

*Recorded by: James Williams, ICF International

*Date: April 10, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Earl Tribble was the former owner of this property. A long-time resident of Elk Grove, Tribble was notable, in part, for being one of the area's leading pistachio growers (Russell 2003). Because of its association with the residential development of the Elk Grove area during the period between 1868 and 1892, the Earl Tribble Residence appears to be eligible as a landmark under local Criterion A-I, both individually and as a contributor to a potential locally-designated historic district.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historic Resources," on file at the elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of the Earl Tribble Residence at 9141 Elk Grove Boulevard.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 15

*Resource Name or # Site of Dr. Bradford's Office

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southeast of the north and west elevations.

Elk Grove Register of Historic Resources Eligibility:

The site of Dr. Bradford's office was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion A-i, as a contributor to a potential locally designated historic district, for its association with the town's first doctor and the development of a professional community in Elk Grove during the period between 1868 and 1892. However, the 1880-built residence/office associated with Dr. Bradford had been razed by 1926 and replaced with the current circa 1927 vernacular-style residence and 1930 Craftsman-style residence, neither of which were used by Dr. Bradford.

There are no remaining built features associated with Dr. Bradford or the development of Elk Grove's professional community at this property. Because of this, this property does not appear eligible for listing in the Elk Grove Register under updated Criterion 1, either individually or as a contributor to a potential locally designated historic district.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 24, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Site of Dr. Bradford's Office

P1. Other Identifier: MR-36

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec. 6 B.M.

c. Address: 9148 & 9152 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0243-018

Elevation: 50 ft. AMSL

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

The site of Dr. Bradford's office is located near the southwest corner of Kent Street and Elk Grove Boulevard. The office was constructed in 1880 and served as the home and place of practice for a local resident known as Dr. Bradford (Russell 2003). An 1895 Sanborn Fire Insurance Map shows one building centered on the parcel, likely the building constructed in 1880 (Sanborn Map Co. 1895: 2). By 1926, however, this building had been razed (Sanborn Map Co. 1826). In 1927 the vernacular-style house at 9152 Elk Grove Boulevard was constructed, and around 1930 the neighboring Craftsman-style residence was added to the site (Sanborn Map Co. 1926, revised 1941: 5). These two extant buildings are visible in Photograph 1 below.

The site remains significant for its association with the town's first doctor and the development of a professional community in Elk Grove during the period between 1868 and 1892. As such the site appears eligible for listing in the Elk Grove Registry under local Criterion A-i as a landmark and a contributing resource to a potential locally-designated historic district.

*P3b. Resource Attributes: (List attributes and codes) n/a

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

P5a. Photograph 1.



P5b. Description of Photo:

Site of Dr. Bradford's Office
Camera facing southwest.
Photo taken Apr. 7, 2014.
Photo #P1010478.

*P6. Date Constructed/Age and Sources:
site

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Lorraine M. Letawsky
9301 Katelynn Ct,
Elk Grove, CA 95758

***P8. Recorded by:**

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 2

*Resource Name or # Site of Dr. Bradford's Office

*Recorded by: James Williams, ICF International

*Date April 7, 2014

☒ Continuation ☐ Update

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. Elk Grove, Calif.

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historic Resources. Resource on file at the Elk Grove Historical Society, Elk Grove, CA.

Sanborn Map Company. 1895. "Elk Grove."

Sanborn Map Company. 1926. "Elk Grove."

Sanborn Map Company. 1926, revised 1941. "Elk Grove."

Form Prepared by:

James Williams, & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of 9148 & 9152 Elk Grove Boulevard

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 16

*Resource Name or # 9148 Elk Grove Boulevard

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the north and east elevations.

Elk Grove Register of Historic Resources Eligibility:

The residence at 9148 Elk Grove Boulevard was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criteria A-i and A-iii as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1927 and 1945.

The circa 1930 Craftsman-style residence no longer remains eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1927 and 1945, and Criterion 3, as a rare surviving example of Craftsman-style architecture, or as a contributor to a potential locally designated historic district.

Integrity Assessment: The residence at 9148 Elk Grove Boulevard maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays compromised integrity of design, materials, and workmanship due to window and door replacement, although the wall cladding appears to be original. Currently used as beauty salon, it does not maintain the feeling as a circa 1930 Craftsman-style residence and has lost its association with its historic context.

In conclusion, the residence at 9148 Elk Grove Boulevard does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to a lack of integrity to its period of significance (circa 1930).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 24, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Residence at 9148 Elk Grove Boulevard

P1. Other Identifier: MR-37

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec. 6 B.M.

c. Address: 9148 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0243-018

Elevation: 50 ft. AMSL

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

This circa-1930, Craftsman-style building at 9148 Elk Grove Boulevard is located near the southwest corner of Kent Street and Elk Grove Boulevard. It shares a 12,000 square-foot urban parcel—the site of Dr. Bradford's Office (Russell 2003)—with the commercial building to the east at 9152 Elk Grove Boulevard. Erected on a continuous concrete foundation and an irregular ground plan, the building features a wood-frame structural system that supports exterior walls clad in channeled horizontal wood siding and a gabled roof with a moderate pitch, moderately-wide eaves, and asphalt shingles. There is a brick interior chimney on the east gable slope and a metal stove pipe on the west gable slope. The north-facing main elevation is asymmetrically arranged with double-gables and three vinyl-sash replacement windows. A metal louvered gable vent punctuates the larger of the two gables and three knee-braced supports accentuate the eaves. The main entry is located along the east elevation near its junction with the north elevation. It consists of a small concrete stoop with metal rails and a non-original wood-paneled door with an oval-shaped light. There are also three vinyl-sash replacement windows on this elevation. At least one such window appears on the west elevation. At the time of recordation, the view of that exterior wall was largely obscured by bushes and small trees planted along the western property line. Additional landscaping at the front of the property consists mostly of a concrete parking area. (See continuation sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial property

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

P5a. Photograph 1.



P5b. Description of Photo:

North & east elevations
Camera facing south west.
Photo taken Apr. 7, 2014.
Photo #P1010481.

*P6. Date Constructed/Age and

Sources: circa 1930.

Source-professional opinion ☒ Historic
☐ Prehistoric ☐ Both

*P7. Owner and Address:

Lorraine M. Letawsky
9301 Katelynn Ct
Elk Grove, CA 95758

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Residence at 9148 Elk Grove Boulevard

*Recorded by: James Williams, ICF International

*Date April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Elk Grove Historical Society member Tom Russell reports in his 2003 inventory of Elk Grove Historical Resources that the original building on this property dates to 1880 and served as the home and place of practice for a local resident known as Dr. Bradford (Russell 2003). An 1895 Sanborn Fire Insurance Map shows one building centered on the parcel, likely the building constructed in 1880 (Sanborn Map Co. 1895: 2). By 1926, however, this building had been razed (Sanborn Map Co. 1826: 5). In 1927 the neighboring house at 9152 Elk Grove Boulevard was constructed, and around 1930 the residence at 9148 Elk Grove Boulevard was constructed (Sanborn Map Co. 1926, revised 1941: 5). The site of the original building is also documented in DPR #36, "Site of Dr. Bradford's Office." The office site occupied the center of the lot between the current residence at 9148 Elk Grove Boulevard and the adjacent residence at 9152 Elk Grove Boulevard.

Although the residence at 9148 Elk Grove Boulevard lacks a direct association with Dr. Bradford, it does serve as a good example of a local Craftsman-style house constructed during Elk Grove's 1927 to 1945 period of residential development. As such the building appears to be eligible for listing in the Elk Grove Registry under local Criteria A-i and A-iii. as a landmark and a contributing resource to a potential locally-designated historic district.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. Elk Grove, Calif.

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historic Resources. Resource on file at the Elk Grove Historical Society, Elk Grove, CA.

Sanborn Map Company. 1895. "Elk Grove."

Sanborn Map Company. 1926. "Elk Grove."

Sanborn Map Company. 1926, revised 1941. "Elk Grove."

Form Prepared by:

James Williams, & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of 9148 & 9152 Elk Grove Boulevard

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 17

*Resource Name or # 9152 Elk Grove Boulevard

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southeast of the north and west elevations.

Elk Grove Register of Historic Resources Eligibility:

The residence at 9152 Elk Grove Boulevard was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criteria A-i and A-iii as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1927 and 1945.

The 1927 vernacular-style building no longer remains eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1927 and 1945, or Criterion 3, as a good example of vernacular-style architecture. It also no longer remains eligible as a contributor to a potential locally designated historic district.

Integrity Assessment: The residence at 9152 Elk Grove Boulevard maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays compromised integrity of design, materials, and workmanship due to window and door replacement, although the wall cladding appears to be original. Currently used as beauty salon, it does not maintain the feeling as a circa 1927 vernacular-style residence and has lost its association with its historic context.

In conclusion, 9152 Elk Grove Boulevard does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to a lack of integrity to its period of significance (1927).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 24, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Residence at 9152 Elk Grove Boulevard

P1. Other Identifier: MR-38

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec . 6 B.M.

c. Address: 9152 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0243-018-0000

Elevation: 50 ft. AMSL

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

The subject resource is a 1927, vernacular-style building located at 9152 Elk Grove Boulevard in an urban, mixed-use area of Elk Grove near the southwest corner of Elk Grove Boulevard and Kent Street. Formerly a residence and now used commercially, the one-story building stands on a continuous concrete foundation with an irregular ground plan. Its wood-frame structural system supports exterior walls clad in channeled, horizontal wood-plank siding and a front-gabled, moderately-pitched roof with a moderate eave overhang and asphalt shingles. The north-facing main elevation fronts Elk Grove Boulevard and features an asymmetrical arrangement of two vinyl-sash replacement windows and a non-original wood panel door with an oval-shaped decorative light. A concrete stoop at the northwest corner of the front façade provides access to the main entry. A centered attic window flanked by two metal louvered gable vents punctuates the wall near the gable peak, while knee-braced brackets support the eaves. Fenestration on the east and west elevations includes several vinyl-sash replacement windows. There are five placed asymmetrically on the east and four on the west elevation. There is a brick interior chimney on the west gable slope and a metal stovepipe on the east gable slope. A rear addition adjoins the south elevation of the original building. Landscaping at the front of the property consists mostly of a concrete parking area. Aerial images reveal that there is also a lawn at the rear of the lot. The building shares its 12,000 square-foot parcel with 9148 Elk Grove Boulevard, which is addressed in a separate DPR form. (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial property

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations.
Camera facing southeast.
Photo taken Apr. 7, 2014
Photo #P1010480.

*P6. Date Constructed/Age and Sources:

1927. Source-City of Elk Grove.

☒ Historic

☐ Prehistoric ☐ Both

*P7. Owner and Address:

Lorraine M. Letawsky
9301 Katelynn Ct
Elk Grove, Ca 95758

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Residence at 9152 Elk Grove Boulevard

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

Elk Grove Historical Society member Tom Russell reports in his 2003 inventory of Elk Grove Historical Resources that the original building on this property dates to 1880 and served as the home and place of practice for a local resident known as Dr. Bradford (Russell 2003). An 1895 Sanborn Fire Insurance Map shows one building centered on the parcel, likely the building constructed in 1880 (Sanborn Map Co. 1895: 2). By 1926, however, this building had been razed (Sanborn Map Co. 1926: 5). In 1927, the current residence at 9152 Elk Grove Boulevard was constructed, and around 1930 the neighboring residence at 9148 was built (Sanborn Map Co. 1926, revised 1941: 5). The site of the original building is also documented in DPR #36, "Site of Dr. Bradford's Office." The office site occupied the center of the lot between the current residence at 9152 Elk Grove Boulevard and the adjacent residence at 9148 Elk Grove Boulevard.

Although the residence at 9152 Elk Grove Boulevard lacks a direct association with Dr. Bradford, it does serve as a good example of a local vernacular-style house constructed during Elk Grove's 1927 to 1945 period of residential development. As such the building appears to be eligible for listing in the Elk Grove Registry under local Criteria A-i and A-iii as a landmark and a contributing resource to a potential locally-designated historic district.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. Elk Grove, Calif.

Russell, T. 2003, revised 2012. Inventory of Elk Grove historic resources. Resource on file at the Elk Grove Historical Society, Elk Grove, CA.

Sanborn Map Company. 1895. "Elk Grove."

Sanborn Map Company. 1926. "Elk Grove."

Sanborn Map Company. 1926, revised 1941. "Elk Grove."

Form Prepared by:

James Williams, & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 29, 2014



Figure 1. Sketch map of MR-37 (9152 Elk Grove Boulevard), which shares a parcel with MR-36 (9148 Elk Grove Boulevard).

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 18

*Resource Name or # George Foulks Home/Ronk Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the north and east elevation.

Elk Grove Register of Historic Resources Eligibility:

The George Foulks home/Ronk residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion A-i as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1927 and 1945.

The circa 1935 simple Colonial Revival-style residence currently used as a commercial office remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1927 and 1945, and under Criterion 3 as a good example of a simple Colonial Revival-style architecture.

Integrity Assessment: The George Foulks home/Ronk residence maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays compromised integrity of design, materials, and workmanship due to window and door replacement, but the building remains recognizable as a circa 1935 Colonial Revival-style residence and thus maintains feeling and association with its historic context.

In conclusion, the George Foulks home/Ronk residence appears eligible for listing in the Elk Grove Register both individually and as a contributor to a potential locally designated historic district, under Criterion 1 for its association with Elk Grove's residential development during the period between 1927 and 1945, and under Criterion 3 as a good example of a simple Colonial Revival-style architecture. It maintains sufficient integrity to its period of significance (circa 1935).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 24, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: George Foulks Home/Ronk Residence

P1. Other Identifier: MR-39

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec. 6 B.M.

c. Address: 9156 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0243-019

Elevation: 50 ft. AMSL

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

The George Foulks Home and Ronk Residence is a circa-1935, vernacular-style house located at the southwest corner of Elk Grove Boulevard and Kent Street. The front of the 12,400 square-foot, urban parcel features a rock garden, low-lying scrub, flowering plants and a recently-planted tree. Built on an essentially rectangular ground plan and a concrete slab foundation, the brick house culminates in a roof that is cross-gabled in the front and hipped in the rear. The roof has a moderate to steep pitch, wide eaves, and asphalt shingles. Facing north, the asymmetrical main elevation features a partial-width porch sheltered beneath a front gabled roof. Substantial rectangular wooden columns support the porch roof, which includes a horizontal wood plank along the gable end and a metal, louvered gable vent. A concrete steps with wooden rails allow access to the porch from the north, while entry from the east is made via a wooden-railed ramp that parallels the east elevation. A wooden rail encloses the ramp. A non-original, wood-panel door with upper glazing punctuates the front elevation. To the left of the door is a tripartite, vinyl replacement window. A pair of vinyl-sash replacement windows punctuates the eave end portion of the main façade. Fenestration on the west elevation includes four vinyl replacement windows. Several additional vinyl windows appear on the east elevation. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial property

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

P5a. Photograph 1.



P5b. Description of Photo:

North & east elevations.
Camera facing southwest.
Photo taken April 7, 2014
Photo #P1010474.

*P6. Date Constructed/Age and

Sources: ca. 1935.

Source-City of Elk Grove

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Antovich Family Trust

9156 Elk Grove Blvd

Elk Grove, CA 95624

*P8. Recorded by:

James Williams

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # George Foulks Home/Ronk Residence

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

The south-facing rear elevation features two vinyl-sash replacement windows and a secondary entry consisting of a non-original, wood-panel door accessed by a concrete stoop with a metal railing. The property also includes a detached garage clad in plywood and corrugated metal. A wooden swinging garage door opens on the eastern eave end of the gable-roofed building. Other than the aforementioned replacement doors and windows and the east-elevation access ramp, there are no significant alterations to the residence.

Although the resource is now in use as a commercial office, it was long a residential property. In his 2003 inventory of Elk Grove historical resources, Tom Russell notes of the former residence and its inhabitants:

... George [Fouks] built this brick home. George was the son of Guy [Foulks] of the Foulks Motor Co. in Sacramento. Foulks had [an] auto dealership in Elk Grove. They had the Oldsmobile dealership. Steels family lived there for some time. Foulks Ranch home still stands at the eastern end of Elk Grove Blvd. Currently, 2003, Evangelin Miller, Attorney, has her office in this house.

Despite its alterations, the Foulks/Ronk Residence retains sufficient integrity to represent the pattern of residential development in Elk Grove during the period between 1927 and 1945. As such, the property appears to be eligible for listing in the Elk Grove Registry under local Criterion A-1 as a landmark and a contributing resource to a potential locally-designated historic district.

Reference:

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at the Elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 30, 2014



Figure 1. Sketch map of Foulks/Ronk Residence at 9156 Elk Grove Boulevard.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 19

*Resource Name or # Percy Webb Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the north and east elevations.

Elk Grove Register of Historic Resources Eligibility:

The Percy Webb residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1893 and 1926.

The circa 1910 Craftsman-style residence remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926, and Criterion 3, because it embodies the distinctive characteristics of a Craftsman-style residence. It remains a contributor to a potential locally designated historic district.

Integrity Assessment: The Percy Webb residence maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays integrity of design, materials, and workmanship due to its original wall cladding, windows and doors. It maintains feeling as a circa 1910 Craftsman-style residence and retains its association with its historic context.

In conclusion, the Percy Webb residence appears eligible for listing in the Elk Grove Register both individually and as a contributor to a potential locally designated historic district, under Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926, and Criterion 3, because it embodies the distinctive characteristics of a Craftsman-style residence. It maintains a high degree of integrity to its period of significance (circa 1910).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 24, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Percy Webb Residence

P1. Other Identifier: MR-40

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T 6N R 6E; NE ¼ of NE ¼ of Sec. 6 B.M.**

c. Address: 9206 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0071-007

Elevation: 50 ft. AMSL

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

The circa-1910, Craftsman-style Percy Webb Residence occupies the west side of a 37,000 square-foot parcel at the southwest corner of Elk Grove Boulevard and Webb Street. Located in a mixed-use area of Elk Grove, the one-story residence shares a parcel with a truck accessory shop addressed in a separate record. Set back from the roadway on a lot that is almost entirely paved with concrete, the building's irregular ground plan and wood-frame structural system support exterior walls clad with clapboard siding and a cross-gabled roof with asphalt shingles and wide eaves supported by triangular knee braces. The main elevation faces north and features an asymmetrical, cross-gabled roofline. Under the double-gable end on the eastern side of the main elevation is a recessed front porch with a single wooden pillar on its right side. The front-facing wall of the porch includes a central double-hung wood-sash window flanked by vertically-oriented, diamond-paned windows in a tripartite configuration. Both of the inward facing walls of the porch include a wood pane door with a single light. To the left of the porch is an additional double-hung wood-sash window flanked by a pair of single-hung wood sash windows, each with a diamond-paned upper sash. To the right of the porch, an identical window assembly sits under the eave-end section of the north elevation. Additionally, the north-elevation gable ends include triangular vents with vertical wooden slats. The west elevation features a single window set under the gable at the front end of the building. (see continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP6. Commercial property

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations.
Camera facing southeast.
Photo taken April 7, 2014.
Photo #P1010485.

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

Sources: circa 1910

Source-professional opinion ☒ Historic
☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Ashley Ventures LLC
4823 Macardy Ct
Roseville, CA 95747

***P8. Recorded by:**

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** April 7, 2014

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

Page 2 of 2

*Resource Name or # Percy Webb Residence

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

A front-gabled extension projects from the east elevation and includes pair of east-facing, double-hung windows and a north-facing wood-panel door with a single light. Just north of the door is another double-hung window installed beneath the eave end of the elevation. Aside from the aforementioned paved surface, landscaping on the parcel visible at the time of recordation includes a number of palms in a stone planter in front of the house.

In his 2003 inventory of this resource, Elk Grove Historical Society member Tom Russell noted:

Percy Webb lived in this house. He owned the Blacksmith shop next door ... About 1930, Doctor Donald Webb, no relation to Percy Webb, also lived in this house. He had two children, a boy and a girl. Dr. Webb was an Osteopath. He had two houses and lived mostly in his other house (Russell 2003).

Because of its association with the residential development of Elk Grove during the period between 1893 and 1926, the Percy Webb Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

Reference:

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historic Resources," on file at the elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 30, 2014



Figure 1. Sketch Map of Percy Webb Residence at 9206 Elk Grove Boulevard, which shares a parcel with the Blacksmith Shop at 9208 Elk Grove Boulevard.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 20

*Resource Name or # Percy Webb Blacksmith Shop

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southeast of the north and west elevations.

Elk Grove Register of Historic Resources Eligibility:

The Percy Webb blacksmith shop was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, because of its association with Elk Grove's industrial development during the periods of 1868–1892 and 1893–1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1890 light industrial building is eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's industrial development during the periods of 1868–1892 and 1893–1926, both individually and as a contributor to a potential locally designated historic district.

Integrity Assessment: The Percy Webb blacksmith shop maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays compromised integrity of design, materials, and workmanship due to window, door, and most of the wall cladding replacement. Currently used as truck accessory supplier, it maintains feeling as a circa 1890 light industrial building, and thus retains its association with its historic context.

In conclusion, the Percy Webb blacksmith shop appears eligible for listing in the Elk Grove Register both individually and as a contributor to a potential locally designated historic district, under Criterion 1 for its association with Elk Grove's industrial development during the periods of 1868–1892 and 1893–1926. It maintains integrity to its period of significance when it was used as the Percy Webb blacksmith shop from 1890 to 1915.

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 25, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Percy Webb Blacksmith Shop

P1. Other Identifier: MR-41

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec. 6 B.M.

c. Address: 9206 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

d. UTM: Zone: me/ MN (G.P.S.)

e. Other Locational Data: APN 134-0071-007

Elevation: 50 ft. AMSL

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

Originally occupied by Percy Webb's blacksmith shop, the building at 9208 Elk Grove Boulevard is now the location of a truck accessory supplier (Russell 2003). The one-story, light-industrial building stands at the eastern end of a 37,000 square-foot parcel in an urban area of Elk Grove. Situated on a concrete slab foundation and an irregular ground plan, the building features a moderately-pitched, parallel gable roof clad with asphalt shingles, and exterior walls sheathed in board-and-batten siding. The symmetrical, north-facing main façade is roughly flush with the property line running along Elk Grove Boulevard. It features a ribbon of four, large fixed-pane, metal-framed commercial windows, a standard sized glazed wooden entry door, a prominent bay with a suspended, horizontally-sliding wooden door; a wood panel entry door; and a fixed-pane window. The east and west eave end walls feature mostly board-and-batten siding, although the rear of the east side of the building also includes an open, post-1964, steel-framed addition off the eastern gable. The other gable is extended even further to the south. This addition was also completed sometime after 1964 (NETR Online 2014). There are two T1-11-clad outbuildings on the parcel, one with a gabled roof and the other with a shed roof. Also on this parcel is the Percy Webb Residence, which is addressed in a separate DPR form. (See continuation sheet,)

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial property

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations.
Camera facing southeast.
Photo taken April 7, 2014
Photo #P1010490.

*P6. Date Constructed/Age and
Sources: Circa 1890.

Source-professional opinion.
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Ashley Ventures LLC
4823 Macardy Ct
Roseville, CA 95747

*P8. Recorded by

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Percy Webb Blacksmith Shop

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

According to local historian, Tom Russell, the building housed Percy Webb's blacksmith shop from 1890 to 1915 (Russell 2014). The facility was later used as a welding shop and then an auto repair garage (Russell 2003). More recently, the building's original metal cladding was replaced with board-and-batten siding.

Because of its association with the industrial development of Elk Grove during the period between 1868 to 1892 and 1893 to 1926, the Percy Webb Blacksmith appears to be eligible for local listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 13, 2014.

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.

_____. 2014. Personal communication sent to James Williams April 29, 2014.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 30, 2014



Figure 1. Blacksmith Shop at 9208 Elk Grove Boulevard, which shares a parcel with the Percy Webb Residence at 9206 Elk Grove Boulevard.

Page 1 of 2

*Recorded by: Volunteer

Map Reference #: 21

*Resource Name or # Gage Residence

*Date: February 2019 ☒ Update

Updated Description:

Since the 2014 evaluation, Residence 1's horizontally sliding, single-paned, metal-sash replacement windows have been replaced by horizontally sliding vinyl windows; the wood shingle roof has been re clad with asphalt shingles; and the overhanging eave on the south-facing elevation is now supported by four supports that are spanned with railings on each side of the front door. No notable alterations to the Gage residence (Residence 2) were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1: View northwest of the south and east elevation of Residence 1.



Photograph 2: View southwest of east elevation of the Gage residence (Residence 2). Taken 4/10/2014.

Page 2 of 2

*Recorded by: Volunteer

Map Reference #: 21

*Resource Name or # Gage Residence

*Date: February 2019 ☒ Update

Elk Grove Register of Historic Resources Eligibility:

Residence 1 at the Gage residence property was evaluated in 2014 as not eligible for listing in the Elk Grove Register due to lack of sufficient historic significance and design distinction. The Gage residence (Residence 2) was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributing resource to a potential locally designated historic district, for its association with Elk Grove's agricultural development periods: 1868–1892; 1893–1926; 1927–1945; and 1946–1967. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

Residence 1 remains ineligible for listing in the Elk Grove Register due to lack of significance and design distinction. The Gage residence (Residence 2), a circa 1870 farmhouse, no longer remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's agricultural development during the period between 1868 and 1945 due to lack of integrity. It does not qualify under Criterion 2, a relocated building that is primarily significant for architectural value or is the most important surviving structure associated with a historic person or event, because it is not architecturally significant; is not the only remaining resource associated with the Gage family; and is not the most important surviving building associated with Elk Grove's agricultural development.

Integrity Assessment: The Gage residence (Residence 2) does not have integrity of location as it was originally built at the northeast corner of the Treat Ranch facing Elk Grove-Florin Road; after being sold in 1953, it was moved to its current location fronting Porta Rosa Drive. It has lost integrity of setting as it has been moved from an open ranch and is now surrounded by a mixed-use urban area. It displays compromised integrity of design, materials, and workmanship due to window, door and wall cladding replacement. It no longer maintains a feeling of a circa 1870 farmhouse constructed or used during Elk Grove's agricultural development periods from 1868–1892; 1893–1926; 1927–1945; and 1946–1967, and therefore no longer retains association with its historic contexts.

In conclusion, the Gage residence does not appear eligible for listing in the Elk Grove Register as a contributor to a potential locally designated historic district, due to a lack of integrity to its period of significance (circa 1870).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 23, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Gage Residence

P1. Other Identifier: MR-42

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SE¼ of SE¼ of Sec 31 MD B.M.

c. Address: 9239 Elk Grove Blvd.

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 127-0170-050

Elevation: 60 ft. AMSL

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

The property located at 9239 ½ Elk Grove Boulevard is located just east of the City of Elk Grove's historic downtown. Situated on the corner of Elk Grove Boulevard and Porta Rosa Drive, the parcel contains three built resources, including two single-family residences and a detached garage. Visibility of the property is low due to mature and overgrown landscaping.

Residence 1 is located at the southernmost part of the parcel along Elk Grove Boulevard. Constructed in 1940, the one-story, wood-framed, vernacular-style residence has a simple rectangular ground plan. The foundation is not visible. The walls are clad with wide, vertical redwood siding, and rock veneer, which was likely added as a water table in circa 1970. The south facade displays two horizontally-sliding, single-paned, metal-sash replacement windows. The moderate-pitched, hipped roof is clad with wood shingles; louvered vents are located in the west and south gables. The residence is in fair condition. Located just west of the residence is a detached garage with a hipped roof covered with wood shingles. The garage displays the same wall cladding as the residence. It was built at an unknown date. (see continuation sheet).

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

Gage Residence (Residence 2), east elevation.
Camera facing west. Photo taken 4/10/ 2014

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

Residence 1 built in 1940.

Residence 2 (Gage Residence) built in ca. 1870

Source-Tom Russell, Elk Grove Historical Society.

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

9239 Elk Grove Blvd LLC
PO BOX 1783
Reno, NV 89505

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 3

*Resource Name or # Gage Ranch Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Residence 2 (Gage House) was originally a cottage built in circa 1870. It stood at the northeast corner of the Treat Ranch facing Elk Grove-Florin Road. At some point during the mid-1870s, Delos Gage and his wife Mae bought 15 acres of the Treat Ranch, including the small farm house. The couple enlarged the house to accommodate their children. During the first half of the twentieth century, the farm house incurred additional alterations to the point that it is beyond recognition. In 1953, Mae Delos sold the property to Dr. Wyland and Marnelle Cripe. The house was subsequently moved from its original site to its current location fronting Porta Rosa Drive behind Residence 1 (Page & Turnbull 2012: 69; Tom Russell pers. com. June 4, 2014). It is addressed, however, as 9239 ½ Elk Grove Boulevard.

In its present form, the house displays a rectangular ground plan, a continuous concrete foundation, and a wood-frame structural system. The walls are clad with a mix of double-beveled wood board siding, and vertical and horizontal wide wood board siding. Most windows throughout the house appear to be horizontally-sliding, metal-sash replacement windows. There are 1/1-light, wood-sash windows located on the south elevation. The simple, wood panel, entry door located on the east façade is a replacement. The moderate-pitched, hipped roof is clad with composite shingles. Despite various alterations, the house displays discernable historic-era characteristics, such as a hipped roof, double-beveled wood board siding, and wood-sash windows.

Despite its alterations and relocation to a new site at 9239 Elk Gove Boulevard, the Gage Residence (Residence 2) appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district. The building is associated with four of Elk Grove's periods of agricultural development as identified in Page & Turnbull's 2012 *Elk Grove Historic Context and Survey Report*: 1868 to 1892; 1893 to 1926; 1927 to 1945; and 1946 to 1967.

Residence 1, however, does not appear to be eligible for listing in the Elk Grove Registry because it lacks sufficient historic significance and design distinction.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.
NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 14, 2014.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 14, 2014



Figure 1. Sketch map of residences at 9239 Elk Grove Blvd.

Page 3 of 3

*Resource Name or # Gage Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 3. South elevation of Gage Residence. Camera facing northwest.



Photograph 4. East & north elevations of Gage Residence. Camera facing southwest.



Photograph 5. South elevation of Residence 1. Camera facing north.



Photograph 6. West & south elevations of detached garage. Camera facing northeast.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 22

*Resource Name or # Reginald Rolfe Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the north and east elevations.

Elk Grove Register of Historic Resources Eligibility:

The Reginald Rolfe residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criteria A-i and A-iii, both individually and as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1893 and 1926.

The 1915 Craftsman-style residence remains eligible for listing in the Elk Grove Register under updated Criteria 1 and 3, for its association with Elk Grove's residential development during the period between 1893 and 1926, and because the building represents a good local example of a Craftsman-style residence, and as a contributor to a potential locally designated historic district.

Integrity Assessment: The Reginald Rolfe residence maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays integrity of design, materials, and workmanship due to its original wall cladding, and with only a few windows replaced on the east elevation. It maintains feeling as a 1915 Craftsman-style residence and retains its association with its historic context.

In conclusion, the Reginald Rolfe residence appears eligible for listing in the Elk Grove Register both individually and as a contributor to a potential locally designated historic district, under Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926, and under Criterion 3 because it is a rare intact local example of a Craftsman-style residence. It maintains a high degree of integrity to its period of significance (1915).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 25, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5B

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Reginald Rolfe Residence

P1. Other Identifier: MR-43

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec. 6 DM B.M.

c. Address: 9248 Elk Grove Blvd

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0072-012

Elevation: 76 ft. AMSL

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

The property located at 9248 Elk Grove Boulevard is located just east of the City of Elk Grove's historic downtown. Situated on the south side of Elk Grove Boulevard and west of Waterman Drive, the parcel contains two built resources, including a single-family residence and a detached garage. Landscaping consist of various shrubs, flowers and a manicured lawn.

Constructed in 1915, the one-story, wood-framed, vernacular-style residence has a simple rectangular ground plan and a continuous concrete foundation. The walls are clad with double-beveled, wood board siding, and wood shingles in the gables and dormer. The moderate-pitched gable and hipped roof is clad with composite shingles. A shed roof dormer is located on the north slope of the roof. An exterior brick chimney is located on the west elevation of the house, and an interior brick chimney is located on the south slope of the roof. The residence has symmetrical fenestration consisting of original wood sash, 1/1-light and 6/1-light windows. Windows on the north façade have a multi-paned, diamond pattern design. There are also sliding, vinyl replacement windows on the east elevation. The windows have wide wood board casings and sills.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations
Camera facing southeast
Photo taken 4/10/2014,
Photo #0607

*P6. Date Constructed/Age and Sources: 1915. Source –Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Madruga Family Trust
9037 El Oro Plaza Dr
Elk Grove, CA 95624

*P8. Recorded by:

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 3

*Resource Name or # Reginald Rolfe Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

***P3a. Description (continued):**

The main wood entry door is located on the north façade and features multi-pane, diamond patterned glazing. Other notable features of the residence include a fixed, single-pane window flanked by vents in the attic dormer, decorative lattice vents in the gables, and sparrow tail exposed rafter ends. A notable alteration to the residence includes the open, gable-roof entry porch with thin wooden supports on the north façade. The residence appears to be in good condition.

A detached garage is located at the southeast corner of the parcel. The garage has a gable roof clad with composite shingles, a wood-frame structural system, exterior walls clad with wood board siding, and original 1/1-light, wood sash windows with wide wood board casings that match those on the main residence. The hinged double garage door swings out. The garage is in poor condition.

Because of its association with the residential development of the Elk Grove area during the period between 1893 and 1926, and because the building represents a good local example of a vernacular-style residence, the Reginald Rolfe Residence appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria A-i and A-iii, both individually and as a contributor to a potential locally-designated historic district.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 14, 2014



Figure1. Sketch map of the Reginald Rolfe Residence at 9248 Elk Grove Blvd..

Page 3 of 3

*Resource Name or # MR-43

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/14

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 2. View south of detached garage, north elevation. Taken 4/10/14, #0609.



Photograph 3. View southwest of north and east elevations. Taken 4/10/14, #0606.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 23

*Resource Name or # Dunbar Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northwest of the south and east elevation.

Elk Grove Register of Historic Resources Eligibility:

The Dunbar residence was evaluated in 2012 and 2014 as eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and the Elk Grove Register under Criteria A, 1, and A-i, respectively, as a contributing property to the National Register-listed Elk Grove Historic District. Additionally, it was evaluated as eligible for inclusion in a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1893 and 1926.

The circa 1925 Tudor Revival-style house remains eligible for inclusion in the National Register under Criterion A, California Register under Criterion 1, and Elk Grove Register under Criterion 1, as a contributor to the National Register-listed Elk Grove Historic District. Additionally, the resource is eligible for listing in the Elk Grove Register under updated Criterion 1, as a contributor to a potential locally designated historic district for its association with Elk Grove's residential development during the period between 1893 and 1926.

Integrity Assessment: The Dunbar residence maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays compromised integrity of design, materials, and workmanship due to partial window, door, and wall cladding replacements. It maintains the feeling of a circa 1925 Tudor Revival-style house and thus retains its association with its historic context.

In conclusion, the Dunbar residence remains eligible for inclusion in the National Register under Criterion A, California Register under Criterion 1, and Elk Grove Register under updated Criterion 1, as a contributor to the National Register-listed Elk Grove Historic District. It also appears eligible for listing in the Elk Grove Register under Criterion 1, as a contributor to a potential locally designated historic district for its association with Elk Grove's residential development during the period between 1893 and 1926.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 25, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 3D, 5D3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: Dunbar Residence

P1. Other Identifier: MR-85

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 5E; SE ¼ of SW ¼ of Sec .31 B.M.

c. Address: 9031 Elk Grove Boulevard

City: Elk Grove

Zip:

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

e. Other Locational Data: APN 125-0210-017

Elevation: ft. AMSL

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

Built in circa 1925, the Dunbar Residence is a vernacular-style house with Tudor Revival-style features located near the northwest corner of First Avenue and Elk Grove Boulevard. The building, now in use as a commercial office, occupies an 8,000 square-foot parcel in an urban, mixed-use section of Elk Grove. Constructed on a continuous concrete foundation with an irregular ground plan, its wood-frame structural system rises one story to support a moderately-pitched, asphalt-clad gabled roof with slight eaves, and stucco-clad exterior walls. The main façade (south elevation) fronts Elk Grove Boulevard and features a cross-gabled roof line, on which the interior slope of the gable end follows a slight curve. Situated at the southwest corner of the house is a recessed porch with two segmental-arched openings. The opening along the south elevation provides access to the non-original, wood-paneled, front entry door. A fixed-pane, wood-sash window and a louvered vent complete the gabled entry. The eastern half of the south façade displays a non-original, rectangular-shaped picture window. The west elevation features additional double-hung, wood-sash windows, though the view of these is obscured by landscaping and a fence. Visible from the alley, the north-facing rear elevation includes a gable end partially filled with horizontal wood plank siding, a louvered gable vent, and a window of an undetermined design. Landscaping on the property consists of a front and back lawn, several mature trees, and a concrete walkway that runs near, and roughly parallel to, the western property line.

*P3b. Resource Attributes: HP2-Single family property

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

P5a. Photograph 1.



P5b. Description of Photo:

Camera facing north. Photo taken April 11, 2014, #20140411 HPC (6).

*P6. Date Constructed/Age and Sources:

circa 1925. Source-Lance Armstrong, *Echoes of Yesterday-Elk Grove*, p. 300.

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Patricia McElroy
9578 Nordam Way
Elk Grove, CA 95624

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 11, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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

Page 2 of 3

*NRHP Status Code 3D, 5D3

*Resource Name or # Dunbar Residence

B1. Historic Name: Dunbar Residence

B2. Common Name: none

B3. Original Use: Residential

B4. Present Use: Commercial

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed circa 1925, windows subsequently replaced.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential development

Area: Elk Grove

Period of Significance: 1876-1930 (historic district)

Property Type: residence

Applicable Criteria: A, 1, A-i

The Dunbar Residence at 9031 Elk Grove Boulevard appears to be eligible for listing in the National Register of Historic Places (NRHP) under Criterion A, the California Register of Historical Resources (CRHR) under Criterion 1, and the Elk Grove Registry under Criterion A-i as a contributing property to the Elk Grove Historic District, a NRHP-listed historic district. The subject property possesses associative significance with the residential development of Elk Grove between 1876 and 1930. The subject residence was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.

The subject property was previously surveyed in 1988 and 2012. In 1988, Michael Knapp, the Old Town Elk Grove Revitalization Coordinator, surveyed the residence and determined that it was not a contributor to the Elk Grove National Register Historic District because it was apparently assumed that the building was not constructed within the district's period of significance, 1876 to 1930. Consequently, the property was assigned a 6X status code. In 2012, Page & Turnbull conducted a reconnaissance-level survey and found documentation to support a circa 1925 year built for the residence, thus rendering the building old enough to fit within the district's period of significance.¹ Consequently, the 2012 recordation assigned a 3D status code and recommended that the Dunbar Residence be included in the Elk Grove Historic District as a contributing property. The current evaluation concurs with the 2012 finding and has thus assigned both a 3D and a 5D3 status code to this property. Because of its association with the residential development of Elk Grove within the period between 1893 and 1926, the Dunbar Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion A-i as a landmark and a contributor to a potential locally-designated historic district.

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References:

Armstrong, L. 2006. *Echoes of Yesterday*. (Oakland: Regents Press, 2006);
Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report*. City of Elk Grove, Calif.; Sanborn Map Co. 1926 and 1941. "Elk Grove."

B13. Remarks:

*B14. Evaluators:

James Williams and Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*Date of Evaluation: April 22, 2014

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



¹ The circa 1925 construction date was based on Lance Armstrong's book, *Echoes of Yesterday-Elk Grove* (Oakland: Regents Press, 2006), p. 300.

Page 3 of 3

*Resource Name or # Dunbar Residence

*Recorded by: James Williams

*Date: April 11, 2014

☒ Continuation

☐ Update

***P3a. Significance** (continued):

The current evaluation concurs with the 2012 finding, since the subject property retains sufficient integrity to represent Elk Grove's residential development during the 1920s. The building retains its integrity of location and setting, as well as a substantial degree of its integrity of design, feeling, and association. Additionally, despite the replacement of original windows and doors, the residence retains a fair amount of its integrity of materials and workmanship. Overall, the Dunbar Residence retains sufficient integrity to convey its associative significance under NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i.

The subject property does not appear to be significant under NRHP Criterion B, CRHR Criterion 2, or local Criterion 1-ii. Research did not indicate that the Dunbar family made a significant contribution to the development of Elk Grove or that the residence is associated with the important work of any individuals significant in history.

Architecturally, the Dunbar Residence is not a particularly distinctive Vernacular-style house. As such, the residence does not appear to be significant for its design or construction value under NRHP Criterion C, CRHR Criterion 3, or local Criterion A-iii.

In conclusion, the Dunbar Residence appears to be eligible for listing in the NRHP, the CRHR, and the Elk Grove Registry as a contributing property to the NRHP-listed Elk Grove Historic District under Criterion A, 1, and A-i respectively. Additionally the Dunbar Residence appears to be eligible as a contributing property to a locally-designated historic district. The subject residence was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.

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*Recorded by: Volunteer

Map Reference #: 24

*Resource Name or # Fire Shed

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1: View northwest of south elevation.

Elk Grove Register of Historic Resources Eligibility:

The former Elk Grove Fire District fire shed was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributing resource to a potential locally designated historic district, for its association with Elk Grove's community and municipal improvements during the period between 1876 and 1957. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The 1925 fire shed remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's community and municipal improvements during the period between 1876 and 1957.

Integrity Assessment: The fire shed does not maintain integrity of location as it was moved to its current location in 1943. It retains integrity of setting as it is in a light industrial area. It displays compromised integrity of design, materials, and workmanship due to the partial removal of its tiered façade. It does maintain the feeling of a 1925 fire shed with Spanish Colonial Revival-style elements constructed during Elk Grove's suburban and commercial development between 1876–1957, and therefore retains association with its historic context.

In conclusion, the fire shed appears eligible for listing in the Elk Grove Register, both individually and as a contributor to a potential locally designated historic district, under Criterion 1 for its association with Elk Grove's community and municipal improvements during the period between 1876 and 1957. It has a period of significance of 1925–1957.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 25, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 6Z, 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Fire Shed

P1. Other Identifier: MR-87

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County:

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 5E; NW ¼ of NW ¼ of Sec . 6 B.M.

c. Address: 9040 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0222-005

Elevation: 50 ft. AMSL

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

Addressed as 9040 Elk Grove Boulevard and situated on the north side of the Elk Grove Boulevard-Grove Street Alley, this relocated former Elk Grove Fire District Fire Shed shares a 4,000 square-foot, urban parcel with two additional buildings not addressed in this record. Built in a vernacular style with Spanish Colonial Revival elements, the building rises one story from a concrete slab foundation and a rectangular ground plan. Its wood-frame structural system supports a moderately-pitched, front-gabled roof with corrugated metal cladding and slight eaves. The south-facing main façade displays a stuccoed parapet wall and a narrow tiled cornice. A large, full-width bay with a modern roll-up garage door extends across the front facade. The north elevation faces a macadam paved parking lot, the north elevation displays a front gabled roof line, corrugated metal wall cladding, and an asymmetrically placed, non-original wood panel door with glazing. A metal rail fence separates the fire shed and a concrete patio area from the parking lot.

The parcel also includes the Judge Everson Home Site, which is addressed in a separate record.

*P3b. Resource Attributes: (List attributes and codes) HP9. Public utility building

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

P5a. Photograph 1.



P5b. Description of Photo:

(View, date, accession #)
Camera facing N, taken April 11, 2014, Photo #P1010805.

*P6. Date Constructed/Age and

Sources: 1925. Source-Lance Armstrong, *Echoes of Yesterday*, p. 135-136. ☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Roger and Sharon Dickson
Revocable Trust
14724 Guadalupe Drive
Rancho Murieta, CA 95683

*P8. Recorded by:

Monte Kim
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded:

April 11, 2014

*P10. Survey Type: Intensive

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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

Page 2 of 3

*NRHP Status Code 6Z, 5D3

*Resource Name or # Fire Shed

B1. Historic Name: Elk Grove Fire District Fire Station

B2. Common Name: None

B3. Original Use: Fire station

B4. Present Use: Commercial

***B5. Architectural Style:** Vernacular

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Parts of parapet wall removed, replacement doors added. Dates unknown.

***B7. Moved?** ☐ No ☒ Yes ☐ Unknown **Date:** 1943

Original Location: First Avenue, north of Elk Grove Boulevard

***B8. Related Features:** none

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance:** **Theme:** Community development & municipal improvements **Area:** Elk Grove

Period of Significance: 1876-1957 (local historic district) **Property Type:** Public utility **Applicable Criteria:** Local Criterion C-1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Although the Elk Grove Fire Shed at 9040 Elk Grove Boulevard does not appear to be eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), it does appear to be eligible for listing in the Elk Grove Registry as a contributor to a local historic district. The subject property possesses significance under local Criterion C-1 for its association with the development of community and municipal improvements in Elk Grove between 1876 and 1957. The subject building was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.

The fire shed was previously surveyed in 1988 and 2012. In 1988, Michael Knapp, the Old Town Elk Grove Revitalization Coordinator, surveyed the building and determined that it did not meet the criteria for listing in the NRHP as a contributor to the Elk Grove Historic District. In 2012, Page & Turnbull conducted a reconnaissance-level survey and found that the building was constructed earlier than previous records indicated. Based on Lance Armstrong's 2006 book, *Echoes of Yesterday*, the Page & Turnbull evaluators established the year built for the fire shed as 1925, thus rendering the building old enough to fit within the period of significance established for the NRHP historic district (1876 to 1930). Consequently, the 2012 recordation recommended that the NRHP-listed Elk Grove Historic District be amended to include the Fire Shed as a contributing property. See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) none

***B12. References:**

Armstrong, L. 2006. *Echoes of Yesterday: Elk Grove, an Inside View of Historic Sites*. (Oakland: Regents Press); Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, Calif. Sanborn Map Co. 1926 and 1926, revised 1941. "Elk Grove."

B13. Remarks:

***B14. Evaluator:**

James Williams and Monte Kim, Ph.D.
ICF International, 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** April 23, 2014

(This space reserved for official comments.)

Sketch Map



***B10. Significance** (continued):

Constructed in 1925, the completion of the Fire Shed coincides with the establishment of the Elk Grove Fire District (EGFD), an institution covering Elk Grove and the nearby communities of Franklin, Sheldon, and Point Pleasant. EGFD supplanted the Elk Grove Fire Department, which predated the later agency by about 25 years. The fire station shed was originally located north of the International Order of Odd Fellows Hall on First Avenue, northeast of Elk Grove Boulevard (Sanborn map, 1926 and 1941). The shed housed fire-fighting equipment and chemicals (Tom Russell, pers. com., Aug. 18, 2014). By the mid-1930s, the station appears to have housed at least two engines (Figure 1), Nos. 1 and 3 (Armstrong 2006: 136). In 1943, the fire district relocated the shed to its current location (Armstrong 2006: 137; NETR Online 2014). A mid-1930s photograph shows the building with a more elaborate stepped facade than it currently possesses (Armstrong 2006: 1936). Terraced, tiled extensions on what are now the east and west elevations have been removed, possibly to facilitate the relocation of the building. Available sources do not indicate when the Fire Shed was closed.



Figure 1. Elk Grove Fire Shed, circa 1930s. Photograph courtesy of the Elk Grove Historical Society.

The current evaluation diverges from the 2012 recommendation of eligibility and instead concurs with the original 1988 finding of ineligibility. While Lance Armstrong's book supports the Page & Turnbull claim that the building was constructed within the period of significance established for the NRHP historic district, the current evaluation's analysis of the Fire Shed's integrity indicates that the alterations that the building has sustained—e.g., relocation, design

modifications, and diminished feeling and association—are severe enough to disqualify it from meeting NRHP and CRHR eligibility criteria. Consequently, the building lacks sufficient integrity under NRHP and CRHR criteria to convey its historical identity as a 1920s fire shed in downtown Elk Grove.

The Fire Shed, however, retains a sufficient amount of its integrity of materials, workmanship, and setting to qualify it for listing in the Elk Grove Registry under Criterion C-1. The building meets Criterion C-1 because it retains at least three aspects of integrity and because of its association with the development of community and municipal improvements in Elk Grove between 1876 and 1957. As such, it appears to be eligible for listing in the Elk Grove Registry as a contributor to a locally designated historic district.

The subject property does not appear to be significant under NRHP Criterion B, CRHR Criterion 2, or local Criterion 1-ii. Research did not indicate that the Fire Shed is associated with any individuals important in the development of community or municipal improvements in Elk Grove.

Architecturally, the Fire Shed is an undistinguished utilitarian-style building. As such, the building does not appear to be significant for its design or construction value under NRHP Criterion C, CRHR Criterion 3, or local Criterion A-iii.

In conclusion, the Elk Grove Fire Shed does not appear to be eligible for listing in the NRHP or the CRHR. The fire shed, however, appears to be eligible for listing in the Elk Grove Registry as a contributing property to a locally-designated historic district under Criterion C-1. As such, the subject property has been assigned a 5D3 and a 6Z status code. The subject building was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

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*Recorded by: Volunteer

Map Reference #: 25

*Resource Name or # Ehrhardt & Rhoades Garage

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1: View north of south elevation.



Photographs 2. Circa 1930-1940 view of Ehrhardt & Rhoades Garage. Photograph courtesy of the City of Elk Grove.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 2 of 2

*Recorded by: Volunteer

Map Reference #: 25

*Resource Name or # Ehrhardt & Rhoades Garage

*Date: February 2019 ☒ Update

Elk Grove Register of Historic Resources Eligibility:

The Ehrhardt & Rhoades Garage was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion A-i as a contributing resource to a potential locally designated historic district, because of its association with Elk Grove's commercial and automotive development of Elk Grove prior to 1930.

The circa 1908 building remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's commercial and automotive development during the period between 1876 and 1930.

Integrity Assessment: The Ehrhardt & Rhoades Garage maintains integrity of location and setting as it is in its original construction location in a light industrial area. It displays compromised integrity of design, materials, and workmanship due to the partial removal or covering of its façade. It does not maintain the feeling of a circa 1908 automobile-related building constructed during Elk Grove's commercial and automobile development of 1876–1957, and therefore maintains compromised association with its historic context. However, this property is one of the few remaining automobile-related resources in Elk Grove dating before 1930.

In conclusion, the Ehrhardt & Rhoades Garage appears eligible for listing in the Elk Grove Register under Criterion 1, both individually and as a contributor to a potential locally designated historic district, for its association with Elk Grove's commercial and automotive development during the period between 1876 and 1930.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 25, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 6Z, 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Ehrhardt & Rhoades Garage

P1. Other Identifier: MR-86

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County:

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 5E; SE ¼ of SW ¼ of Sec. 31 B.M.

c. Address: 9033 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0210-016

Elevation: 50 ft. AMSL

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

The Ehrhardt & Rhoades Garage is a utilitarian-style, automotive repair facility located on a 5,600 square-foot, parcel on a commercial section of Elk Grove Boulevard. The building rises two stories along the front (south elevation) with multiple one-story additions extending to the rear of the lot. The building stands on a concrete slab foundation and has a rectangular-shaped ground plan. Its wood-frame structural system supports a front-gabled, corrugated metal roof that is concealed on the south-facing main façade by a circa-1950s parapet wall (Russell 2003). An off-center automotive bay and a standard-size, wood-panel door punctuate the main façade. East (right) of the entry door is a boarded-over picture window. At the west end of the front façade is a fixed-pane window. Wall cladding along the front façade features horizontal wood plank siding, smooth stucco, and a stone veneer water table. The west elevation is only partially visible from the public right-of-way. Discernable features include the roof-wall junction, which features exposed rafter tails, a moderate eave overhang, and stucco wall cladding. The north elevation faces the Elk Grove-Quatmas Court Alley and features a gable-end wall with corrugated metal siding and an asymmetrically placed automotive bay with a metal roll-up door. The slight eaves on this elevation include exposed metal rafters.

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial building

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

P5a. Photograph 1.



P5b. Description of Photo:

Camera facing north.

Photo taken April 11, 2014.

Photo #20140411 HPC (1).

*P6. Date Constructed/Age and

Sources: circa 1908. Source-Sanborn

Maps ☒ Historic

☐ Prehistoric ☐ Both

*P7. Owner and Address:

Delinda L. & Bertie R. Mitchell

9033 Elk Grove Boulevard

Elk Grove, CA 95624

*P8. Recorded by:

Monte Kim

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded: April 11, 2014

*P10. Survey Type: Intensive

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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

Page 2 of 3

*NRHP Status Code 6Z, 5D3

*Resource Name or # Ehrhardt & Rhoades Garage

B1. Historic Name: Unknown

B2. Common Name: Mitchell's Auto Body Shop

B3. Original Use: Automotive assembly, repair, sales

B4. Present Use: Automotive repair

***B5. Architectural Style:** Utilitarian

***B6. Construction History:** (Construction date, alterations, and date of alterations) Built in circa 1908, with later one-story additions, and a remodeled 1950s façade.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location:

***B8. Related Features:** none

B9a. Architect: Unknown

b. Builder: Del Cann

***B10. Significance: Theme:** Commercial and automotive development

Area: Elk Grove

Period of Significance: 1876-1957 (local historic district)

Property Type: Automotive garage, dealership

Applicable Criteria: local Criterion B-1

Although the Ehrhardt & Rhoades Garage at 9033 Elk Grove Boulevard does not appear to be eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), it does appear to be eligible for listing in the Elk Grove Registry as a contributor to a potential local historic district. The subject property possesses significance under local Criterion B-1 for its association with the commercial and automotive development of Elk Grove between 1876 and 1930. The subject building was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.

The garage was previously surveyed in 1988 and 2012. In 1988, Michael Knapp, the Old Town Elk Grove Revitalization Coordinator, surveyed the garage and determined that it did not meet the criteria for listing in the NRHP as a contributor to the Elk Grove NRHP Historic District. In 2012, Page & Turnbull conducted a reconnaissance-level survey and found that the building was constructed earlier than previous records indicated. Based on the 1905 and 1912 Sanborn Maps, Page & Turnbull concluded the garage was built in circa 1908, thus rendering the building old enough to fit within the period of significance established for the NRHP historic district (1876 to 1930). Consequently, the 2012 recordation recommended that the NRHP-listed Elk Grove Historic District be amended to include the Ehrhardt & Rhoades Garage as a contributing property. See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) none

***B12. References:** Armstrong, L. 2006. *Echoes of Yesterday: Elk Grove, an Inside View of Historic Sites*. (Oakland: Regents Press); Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, Calif.; Russell, T. 2002, revised 2012. Inventory of Elk Grove historical resources. On file at ICF International, Sacramento; Sanborn Map Co., 1905, 1912m 1926 and 1926, revised 1941. "Elk Grove."

B13. Remarks:

***B14. Evaluator:**

James Williams and Monte Kim, Ph.D.

ICF International, 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** April 24, 2014

(This space reserved for official comments.)

Sketch Map



Page 3 of 3

*Resource Name or # Ehrhardt & Rhoades Garage

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***B10a. Significance** (continued):

The current evaluation diverges from the 2012 recommendation of eligibility and instead concurs with the original 1988 finding of ineligibility. While the Sanborn Map research conducted by the Page & Turnbull evaluators supports their claim that the building was constructed within the period of significance established for the NRHP historic district, the current evaluation's analysis of the garage's integrity indicates that the alterations that the building has sustained—e.g., additions and façade alterations—are severe enough to disqualify it from meeting NRHP and CRHR eligibility criteria. The Sketch Map aerial shows that nearly three-quarters of the building's footprint is comprised of additions. Additionally, the building's main façade has been substantially modified by the oversized and incompatible parapet wall, stucco wall cladding, stone veneer water table, and replacement windows and doors. These alterations have substantially compromised the building's integrity of design, materials, workmanship, and feeling. Consequently, the building lacks sufficient integrity to convey its historical identity as an early twentieth-century garage in downtown Elk Grove under NRHP and CRHR criteria.

The garage, however, retains its integrity of location, setting, and association, thus qualifying it for listing in the Elk Grove Registry. Because it retains at least three aspects of integrity and because of its association with the commercial and automotive development of Elk Grove prior to 1930, the Ehrhardt & Rhoades Garage meets local Criterion B-1. As such, it appears to be eligible for listing in the Elk Grove Registry as a contributor to a locally designated historic district.

The subject property does not appear to be significant under NRHP Criterion B, CRHR Criterion 2, or local Criterion 1-ii. Although the likely original owners of the garage, Henry L. Ehrhardt and John Rhoads, were early automobile dealers in Elk Grove, historical sources do not indicate that either individual made a singularly significant contribution to the development of the local auto industry.

Architecturally, the Ehrhardt & Rhoades Garage is not a particularly distinctive utilitarian-style building. As such, the garage does not appear to be significant for its design or construction value under NRHP Criterion C, CRHR Criterion 3, or local Criterion A-iii.

In conclusion, the Ehrhardt & Rhoades Garage does not appear to be eligible for listing in the NRHP or the CRHR. The garage, however, does appear to be eligible for listing in the Elk Grove Registry as a contributing property to a locally-designated historic district under Criterion B-1. As such, the subject property has been assigned a 5D3 and a 6Z status code. The subject building was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 26

*Resource Name or # Elk Grove Grammar School

*Date: February 2019 ☒ Update

Updated Description:

Since 2014 the Elk Grove Grammar School has had window, door, and roof replacements, and had another set of stairs and a wheelchair access ramp added to the primary (north) façade.

Updated Photograph:



Photograph 1: View south of north elevation.

Elk Grove Register of Historic Resources Eligibility:

The former Elk Grove Grammar School, currently used by the Cosumnes Community Services District, was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criterion A-i, for its association with Elk Grove's educational development during the period between 1893 and 1926.

The 1921 school building with Italian Renaissance-style features remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's educational development during the period between 1893 and 1926. It also appears eligible under Criterion 3 as a rare example of an Italian Renaissance-style school building in Elk Grove.

Integrity Assessment: The Elk Grove Grammar School maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It has compromised integrity of design, materials, and workmanship due to a fire in 2015 that led to window, door, and roof replacements. Other major alterations include modern vernacular-style addition and detached wings added circa 1950s. It maintains the feeling of a 1921 educational building constructed during Elk Grove's educational development during 1893–1926, and therefore retains association with its historic context.

In conclusion, the former Elk Grove Grammar School appears individually eligible for listing in the Elk Grove Register under Criterion 1 for its association with Elk Grove's educational development during the period between 1893 and 1926 and Criterion 3 as a good example of Italian Renaissance-style architecture. It maintains integrity to its period of significance (1921).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 28, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Elk Grove Grammar School

P1. Other Identifier: MR-24

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec . 1 B.M.

c. Address: 8820 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0120-020-0000, 125-0120-008-0000, 125-0120-021-0000

Elevation: 45 ft. AMSL

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

Located near the southwest corner of Elk Grove Boulevard and Melrose Avenue, Elk Grove Grammar School is a 1921 school building with Italian Renaissance-style features. The building also displays a 1950s modern vernacular-style addition and detached wings at and near the eastern end. The original 1921 portion of the building sits on a roughly rectangular ground plan with a concrete foundation. The building rises one story above a lookout basement to culminate in a hipped and flat primary roof clad with clay tiles and composition roll material. The exterior wall fabric is mostly brick veneer, although several sections feature exposed concrete or stucco. Centrally placed on the north-facing main façade is the main entry. Approached from the north by broad concrete stairs, the entry features round columns supporting a segmental arch pediment. Inside this surround are non-original, glazed double doors topped with a large, fixed-pane transom. Fenestration on the 1921 portion of the main elevation includes several wood-sash windows, most of which occur in two ribbons of six windows. Ground-level windows of the same type punctuate the west elevation, where they appear both alone and in ribbons of five. A lookout basement is visible on this elevation, as evinced by a number of fixed-pane wood-sash windows. Much of this elevation consists of a wing constructed between 1926 and 1941 (Page & Turnbull 2012)

Adjoined to the northeast corner of the 1921 building, is a one-story, L-shaped, International-style addition. Built with a pent roof clad with composition roll, this wing features brick exterior walls punctuated by fixed-pane, wood sash windows on the west-facing wall. (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building

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

P5a. Photograph 1.



P5b. Description of Photo:

North elevation.
Camera facing south.
Photo taken April 7, 2014.

*P6. Date Constructed/Age and Sources: 1921.

Source-City of Elk Grove.

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Cosumnes Community Services District
1112 I Street
Sacramento, CA 95814

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: Apr. 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 2

*Resource Name or # Elk Grove Grammar School

*Recorded by: James Williams, ICF International

*Date: 2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

On the north elevation, the brick exterior gives way to a nearly continuous stretch of vertically-oriented, wood-sash windows, interrupted only by a breezeway and a wood panel entry door with multi-light glazing, both situated near the western end of the elevation. There are two detached wings built in a similar style located to the south. A series of walkways with flat roof shelters links the buildings.

To the south of the 1921 portion of the facility is a stucco and brick veneer clad, circa-1950 building featuring a salt box roof with a moderate eave overhang and asphalt shingles. Its east façade echoes the west façade of the main 1921 building. It includes several vertically-oriented windows set above a lookout basement with double-hung, wood-sash windows.

Noted California architect William Weeks designed the 1921 portion of the facility. It was the third school designated as the "Elk Grove Grammar School" and served as such until 1989, when the Cosumnes Community Services District moved into the building (Russell 2003). Because of its association with Elk Grove educational development during the period between 1893 and 1926, the Elk Grove Grammar School appears to be eligible for individual listing in the Elk Grove Registry as a landmark under local Criterion A-i.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003, revised 2012. Inventory of Elk Grove historic resources. Resource on file at ICF International, Sacramento.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of Elk Grove Grammar School.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 27

*Resource Name or # Bartholomew House

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northeast of the west and south elevations.

Elk Grove Register of Historic Resources Eligibility:

The Bartholomew house was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-I as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1893 and 1926.

The 1908 Craftsman-style former residence currently used as a restaurant remains eligible for listing in the Elk Grove Register, as a contributor to a potential locally designated historic district, under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926.

Integrity Assessment: The Bartholomew house maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays compromised integrity of design, materials, and workmanship due to the façade addition and replacement of some windows. It maintains feeling as a 1908 Craftsman-style residence and retains its association with its historic context.

In conclusion, the Bartholomew house appears eligible for listing in the Elk Grove Register as a contributor to a potential locally designated historic district, under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926. It maintains integrity to its period of significance of 1908.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 28, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or #: Bartholomew House

P1. Other Identifier: MR-27

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T** 7N **R** 6E; SW ¼ of SW ¼ of Sec . 31 **B.M.**

c. Address: 8941 Elk Gove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0151-025-0000

Elevation: 50 ft. AMSL

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

The Bartholomew House is a 1908 Craftsman-style house converted for use as a restaurant. Standing on a continuous concrete foundation with a rectangular-shaped ground plan, the building's two-story wood-frame structural system supports exterior walls clad in wood shiplap siding and a moderately-pitched, asphalt-shingled, side-gabled roof with a slight eave overhang. On the east and west elevations, triangular knee braces support the eaves. The main elevation faces south toward Elk Grove Boulevard and features a shed roof addition and a shed roof dormer with louvered vents. There are additionally two non-original windows on the main façade; one is a fixed-pane window in an arched opening and the other has a wood-sash and a corniced wood surround. Fenestration on the east and west elevations includes a number of original double-hung, wood-sash windows on both floors. An external, tapered brick chimney rises along the east gable end, while a non-original wood-railed access ramp extends outward from the southwest corner of the house. Landscaping on the 13,000 square-foot urban parcel features a lawn on the southern and eastern ends of the lot and a garden bed with shrubs and flowering plants. The rear of the parcel consists of a paved parking lot.

Although the building has been repurposed for use as a restaurant, it still retains sufficient integrity to convey its historical identity as a Craftsman-style house constructed during Elk Grove's 1893-1926 period of residential development. The Bartholomew House appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

***P3b. Resource Attributes:** (List attributes and codes) HP6. Commercial property

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

P5a. Photograph 1.



P5b. Description of Photo:

South & west elevations.
Camera facing northeast
Photo taken Apr. 7, 2014.
Photo #P1010426.

***P6. Date Constructed/Age and Sources:** 1908. Source-City of Elk Grove. ☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Bartholomew Associates
PO BOX 963
Elk Grove, CA 95759

***P8. Recorded by**

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** April 7, 2014

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

***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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 2

*Resource Name or # Bartholomew House

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

Reference:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of the Bartholomew House at 8941 Elk Grove Boulevard.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 28

*Resource Name or # Pia Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the east and north elevations.

Elk Grove Register of Historic Resources Eligibility:

The Pia residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1893 and 1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The 1915 residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926, as a contributor to a potential locally designated historic district, due to lack of integrity.

Integrity Assessment: The Pia residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It lacks integrity of design, materials, and workmanship due to window and door replacement, wall cladding replacement, and the addition of a brick-veneer water table, brick chimney, and brick staircase circa 1960. It does not maintain the feeling of a 1915 residence and thus does not retain its association with its historic context.

In conclusion, the Pia residence does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district due to lack of integrity to its period of significance (1915).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 28, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Pia Residence

P1. Other Identifier: MR-45

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T** 6N **R** 6E; NE ¼ of NW ¼ of Sec 6 **MD B.M.**

c. Address: 9000 Grove Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0223-001

Elevation: 55 ft. AMSL

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

The property at 9000 Grove Street is located at the corner of Grove Street and Walnut Avenue. The parcel contains three built resources, including a single-family residence, a detached garage, and a workshop. Landscaping consist of a manicured lawn and mature shade trees.

This one-story, wood-framed, vernacular-style residence has a simple rectangular ground plan and a continuous concrete foundation. The walls are clad with wide, horizontal, wide, wood board siding and a brick-veneer water table. The gables are clad with vertical wood board siding. The medium-pitched, cross-gable roof is clad with composite shingles. The eaves are flared on the north façade; the eaves on the other elevations have been extended and boxed. An exterior brick chimney is located on the north façade. An interior end chimney is located on the south elevation. The residence has asymmetrical fenestration consisting of 1/1-light, horizontally-sliding, metal-sash replacement windows. A brick staircase leads to the main entry door on the north façade. Features of the door are obscured by a metal security door. The house was built in circa 1915, but due to a major remodeling in circa 1960 the house displays some Ranch-style features. The building was likely originally designed as a vernacular-style residence. Overall the house is in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations.
Camera facing southeast.
Photo taken 4/9/2014.
Photo #0564

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

Sources: circa 1915.

Source-Sacramento County Assessor

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Phillip P. Minghetti
9000 Grove St
Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/9/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

Page 2 of 3

*Resource Name or # Pia Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

A detached garage is located slightly southeast of the residence. The one-car garage displays a rectangular ground plan, wood-frame structural system, wood board siding, a gable roof clad with composite shingles, and an automatic garage door. The garage is in good condition, and, if original to the property, has also been remodeled. At the south end of the parcel is a large workshop. The workshop was built at an unknown date. It displays a rectangular ground plan, concrete foundation, wood-frame structural system, wood board siding, and a gable roof clad with corrugated metal. There is a sliding, wood door on the west elevation, as well as an automatic metal garage door.

The residence was once owned by the Pia family, according to the Elk Grove Historical Society (Russell 2012).

Despite the alterations to the building, the Pia Residence retains sufficient integrity to meet local Criteria C-1. The residence retains the following three aspects of integrity: location, setting, and association. The building retains its integrity of location, since it remains on its original site. It also retains its integrity of setting, since the neighborhood is still residential and composed of single-family homes constructed around the same time as the Pia Residence. Finally, the subject residence retains its historical association with the Pia family and the residential development of Elk Grove during the period between 1893 and 1926. As such, the Pia Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historical Resources. Resource on file at the Elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

Margo Nayyar and Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 14, 2014



Figure1. Sketch map of Pia Residence at 9000 Grove Street.

Page 3 of 3

*Resource Name or # Pia Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 2. View southwest of north and east elevations. Detached garage is visible in the background. Taken 4/9/14, #0565.



Photograph 3. View northeast of workshop. Taken 5/11/14, # 0019.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 29

*Resource Name or # 9097 Grove Street

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northeast of the west and south elevations.

Elk Grove Register of Historic Resources Eligibility:

The residence at 9097 Grove Street was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1893 and 1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1925 vernacular-style residence appears eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926, as a contributor to a potential locally designated historic district.

Integrity Assessment: The residence at 9097 Grove Street maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to wall cladding replacement. It maintains the feeling as a circa 1925 vernacular-style residence and thus retains its association with its historic context.

In conclusion, the residence at 9097 Grove Street appears eligible for listing in the Elk Grove Register as a contributor to a potential locally designated historic district under Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926. It maintains sufficient integrity to its period of significance of circa 1925.

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 28, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 6Z, 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Residence at 9097 Grove Street

P1. Other Identifier: MR-46

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NW 1/4 of NW 1/4 of Sec. 6 MD B.M.

c. Address: 9097 Grove Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0243-032

Elevation: 65 ft. AMSL

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

The property located at 9097 Grove Street is located just south of the City of Elk Grove's historic downtown. Situated on the north side of Grove Street and east of Jane Marie Road, the parcel contains two built resources, including a single-family residence and a detached garage. Landscaping consists of mature shade trees, a manicured lawn, and a gravel driveway.

Constructed in circa 1925, the one-story, wood-framed, vernacular-style residence has an irregular ground plan and a continuous concrete foundation. The walls are clad with horizontal wood board siding and T1-11 siding. The gables are clad with vertical wood board. The medium-pitched, cross-gabled roof is clad with composite shingles. The residence has asymmetrical fenestration. Window details cannot be seen through the window screens, and the entry door details cannot be seen through the metal security door. There are four visible windows, and one visible door. The entry is sheltered beneath a gabled porch roof with wood brackets. A louvered vent punctuates the west gable. The house is in fair condition. A detached garage is located slightly northwest of the house. The garage has a concrete slab foundation, wood-frame structural system, wood clad walls, and a side-gabled roof clad with corrugated metal. The garage is in poor condition.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

South & west elevations.
Camera facing northeast.
Photo taken 4/10/2014.
Photo #0610

*P6. Date Constructed/Age and Sources:
circa 1925.

Source-Sacramento County Assessor
☒ Historic ☐ Prehistoric

*P7. Owner and Address:

Joachim Daehling
10045 Grant Line Rd
Elk Grove, CA 95624

*P8. Recorded by:

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Residence at 9097 Grove Street

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

The residence at 9097 Grove Street lies outside the current boundaries of the Elk Grove National Register Historic District. The subject property was previously recorded in a 1988 local reconnaissance survey and determined ineligible for listing in the National Register and the California Register of Historical Resources, either individually or as a contributing element to the Elk Grove Historic District. Consequently, the subject residence was assigned a California Historical Resource Status Code of 6X—determined ineligible for the NR by SHRC or Keeper.

Based on the current reconnaissance survey, however, the residence at 9097 Grove Street appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district for its association with the residential development of the community during the period between 1893 and 1926.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 14, 2014



Figure1. Sketch map of residence at 9097 Grove Street.



Photograph 2. View northwest of detached garage. Taken 4/10/14.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 30

*Resource Name or # Elam Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northwest of the south and east elevations.

Elk Grove Register of Historic Resources Eligibility:

The Elam residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i, as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1927 and 1945. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The 1938 Craftsman-style residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1927 and 1945, due to lack of integrity.

Integrity Assessment: The Elam residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window, door, and wall cladding replacement, as well as a major addition on the north elevation resulting in a raised shed roof, severely altering the original roofline. It does not maintain the feeling as a 1938 Craftsman-style residence and thus loses its association with its historic context.

In conclusion, the Elam residence does not appear eligible for listing in the Elk Grove Register under Criterion 1, as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1927 and 1945, due to its lack of integrity to its period of significance (1938).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 28, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Elam Residence

P1. Other Identifier: MR-47

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NW¼ of NE ¼ of Sec 6 MD B.M.

c. Address: 9117 Grove Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0243-026

Elevation: 70 ft. AMSL

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

The property at 9117 Grove Street is situated on the north side of Grove Street, west of Mardelle Way. The parcel contains two built resources, including a single-family residence and a detached garage. Landscaping consists of mature shade trees that obscure the view of the house.

Constructed in 1938, the one-story, wood-framed, Craftsman-style residence has a rectangular ground plan, a medium-pitched, cross-gabled roof clad with composite shingles, and walls clad with horizontal, wood board replacement siding. A major addition on the north elevation resulted in a raised shed roof, severely altering the original roofline. The residence has symmetrical fenestration with metal-sash, horizontally-sliding replacement windows. The south façade features a wooden replacement entry door with a decorative light. (see continuation sheet).

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property; HP4. Ancillary buildings

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

P5a. Photograph 1.



P5b. Description of Photo:

South & east elevations.
Camera facing northwest.
Photo taken 4/10/2014.
Photo #0612

*P6. Date Constructed/Age and Sources: 1938.

Source- Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Rose P. Anderson
11270 Arno Road
Galt, CA 95632

*P8. Recorded by:

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 2

*Resource Name or # Elam Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

A full-width porch is located on the south façade. The porch has thick, square Craftsman-style supports and non-original metal porch railings. A decorative latticed attic vent cover is located in the south façade porch gable. The house is in good condition. The house has gone through multiple alterations to the massing, wall cladding, windows, entry door, porch railings, and most notably, the roofline. A detached garage is located north of the house, but is not visible from the public-right-of-way.

The Elk Grove Historical Society indicates that this building once served as the residence for the Elam family (Russell 2012). No other information is known about this family.

Despite the alterations to the building, the Elam Residence retains sufficient integrity to meet local Criteria C-1. The residence retains the following three aspects of integrity: location, setting, and association. The building retains its integrity of location since it remains on its original site. It also retains its integrity of setting, since the neighborhood is still residential and composed of single-family homes constructed around the same time as the Elam Residence. Finally, the subject residence retains its historical association with the Elam family and the residential development of Elk Grove during the period between 1927 and 1945. As such, the Elam Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historical Resources, on file at the Elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 15, 2014



Figure1. Sketch map of Elam Residence at 9117 Grove Street.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 31

*Resource Name or # Hoffnungfeld Kongregational Church

*Date: February 2019 ☒ Update

Updated Description:

Since 2014, the wall cladding has been replaced with a mix of plywood and T1-11 siding. The circa 1940 wood-sash windows on the addition have been replaced with vinyl windows.

Updated Photograph:



Photograph 1. View northeast of the west and south elevations.

Elk Grove Register of Historic Resources Eligibility:

The Hoffnungfeld Kongregational Church was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii, both individually and as a contributor to a potential locally designated historic district, because of its association with Elk Grove's religious development during the period between 1893 and 1926. Former Criterion B-ii designated historic resources that possessed outstanding historical significance but lacked integrity.

The 1926 church maintains eligibility for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's religious development during the period between 1893 and 1926, and as a contributor to a potential locally designated historic district.

Integrity Assessment: The Hoffnungfeld Kongregational Church maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It lacks integrity of design, materials, and workmanship due to window, door, and wall cladding replacement, and a large circa 1940 hipped-roof addition off the west elevation. It has compromised feeling as a 1926 vernacular-style church, yet retains outstanding association with its historic context as a public assembly space and for its association with religious development in Elk Grove.

In conclusion, the Hoffnungfeld Kongregational Church appears eligible for listing in the Elk Grove Register both individually and as a contributor to a potential locally designated historic district under Criterion 1, for its association with Elk Grove's religious development during the period between 1893 and 1926. It has a period of significance of 1926.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 28, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Hoffnungfeld Kongregational Church

P1. Other Identifier: MR-48

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NW ¼ of NE ¼ of Sec 6 MD B.M.

c. Address: 9151 Grove Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0072-012

Elevation: 70 ft. AMSL

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

The property at 9151 Grove Street is located just south of the City of Elk Grove's historic downtown. Situated on the northwest corner of Grove and Kent Streets, the parcel contains one built resource once known as the Hoffnungfeld Kongregational Church. A parking lot is located west of the building.

The one-story, wood-framed, vernacular-style building was constructed in 1926 with a rectangular ground plan. The eastern half of the building constitutes the original massing—a tall one-story building with a steeply-pitched, gabled roof with flared eaves. In circa 1940 a large, hipped-roof addition was built off the west elevation. The addition has severely altered the original massing and roofline of the building. The walls are clad with some of the original beveled wood board siding, but it displays mostly replacement plywood, T1-11 siding and wood shingles. The roof is clad with composite shingles. The original doorway on the south façade has been covered with T1-11 siding. (see continuation sheet).

*P3b. Resource Attributes: (List attributes and codes) HP16. Religious Building

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

P5a. Photograph 1.



P5b. Description of Photo:

South & west elevations.
Camera facing northeast.
Photo taken 4/10/2014.
Photo #0614

*P6. Date Constructed/Age and

Sources: 1926, "Elk Grove
Congregational Church, "Church History,"
[http://www.stpeters-
elkgrove.org/history.htm](http://www.stpeters-elkgrove.org/history.htm)
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Madruga Family Trust
9037 El Oro Plaza Drive
Elk Grove, CA 95624

*P8. Recorded by:

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 3

*Resource Name or # Hoffnungfeld Kongregational Church

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

***P3a. Description (continued):**

The new entry way is located on the west addition, and is a plain wood door with a dead bolt. The original fenestration was symmetrical with three windows on the east and presumably west elevations; the original windows on the east elevation have been covered by plywood. Windows on the west addition are original circa 1940 wood-sash, single-pane, double-hung and awning windows. A small shed-roof addition is located on the north elevation. The building is in fair condition.

Although the building's integrity has been compromised by various alterations, it retains outstanding historical significance as a public assembly space and is also important for its association with the religious development in Elk during the period between 1893 and 1926. As such the Hoffnungfeld Kongregational Church appears to be eligible for listing in the Elk Grove Registry under local Criterion B-2 as a landmark and a contributing resource to a potential locally-designated historic district.

History

In the mid-nineteenth century "the Elk Grove area [was] characterized by the establishment of large ranches used for stock raising and farming. Given that the area's population was dispersed and often self-sufficient, commercial and public assembly spaces were few and far between... Several churches and fraternal organizations were also established, but these typically met in the homes of members. Given the relative paucity of construction, surviving buildings from this period are significant as they represent pioneering efforts to establish an agricultural economy in the Elk Grove area" (Page & Turnbull 2012: 53).

"Throughout the 19th and early 20th century, Elk Grove's religious facilities had primarily served Methodist and Protestant congregations. During the 1920s, however, slow but steady population growth led to the construction of several new churches serving Catholic and German residents. Long-standing congregations also consolidated and replaced their old churches with modern buildings" (Page & Turnbull 2012: 117).

"The German Congregational Church formed in 1923 with services conducted in German. In 1926, a church building was constructed on the northwest corner of Grove and Kent streets at 9151 Grove Street. This is a one story wood frame building capped by a gable roof with flared eaves. This building became a meeting hall for the Native Sons of the Golden West when, in 1950, the church congregation moved to a new building at 9624 Melrose Avenue (extant). A Fellowship Hall was constructed in 1958. The church is today known as Elk Grove Congregational Church" (Page & Turnbull 2012: 118).

"This church was begun on the morning of Sept. 9, 1923 when 12 German immigrant farm families of Elk Grove resolved to establish a Congregational Church. They tied up their horses and parked their model T trucks near a tree and gathered around a farmhouse kitchen table to start the new immigrant church. Elk Grove was nearly 75 years old at that time and well settled into farming and cattle raising after beginning in 1850 as a stagecoach stop. A delegation was sent to Ebenezer Congregational Church in Lodi, and they loaned their pastor one Sunday a month. In 1923, the church was formally organized and given the name Hoffnungsfeld (Field of Hope) Kongregational Church of Elk Grove. Services were held in a member's kitchen while the church was being built. The original church building was dedicated in 1926 on the North/west corner of Grove Street and Kent Street at 9151 Grove Street. Between 1946 and 1949, services were gradually changed from exclusively German to predominantly English. In 1950, the church moved to 9624 Melrose Avenue, and the name was changed to First Congregational Church of Elk Grove, and the current sanctuary was dedicated. The Fellowship Hall was built eight years later. It has been a part of the United Church of Christ since 1957" (Russell 2012).

Pastors for the church were:

G. L. Brakemeyer, 1923-24
K. K. Maier, 1924-27
W. J. Schmalle, 1927-28
J. J. Raugust, 1928-31
H. M. Baumann, 1931-37
Jacob Rath, 1937-

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.
Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. On file at the Elk Grove Historical Society.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814
Date: April 15, 2014

Page 3 of 3

*Resource Name or # Hoffnungfeld Kongregational Church

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

*Photographs (continued):



Figure1. Sketch map of Hoffnungfeld Kongregational Church at 9151 Grove Street..



Photograph 2. View southwest of north and east elevation. Taken 4/10/14, #0616.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 32

*Resource Name or # Eisenbiesz Family Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southeast of the north and west elevations.

Elk Grove Register of Historic Resources Eligibility:

The Eisenbiesz family residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i, as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1893 and 1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1905 residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926, due to lack of integrity.

Integrity Assessment: The Eisenbiesz family residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to partial window and wall cladding replacement, and a circa 1940 addition to the north end of the original house. It does not maintain the feeling as a circa 1905 vernacular-style residence and instead appears as a circa 1940s minimal traditional-style residence. Therefore, it lacks association with its historic context.

In conclusion, the Eisenbiesz family residence does not appear eligible for listing in the Elk Grove Register under Criterion 1 as a contributor to a potential locally designated historic district, due to its lack of integrity to its period of significance (circa 1905).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 29, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Eisenbiesz Family Residence

P1. Other Identifier: MR-49

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NW ¼ of NE ¼ of Sec 6 MD B.M.

c. Address: 9184 Grove Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0082-004

Elevation: 65 ft. AMSL

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

The property at 9184 Grove Street is situated on the southwest corner of Grove Street and Eisenbiesz Streets. The parcel contains two built resources including a residence and an ancillary building. Landscaping around the property includes flowers, shrubs, manicured lawn, and mature shade trees that obscure the view of the property. There is no view of the ancillary building.

Constructed in circa 1905, this one-story, wood-framed, vernacular-style residence has a rectangular ground plan and a continuous concrete foundation. In circa 1940, an addition was appended to the north end of the original house. The addition features asbestos shingle and replacement stucco wall cladding, three original wood-sash, single-paned, double-hung windows, and a simple wood entry door offset to the west. The cross-gabled roof is clad with composite shingles. A half-width façade porch is located on the north façade. It has simple wood post railings. The building is in good condition. The original 1905 residence's gable roofline is visible in Photograph 1, south of the north façade addition. Other features of the original house are not visible. At the southeast corner of the lot is an ancillary building with a gable roof clad with corrugated metal. It was built at an unknown date. (see continuation sheet).

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations.
Camera facing southeast.
Photo taken 4/10/14.
Photo #0663.

*P6. Date Constructed/Age and

Sources: circa 1905.

Source-Sacramento County Assessor

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Susan Ellen Furrer

9184 Grove St

Elk Grove, CA 95624

*P8. Recorded by:

Margo Nayyar

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Eisenbiesz Family Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

***P3a. Description:**

The Elk Grove Historical Society indicates that this property once belonged to the Eisenbeisz family (Russell 2012). No other information is known about the family.

Despite the alterations to the building, the Eisenbeisz Residence retains sufficient integrity to meet local Criteria C-1. The residence retains the following three aspects of integrity: location, setting, and association. The building retains its integrity of location since it remains on its original site. It also retains its integrity of setting, since the neighborhood is still residential and composed of single-family homes constructed around the same time as the Eisenbeisz Residence.

It also retains its integrity of setting, since the residential block in which it is located is composed of a substantial number of single-family homes constructed around the same time as the Eisenbeisz Residence. Finally, the subject residence retains its historical association with the Eisenbeisz family and the residential development of Elk Grove during the period between 1893 and 1945. As such, the Eisenbeisz Family Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historical Resources, on file at the Elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 15, 2014



Figure1. Sketch map of Eisenbiesz Family Residence at 9184 Grove Street.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

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*Recorded by: Volunteer

Map Reference #: 33

*Resource Name or # Glen Womack Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southeast of the north elevation.

Elk Grove Register of Historic Resources Eligibility:

The Glen Womack residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1946 and 1967.

The 1946 Minimal Traditional-style residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1 as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1946 and 1967, due to lack of integrity.

Integrity Assessment: The Glen Womack residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window, door, and wall cladding replacement, and a large addition. It does not maintain the feeling as a 1946 Minimal Traditional-style residence, and thus does not retain association with its historic context.

In conclusion, the Glen Womack residence does not appear eligible for listing in the Elk Grove Register as a contributor to a potential locally designated historic district due to lack of integrity to its period of significance (1946).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 29, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Glen Womack Residence

P1. Other Identifier: MR-50

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NW 1/4 of NE 1/4 of Sec 6 MD B.M.

c. Address: 9188 Grove Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0083-020

Elevation: 50 ft. AMSL

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

The property at 9188 Grove Street is situated on the south side of Grove Street, at the southeast corner of Grove and Eisenbiesz Streets. The parcel contains two residences. Landscaping around the property includes flowers, shrubs and a manicured lawn.

Constructed in 1946, the one-story, wood-framed, Minimal Traditional-style building has a rectangular ground plan and a continuous concrete foundation. The residence displays multiple alterations to its massing, wall cladding, windows, and roofline. The original wall cladding is unknown, but it now displays wide wood board siding. The house displays all replacement vinyl windows. The north façade entry door is offset to the east, but it is not visible through the metal screen security door. The moderately-pitched, cross-gabled roof is clad with composite shingles. A large L-shaped garage addition was built off the west elevation at an unknown date. The addition displays T1-11 siding and a shed roof clad with composite shingles. The original one-car attached garage was converted to a living space. The building is in good condition. (see continuation sheet).

P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations.
Camera facing southeast.
Photo taken 4/10/2014.
Photo #0664.

*P6. Date Constructed/Age and

Sources: 1946.

Source-Sacramento County Assessor

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Dacosta Family Trust 2011

9188 Grove St

Elk Grove, CA 95624

*P8. Recorded by:

Margo Nayyar

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 3

*Resource Name or # Glen Womack Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

***Description (continued):**

A second, one-story residence (9188 B Grove Street) is located at the southeast corner of the lot. It appears to have been built in circa 1970, and features a rectangular ground plan, concrete slab foundation, wood-frame structural system, T1-11 siding, metal sash sliding windows, and a butterfly roof. The building is in good condition.

The Elk Grove Historical Society indicates that this property once belonged to Glen Womack (Russell 2012). No other information is known of Glen Womack.

Despite the alterations to the building, the Glen Womack Residence retains sufficient integrity to meet local Criterion C-1. The residence retains the following three aspects of integrity: location, setting, and association. The building retains its integrity of location since it remains on its original site. It also retains its integrity of setting, since the neighborhood is still residential and composed of single-family homes constructed around the same time as the Womack Residence. Finally, the subject residence retains its historical association with the residential development of Elk Grove during the period between 1946 and 1967. As such, the Glen Womack Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historical Resources, on file at the Elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 15, 2014



Figure1. Sketch map of Glen Womack Residence at 9188 Grove Street.

Page 3 of 3

*Resource Name or # MR-50

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 2. View southwest of north and east elevations. Taken 4/10/14, #0665.



Photograph 3. View northeast and west elevation of second residence (9188 B Grove Street). Taken 4/10/14, #0666.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 34

*Resource Name or # McKinney Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the east elevation.

Elk Grove Register of Historic Resources Eligibility:

The McKinney residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1893 and 1926. Former Criterion B-ii designated resources that possessed outstanding historical significance but lacked integrity.

The 1869 Folk-style residence is the one of the oldest houses in Elk Grove and appears eligible for listing in the Elk Grove Register under updated Criterion 1, as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1868 and 1892.

Integrity Assessment: The McKinney residence does not maintain integrity of location as it was moved to this location in 1892. It maintains integrity of setting as it is located in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window, door, and wall cladding replacements, as well as the garage addition. It largely maintains the feeling of an 1869 Folk-style residence and retains its association with its historic context as one of the oldest buildings in Elk Grove, as well as residential development between 1868 and 1892.

In conclusion, the McKinney residence appears eligible for listing in the Elk Grove Register, both individually and as a contributor to a potential locally designated historic district, under Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926 and as one of the oldest buildings in Elk Grove.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 29, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: McKinney Residence

P1. Other Identifier: Howe's Bakery, MR-51

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T** 6N **R** 6E; **NW** ¼ of **NE** ¼ of **Sec** 6 **MD B.M.**

c. Address: 9612 Kent Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0243-020

Elevation: 50 ft. AMSL

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

The property at 9612 Kent Street is situated on the west side of Kent Street, between Grove Street and Elk Grove Boulevard. The parcel contains one residence. Mature landscaping around the property obscures the view of the house.

The one-and-a-half-story, wood-framed building was built in 1869 and displays a cross-shaped ground plan and a continuous concrete foundation. It was moved from its original location at 9036 Elk Grove Boulevard in the early 1940s. The vernacular-style residence displays replacement horizontal wood board wall cladding and replacement metal-sash windows. The details of the east façade entry door are not distinguishable through the metal screen security door. The door is offset to the south. The moderately-pitched, cross-gabled roof is clad with wood shingles. The east façade garage was originally a small living space; it was enlarged and converted to a garage at an unknown date. Additional features not original to the house include a cantilevered bay window on the east façade, and a decorative dental molding in the east façade gable. The building is in good condition. (see continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

East & north elevations.
Camera facing southwest.
Photo taken 4/10/14.
Photo #0617.

***P6. Date Constructed/Age and Sources:** 1869.

Sourve-City of Elk Grove

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

John/Sarah Johnson Family Trust
9612 Kent Street
Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/10/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

Page 2 of 3

*Resource Name or # McKinney Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Original features of the house can be gauged from Photograph 2 (below) when it was in use as a Bakery. It featured vertical wood board wall cladding, 6/6 double-hung, wood-sash windows, and two entry doors on what is now the east façade. The north wing of the house (now the garage) was notably smaller, the bay window was not extant, and the dental wood molding was not present in the east façade gable.

As one of the oldest houses in Elk Grove, and because of its association with the residential development of the town during the period between 1868 and 1892, the McKinney Residence/Howe's Bakery appears to be eligible for listing in the Elk Grove Registry under local Criterion B-2 as a landmark and a contributing resource to a potential locally-designated historic district.

History:

Of the buildings that are still standing today, "Daddy" Howes' home, was the first built and the oldest on record in the "old" Elk Grove. The building was constructed in 1869 for the McKinney family. It later became the Elk Grove Bakery and the home of the retired sailing ship captain Howe and his wife, who baked and sold bread (Russell 2012).

"On July 7, 1892 some sparks from a train ignited the dry grass along the railroad tracks in Elk Grove. The town had no organized fire department, and the flames quickly spread. As bucket brigades were formed, J. N. Andrews telegraphed Sacramento for help. But by the time a train arrived with fire-fighting equipment, nearly all the buildings clustered along the west side of the railroad tracks—including the railroad depot—had been destroyed. Several authors have stated that the only two buildings that survived the fire were the Elk Grove Hotel, today known as Bob's Club, at 9039 Elk Grove Boulevard, and the home of L. W. Howes, . . . formerly located at 9036 Elk Grove Boulevard. This home is also extant, but was moved in the 1940s to 9612 Kent Street" (Page & Turnbull 2012: 77). The building is presently occupied by the Elk Grove Sign Center.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historical Resources, on file at the Elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 16, 2014



Figure1. Sketch map of the McKinney Residence/Howe's Bakery 9612 Kent Street.

Page 3 of 3

*Resource Name or # McKinney Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 2. Taken from Page & Turnbull, "Elk Grove Historic Context Statement," City of Elk Grove (October, 2012), 77.
Photo credit: Elk Grove Historical Society collections, no date.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 35

*Resource Name or # Roden Residence

*Date: February 2019 ☒ Update

Updated Description:

Since the 2014 evaluation, the Roden residence has been demolished.

Updated Photograph:



Photograph 1. View east.

Elk Grove Register of Historic Resources Eligibility:

The Roden residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i, as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1946 and 1967. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The 1950 ranch-style residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1 as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1946 and 1967, because it has been demolished.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 29, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Roden Residence

P1. Other Identifier: MR-52

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec 6 DM B.M.

c. Address: 9625 Kent Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0071-016

Elevation: 60 ft. AMSL

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

The property at 9625 Kent Street is situated on the east side of Kent Street, between Grove Street and Elk Grove Boulevard. The parcel contains two built resources including one residence and an ancillary building. Overgrown landscaping obscures the view of the property.

The one-story, wood-framed building was built in 1950 and displays a rectangular ground plan and a continuous concrete foundation. The vernacular-style residence displays replacement horizontal wood board wall cladding, and the moderately-pitched, cross-gable roof is clad with composite shingles. Windows and doorways throughout the residence have been boarded shut. One visible wood door on the north elevation has a window boarded shut. Located southeast of the residence is an ancillary building. It displays horizontal wood board wall cladding, a sliding, metal-sash window, and a gable roof clad with composite shingles. Other windows and doors on the building have been boarded shut. Overall the buildings are in fair condition. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

West & north elevations
Camera facing southeast.
Photo taken 4/10/14.
Photo #0619

*P6. Date Constructed/Age and
Sources: 1950.

Source-Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Jeff Miller
10000 Van Ruiten Ln
Elk Grove, CA 95624

*P8. Recorded by:

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Roden Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/14

☒ Continuation ☐ Update

History:

The Elk Grove Historical Society indicates that this property once belonged to the Roden family (Russell 2012). No other information is known about the family.

Despite the boarded over windows and doors, the building displays sufficient integrity to convey its historical identity as a vernacular-style residence constructed in 1950. Because of its association with Elk Grove's period of residential development during the years between 1927 and 1945, the Roden Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historical Resources, on file at the Elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 16, 2014



Figure1. Sketch map of Roden Residence at 9625 Kent Street.



Photograph 2. View southeast of ancillary building. Taken 4/10/14..

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 36

*Resource Name or # Homer Derr Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View west of the east elevation.

Elk Grove Register of Historic Resources Eligibility:

The Homer Derr residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1893 and 1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The 1920 vernacular-style residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1 as a contributor to a potential locally designated historic district for its association with Elk Grove's residential development during the period between 1893 and 1926, due to lack of integrity.

Integrity Assessment: The Homer Derr residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window and door replacement, and an addition to the northern side of the original house. It does not maintain the feeling as a 1920 vernacular-style residence, and thus does not retain association with its historic context.

In conclusion, the Homer Derr residence does not appear eligible for listing in the Elk Grove Register as a contributor to a potential locally designated historic district due to its lack of integrity to its period of significance (1920).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 29, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Homer Derr Residence

P1. Other Identifier: MR-53

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NW ¼ of NE ¼ of Sec 6 MD B.M.

c. Address: 9640 Kent Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0081-001

Elevation: 70 ft. AMSL

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

The property at 9640 Kent Street is situated on the southwest corner of Kent and Grove Streets. The parcel contains one residence. Landscaping on the property consists of raised brick flower beds, manicured lawn and mature shade trees.

The one-story, wood-framed building was built in circa 1920 and displays a rectangular ground plan and a continuous concrete foundation. The vernacular-style residence features horizontal wood board wall cladding and a moderately-pitched, gable-on-hipped roof clad with composite shingles. Fenestration includes a symmetrical arrangement of replacement fixed and single-hung vinyl-sash windows and a replacement wood door with decorative glazing. A wing addition off the north elevation displays a ribbon of three vinyl windows on the east elevation; it was built at an unknown date. An exterior brick chimney is located on the north elevation. Notable alterations include decorative metal porch columns and brick veneer on the east façade. The house is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

East & south elevations.
Camera facing northwest.
Photo taken 4/10/2014.
Photo #0621

*P6. Date Constructed/Age and Sources: circa 1920.
Source-City of Elk Grove
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Robert W. Bouck
9640 Kent St
Elk Grove, CA 95624

*P8. Recorded by:

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Homer Derr Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

History:

9640 Kent Street was the "Homer Derr house; Gerald Derr [was] born here. Homer Derr was the son of J.M. Derr, [the founder of Derr Lumber Company]. This house was built about 1920 by Mr. McKee (McKey) for Homer Derr. J.M. Derr was not building houses during this period. After J.M.'s death in 1944, his son Homer and daughter Jesse Mae Derr Crump, took over the business of the Derr Lumber Co. All of the members of the family, including Edwin's children, Jane Derr Morse and Larry Derr, were active in the business. Homer started taking his son Gerald to work with him when he was about 2 years old, where lumber and hardware got into his veins. Gerald would drive a lumber truck around the lumberyard and actually got his license when his was 14. While attending Sacramento State, Gerald took the company pickup and made the necessary stops in Sacramento before coming home. After graduation Gerald became a teacher at Elk Grove High School, while continuing to work at the yard nights and weekends. Gerald worked at the lumberyard continuously until 1971, when he and his mother, Ida, sold their share of the business to Homer's sister, Jessie Mae Crump" (Russell 2012).

Despite the wing addition and other alterations, the building displays sufficient integrity to convey its historical identity as a vernacular-style residence constructed in circa 1920. Because of its association with Elk Grove's period of residential development during the period between 1893 and 1926, the Derr Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historical Resources, on file at the Elk Grove Historical Society, Elk Grove, CA.
NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 16, 2014.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 16, 2014



Figure1. Sketch map of Homer Derr Residence 9640 Kent Street.



Photograph 2. View southwest of east elevation. Taken 4/10/14

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 37

*Resource Name or # Everson/Heart Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northeast of the west and south elevations.

Elk Grove Register of Historic Resources Eligibility:

The Everson/Heart residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criteria A-i and A-iii, both individually and as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1893 and 1926, and as a good local example of a Queen Anne-style residence by J.M. Derr. It was also noted that the building merits an intensive-level evaluation to determine whether the building meets Criterion C of the National Register of Historic Places and Criterion 3 of the California Register of Historical Resources.

The circa 1900 Queen Anne-style residence remains eligible for listing in the Elk Grove Register under updated Criterion 1.

Integrity Assessment: The Everson/Heart residence maintains integrity of location and setting as it is located in its original construction location on a mixed-use thoroughfare. It displays compromised integrity of design, materials, and workmanship due to window and some wall cladding replacements. It maintains the feeling as a circa 1900 Queen Anne-style residence, and thus retains its association with its historic context. Under the updated designation process, a resource must maintain at least four aspects of integrity to be listed, and the Everson/Heart residence retains four aspects of integrity.

In conclusion, the Everson/Heart residence appears eligible for listing in the Elk Grove Register both individually and as a contributor to a potential locally designated historic district under Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926, and under Criterion 3 as a good example of Queen Anne-style architecture. It maintains a high degree of integrity to its period of significance (circa 1900).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 24, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5B

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or #: Everson/Heart Residence

P1. Other Identifier: MR-54

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T 6N R 6E; NE ¼ of NE ¼ of Sec 6** **DM B.M.**

c. Address: 9643 Kent Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0082-016

Elevation: 80 ft. AMSL

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

The property at 9643 Kent Street is situated on the east side of Kent Street, between Grove and Lark Streets. The parcel contains one residence.

Built in circa 1900, this Queen-Anne style residence has a wood-frame structural system that rises to a height of one-story. The residence appears on the February 1905 Elk Grove Sanborn Map, but not on the 1895 map. The residence displays a rectangular ground plan and a continuous foundation. The house displays flush, horizontal wood-board replacement cladding on the walls, and a moderately-pitched, gable-on-hipped roof clad with composite shingles. The house has replacement vinyl-sash windows. The west façade entry door is not visible through the metal security door. Notable features include fish scale wood shingles in the gables, a decorative zig-zag and bead frieze pattern, spindlework frieze, decorative porch brackets, and spindlework porch supports and railings. Notable alterations include the vinyl windows and wall cladding. The house is in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

Southwest elevation.
Camera facing northeast.
Photo taken 4/10/2014.
Photo #0625.

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

Sources: circa 1900.
Source- Sanborn Maps (March 1895 & February 1905).
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Kenneth G. & Carol J. Woldhagen,
9643 Kent St
Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/10/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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HRI #
Trinomial

Page 2 of 2

*Resource Name or # Everson/Heart Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

History:

The house was built by J.M. Derr, the founder of Derr Lumber Company and notable builder in the area. It was originally owned by the Everson Family, followed by the Heart Family (Russell 2012). It is unclear which Everson family owned the house. It may have been owned by local farmer, Julius Everson, who was instrumental in creating a business association and high school district in Elk Grove. He also owned a general merchandise store, and was one of the first officers of the Odd Fellow's Hall. Another possible Everson family individual included Judge W. E. Everson (Page & Turnbull 2012: 65, 76).

Because of its association with the residential development of the Elk Grove area during the period between 1893 and 1926, and because the building represents a good local example of a Queen Anne-style residence by master builder J.M. Derr, the Everson/Heart Residence appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria A-i and A-iii, both individually and as a contributor to a potential locally-designated historic district. The Everson/Heart Residence also merits an intensive-level evaluation to determine whether the building meets Criterion C of the National Register of Historic Places and Criterion 3 of the California Register of Historical Resources.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell. T. 2003 (revised 2012). Inventory of Elk Grove Historical Resources, on file at the Elk Grove Historical Society, Elk Grove, CA. 1895 and 1905 Elk Grove Sanborn Maps.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 16, 2014



Figure1. Sketch map of Everson/Heart Residence at 9643 Kent Street. Note: in this aerial view of the property a detached garage is present. During the field survey of the property, the detached garage was not extant.



Photograph 2. View facing northeast of south and west elevations of Everson/Heart Residence.

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
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Page 1 of 1

*Recorded by: Linda Ruiz, Volunteer

Map Reference #: 38

*Resource Name or # George & Mina Alturcher Residence

*Date: February 8, 2019 ☒ Update

Updated Description:

The composite shingle roof was undergoing replacement at the time of the survey in 2014. No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View east of west façade.

Elk Grove Register of Historic Resources Eligibility:

The George & Mina Alturcher residence was evaluated in 2014 as eligible for listing in the Elk Grove Register under previous Criteria A-i and A-iii, both individually and as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1893 and 1926, and because the building represents a rare surviving example of Queen Anne-style architecture.

The residence remains eligible for listing in the Elk Grove Register under updated Criteria 1 and 3.

Integrity Assessment: The residence maintains integrity of location, design, setting, materials, workmanship, feeling and association, because the residence is located at its original construction location, within a residential neighborhood, and is recognizable as a circa 1909 Queen Anne-style residence displaying many original materials.

The George & Mina Alturcher residence appears eligible for listing in the Elk Grove Register, both individually and as a contributor to a potential locally designated historic district, under Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926, and under Criterion 3, as a rare surviving example of Queen Anne-style architecture. It maintains integrity to its period of significance (1909).

Evaluator:

Margo Nayyar, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: March 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5B

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: George & Mina Alturcher Residence

P1. Other Identifier: MR-55

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec 6 MD B.M.

c. Address: 9651 Kent Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0082-013

Elevation: 55 ft. AMSL

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

The George & Mina Alturcher Residence is situated on the east side of Kent Street, between Grove and Lark Streets. The parcel contains two residences, one of which was built in circa 1980 and is not described in this recordation form. Landscaping on the property consists of a manicured lawn and mature shade trees.

The one-story, wood-framed, Queen Anne-style residence was built in circa 1909. It appears on the 1909 Elk Grove USGS Topographic Map, but not on the 1905 Sanborn map. The residence displays a rectangular ground plan and a continuous foundation. The house features replacement beveled, wood board wall cladding, and a moderately-pitched, gable-on-hipped roof clad with composite shingles. Fenestration includes a mix of original 1/1-light, wood sash windows, and metal-sash replacement windows. The west façade entry door is wood with upper glazing. An interior chimney is located on the north gable slope. It is likely made of brick, but it is wrapped in an unknown material with metal clamps. The chimney is likely in poor condition and is wrapped to hold it in place. Notable features of the house include fish scale wood shingles in the gables, a shallow bay window on the north elevation, a large bay window on the west façade, and simple column porch supports. Notable alterations include the metal sash windows.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

West & south elevations.
Camera facing northeast.
Photo taken 4/10/2014
Photo #0627

*P6. Date Constructed/Age and

Sources: circa 1909. Sources-Sanborn Maps (1905) & Elk Grove USGS Topographic Map (1909)
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Roy A. & Karen Michelle Lecroy,
9651 Kent St
Elk Grove, CA 95624

*P8. Recorded by:

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 3

*Resource Name or # George & Mina Alturcher Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

***P3a. Description** (continued):

Because of its association with the residential development of Elk Grove during the period between 1893 and 1926, and because the building represents a relatively rare surviving example of a local Queen Anne-style house, the George & Mina Alturcher Residence appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria A-i and A-iii, both individually and as a contributor to a potential locally-designated historic district.

References:

1909 Elk Grove USGS Topographic Map

1905 Elk Grove Sanborn map

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 16, 2014



Figure1. Sketch map of George & Mina Alturcher Residence at 9651 Kent Street.

Page 3 of 3

*Resource Name or # MR-55

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 2. View southeast of north and west elevations. Taken 4/10/14, #0628.



Photograph 3. View northeast or second residence. Taken 4/10/14, #0629

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
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*Recorded by: Linda Ruiz, Volunteer

Map Reference #: 39

*Resource Name or # Edwin & Bernice Derr Residence

*Date: February 8, 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View west of east façade.

Elk Grove Register of Historic Resources Eligibility:

The Edwin & Bernice Derr residence was evaluated in 2014 as eligible for listing in the Elk Grove Register under previous Criteria A-i and A-iii, both individually and as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1893 and 1926, and because the building represents a rare surviving example of Queen Anne-style architecture.

The residence remains eligible for listing in the Elk Grove Register under updated Criteria 1 and 3.

Integrity Assessment: The residence maintains integrity of location and setting as it is located in its original construction location within a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to wall cladding, window, and door replacement. It maintains feeling as a circa 1915 Queen Anne-style residence and retains association with its historic context.

In conclusion, the Edwin & Bernice Derr residence appears eligible for listing in the Elk Grove Register, both individually and as a contributor to a potential locally designated historic district, under Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926, and Criterion 3, as a rare surviving example of Queen Anne-style architecture. The building maintains integrity to its period of significance (1915).

Evaluator:

Margo Nayyar, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: March 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5B

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or #: Edwin & Bernice Derr Residence

P1. Other Identifier: MR-56

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T 6N R 6E;** NW ¼ of NE ¼ of Sec 6 **MD B.M.**

c. Address: 9654 Kent Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0081-003

Elevation: 80 ft. AMSL

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

The Edwin & Bernice Derr Residence is situated on the west side of Kent Street, between Kent and Lark Streets. The parcel contains two residences, one of which was built in circa 1980 and is not described in this recordation form. Landscaping on the property consists of a tall fence and mature shade trees that obscure the view of the property.

This one-story, wood-framed, Queen Anne-style residence is located in the northeast corner of the parcel. It was built in circa 1915 and displays a rectangular ground plan, a continuous concrete foundation, drop wood-board exterior siding, and a moderately-pitched, gable-on-hipped roof clad with composite shingles. The house displays symmetrically placed, replacement, vinyl windows, and a replacement wood door with a decorative fanlight. The most notable feature of the house includes the fish scale wood shingles in the gables. Notable alterations include replacement wall cladding, vinyl windows, and a full-width porch. The house is in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

East & south elevations.
Camera facing northwest.
Photo taken 4/10/2014.
Photo #0632

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

Sources: circa 1915.
Source-Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Salinger, Daniel

9654 Kent St
Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/10/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

Page 2 of 3

*Resource Name or # Edwin & Bernice Derr Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

***P3a. Description** (continued):

According to the Elk Grove Historical Society the house belonged to Edwin and Bernice Derr. Edwin Derr was the son of noted Elk Grove resident J.M. Derr, who was a noted builder and the owner of Derr Lumber Company. Jane Derr Morse was raised in this house (Russell 2012).

Because of its association with the residential development of Elk Grove during the period between 1893 and 1926, and because the building represents a relatively rare surviving example of a local Queen Anne-style house, the Edwin & Bernice Derr Residence appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria A-i and A-iii, both individually and as a contributor to a potential locally-designated historic district.

References:

Russell. T. 2003 (revised 2012). Inventory of Elk Grove Historical Resources, on file at the Elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 16, 2014

***Photographs** (continued):



Figure1. Sketch map of Derr Residence at 9654 Kent Street.

Page 3 of 3

*Resource Name or # MR-56

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 2. View facing northwest of south and east elevations. Taken 4/10/14, #0634.



Photograph 3. View facing northwest of second residence. Taken 4/10/14, #0635.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 2

*Recorded by: Linda Ruiz, Volunteer

Map Reference #: 40

*Resource Name or # Elsie Latta Residence

*Date: February 8, 2019 ☒ Update

Updated Description:

The residence was under construction during the 2014 evaluation. Since that time, all original wood windows have been replaced with vinyl windows, wall cladding appears replaced, and the original shark tooth decorative frieze above the porch entry has been removed.

Updated Photograph:



Photograph 1. View northeast of west and south elevations.

Elk Grove Register of Historic Resources Evaluation: The Elsie Latta residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under previous Criterion C-i, both individually and as a contributor to a potential locally designated historic district, because of its association with Elsie Latta and Elk Grove's residential development during the period between 1893 and 1926. Criterion C previously recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The residence no longer remains eligible for listing in the Elk Grove Register under updated Criterion 1 due to lack of integrity.

Integrity Assessment: The residence maintains integrity of location and setting as it is located in its original construction location within a residential neighborhood. It no longer displays integrity of design, materials, and workmanship due to wall cladding, window, door replacement, removal of decorative features, roofline alteration, and alteration from a salt box-style residence due to renovation. It no longer maintains a feeling of a circa 1909 salt box-style residence constructed during Elk Grove's residential development of 1893–1926, and therefore no longer retains association with its historic context.

In conclusion, the Elsie Latta residence does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to lack of integrity to its period of significance (1909).

Evaluator:

Margo Nayyar, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: March 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Elsie Latta Residence

P1. Other Identifier: MR-57

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec 6 DM B.M.

c. Address: 9665 Kent Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0082-011

Elevation: 55 ft. AMSL

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

The Elsie Latta Residence is situated on the east side of Kent Street, between Grove and Lark Streets. The parcel contains one residence. Landscaping on the property is sparse.

The one-story, wood-framed, vernacular-style residence was built in circa 1909 and displays a rectangular ground plan, a continuous foundation, and a moderately-pitched gable roof that is currently being re-clad. The walls are sheathed in replacement drop board siding. The house displays a mix of original 1/1-light, wood-sash windows, and vinyl replacement windows. The west façade entry door is wood with upper glazing. A notable feature of the house includes the shark tooth decorative wood frieze above the porch entry on the west façade. Alterations include the wall cladding, vinyl windows, and most notably, the east elevation remodel. Originally the house had a nearly saltbox-style roofline, in contrast to the gable roof currently on the east side of the house.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

West & north elevations
Camera facing southeast.
Photo taken 4/10/2014.
Photo #0636.

*P6. Date Constructed/Age and Sources: circa 1909. Source-1909 Elk Grove USGS Topographic Map
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Sudesh Chand
8579 Mountain Bell Dr
Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 3

*Resource Name or # Elsie Latta Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

According to the Elk Grove Historical Society the house once belonged to Elsie Latta (Russell 2012). There is no known information on the Latta family.

Despite the alterations to the building, the Elsie Latta Residence retains sufficient integrity to meet local Criterion C-1. The residence retains the following three aspects of integrity: location, setting, and association. The building retains its integrity of location since it remains on its original site. It also retains its integrity of setting, since the neighborhood is still residential and composed of single-family homes. Finally, the subject residence retains its historical association with Elsie Latta and the residential development of Elk Grove during the period between 1893 and 1926. As such, the Elsie Latta Residence appears to be eligible for listing in the Elk Grove Registry under local Criteria C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Russell, T. 2003 (revised 2012). Inventory of Elk Grove Historical Resources, on file at the Elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 21, 2014

***Photographs (continued):**



Figure1. Sketch map of Elsie Latta Residence at 9665 Kent Street.

Page 3 of 3

*Resource Name or # Elsie Latta Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 2. View northeast of south and west elevations. Taken 4/10/14, #0638.



Photograph 3. View northeast of residence. Note the original roofline.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 2

*Recorded by: Linda Ruiz, Volunteer

Map Reference #: 41

*Resource Name or # Chester & Jessie May Crump Residence

*Date: February 8, 2019

☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of east and north elevations.

Elk Grove Register of Historic Resources Evaluation:

The Chester and Jessie May Crump residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under previous Criterion C-i, both individually and as a contributor to a potential locally designated historic district, because of its association with the Crump family and Elk Grove's residential development during the period between 1893 and 1926. Criterion C previously recognized pre-1941 resources that may have only retained three aspects of integrity. The residence was renovated in 1933 and no longer appears as a circa 1909 residence.

Upon further review, the residence does not appear to meet eligibility requirements to the Elk Grove Register. Under Criterion 1, it does not maintain association with Elk Grove's residential development during the period of 1893–1926, because it was renovated in 1933 and no longer displays characteristics of a circa 1909 residence. Research failed to identify information suggesting that Chester and Jessie May Crump were significant in Elk Grove's past; therefore, the residence does not appear eligible under Criterion 2. The residence no longer appears as a circa 1909 residence due to renovations dating to 1933; it has no distinct architectural style; and there is no evidence to suggest that the residence was constructed by a master. Therefore, the residence does not appear eligible under Criterion 3.

Integrity Assessment: The residence maintains integrity of location and setting as it is located in its original construction location within a residential neighborhood. It no longer displays integrity of design, materials, and workmanship due to wall cladding, window, and door replacement, and a circa 1933 renovation. It no longer maintains a feeling of a circa 1909 residence constructed during Elk Grove's residential development of 1893–1926, and therefore no longer retains association with its historic context.

In conclusion, the Chester and Jessie May Crump residence does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district, due to lack of integrity to its period of significance (1909).

Evaluator: Margo Nayyar, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: March 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Chester & Jessie May Crump Residence

P1. Other Identifier: MR-58

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NW¼ of NE¼ of Sec 6 MD B.M.

c. Address: 9674 Kent Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0091-001

Elevation: 55 ft. AMSL

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

The Crump Residence is situated on the west side of Kent Street, between Grove and Lark Streets. The parcel contains three built resources including a residence, a detached garage, and a large shed. Landscaping on the property consists of a manicured lawn and mature shade trees.

This vernacular-style residence is one-and-a-half-stories in height and displays a rectangular ground plan, a continuous concrete foundation, a moderately-pitched, gable and hipped roof clad with composite shingles, a wood-frame structural system, and replacement flush wood board wall cladding. Fenestration includes replacement vinyl windows and an asymmetrically placed entry door on the east façade. Details of the entry door cannot be seen through the metal security door. An exterior brick chimney is located on the south elevation, and a second-story room addition is located on the west elevation. Notable features of the house include a shallow bay on the east façade, a ribbon of three windows on the north elevation, exposed and stylized rafters, and a gabled dormer on the south elevation. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations.
Camera facing southwest.
Photo taken 4/10/2014.
Photo #0639

*P6. Date Constructed/Age and

Sources: circa 1909 . Source-Elk Grove
USGS Topographic Map.
1933. Source-Sacramento County
Assessor ☒ Historic
☐ Prehistoric ☐ Both

*P7. Owner and Address:

Carole Lynn Crump
9674 Kent St
Elk Grove, CA 95624

*P8. Recorded by:

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 3

*Resource Name or # Chester & Jessie May Crump Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

The Sacramento County Assessor lists a built date of 1933 for this building, although this may have been the year when the house underwent a major renovation. The house appears to have been built earlier, since it shows up on a 1909 USGS topographical map

A detached garage is located slightly northwest of the residence. The garage displays a rectangular ground plan, replacement flush wood board wall cladding, and a moderately-pitched, gable-on-hipped roof clad with composite shingles. Fenestration on the garage includes 1/1-light vinyl windows, as well as an entry door and a replacement automatic garage door on the east facade. A large shed is located directly west of the garage. It displays a rectangular ground plan, corrugated metal wall cladding, and a gable roof clad with corrugated metal. It was built at an unknown date.

Chester and Jessie May Crump lived at this residence. Jessie was J.M. Derr's daughter, and Chester ran a fleet of milk trucks that hauled goods to the Crystal Creamery in Sacramento (Russell 2012). J.M. Derr was a notable Elk Grove resident and house builder who owned Derr Lumber Company. When he passed away in 1943 his operations were taken over by his son Homer Derr, and daughter, Jessie May Crump (Page & Turnbull 2012: 144).

Despite the alterations to the building, the Crump Residence displays sufficient integrity to meet local Criteria C-1. The residence retains the following three aspects of integrity: location, setting, and association. The building retains its integrity of location, since it remains on its original site. It also retains its integrity of setting, since the neighborhood is still residential and composed of single-family homes. Finally, the subject residence retains its historical association with the Crump family and the residential development of Elk Grove during the period between 1893 and 1926. As such, the Crump Residence appears to be eligible for listing in the Elk Grove Registry under local Criteria C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell. T. 2003 (revised 2012). Inventory of Elk Grove historic resources, on file with ICF International, Sacramento.

1909 Elk Grove USGS Topographic Map

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 21, 2014



Figure1. Sketch map of Crump Residence at 9674 Kent Street.

Page 3 of 3

*Resource Name or # MR-58

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 2. View southwest of north and east elevations. Taken 4/10/14, #0641.



Photograph 3. View northwest of south and east elevations. Note the exterior brick chimney. Taken 4/10/14, #0642.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 42

*Resource Name or # Martin & Lucinda Derr Residence

*Date: February 2019

☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View west of east facade.

Elk Grove Register of Historic Resources Evaluation:

The Martin & Lucinda Derr residence was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criterion A-i for its association with the residential development of Elk Grove during the period between 1893 and 1926, as well as Criterion A-iii as a good local example of an early twentieth-century, vernacular-style residence.

The circa 1905 vernacular-style residence remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926, and Criterion 3 as a rare intact example of a vernacular-style residence.

Integrity Assessment: The Martin & Lucinda Derr residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays overall integrity of design, materials, and workmanship due to original doors, wall cladding and windows. It maintains a feeling of a circa 1905 vernacular-style residence and therefore it retains association with its historic context.

In conclusion, the Martin & Lucinda Derr residence appears individually eligible for listing in the Elk Grove Register under Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926 and Criterion 3 as a rare intact example of vernacular architecture. It has a period of significance of circa 1905.

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 15, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Martin & Lucinda Derr Residence

P1. Other Identifier: MR-59

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T** 6N **R** 6E; NW ¼ of NE¼ of Sec 6 **MD B.M.**

c. Address: 9688 Kent Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0091-002

Elevation: 55 ft. AMSL

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

The Martin & Lucinda Derr Residence is situated on the east side of Kent Street, between Grove and Lark Streets. The parcel contains two built resources, including a residence and a detached garage. Landscaping on the property consists of a manicured lawn and mature shade trees.

This one-story, wood-framed, vernacular-style residence was built in circa 1905 and displays a rectangular ground plan and a raised foundation. The house features replacement drop board wall cladding, and a moderately-pitched, cross-gabled roof clad with composite shingles. Windows throughout the residence are mainly original, wood-sash windows. Two vinyl replacement windows are visible on the south elevation. The east façade entry door with multi-light glazing appears to be original. The door is obscured by a wood-frame screen door. The east façade porch has a shed roof, exposed rafters, and simple wood post porch supports. The house is in good condition. The detached garage is located southwest of the residence. It displays a rectangular ground plan, drop wood board wall cladding, and a gable roof clad with composite shingles. The garage has two sliding doors with a herringbone wood design. The garage is in poor condition.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

South & east elevations.
Camera facing northwest.
Photo taken 4/10/2014.
Photo #0645

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

Sources: circa 1905. Source-Sacramento County Assessor ☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

James Halderman
6248 4th Ave
Sacramento, CA 95817

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/10/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

Page 2 of 3

*Resource Name or # Martin & Lucinda Derr Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

***P3a. Description** (continued):

This property was owned by Martin and Lucinda Derr. Martin and Lucinda were J.M. Derr's parents (Russell 2012). J.M. Derr was a notable Elk Grove resident and house builder who owned Derr Lumber Company (Page & Turnbull 2012: 144).

Retaining good integrity, the Derr Residence appears to be individually eligible for listing in the Elk Grove Registry as a landmark under local Criterion A-i for its association with the residential development of Elk Grove during the period between 1893 and 1926, as well as Criterion A-iii because it represents a good local example of an early twentieth-century, vernacular-style residence.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell. T. 2003 (revised 2012). Inventory of Elk Grove historic resources, on file with ICF International, Sacramento.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 21, 2014



Figure1. Sketch map of the Derr Residence at 9688 Kent Street.

Page 3 of 3

*Resource Name or # MR-59

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 2. View southwest of north and east elevations. Taken 4/10/14, # 0643.



Photograph 3. View west of east façade. Taken 4/10/14, # 0644.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 43

*Resource Name or # Tessen Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northwest of the south and east elevations.

Elk Grove Register of Historic Resources Eligibility:

The Tessen residence was evaluated in 2014 as individually eligible for listing in the Elk Grove Register under Criterion C-i for its association with Elk Grove's residential development during the period between 1893 and 1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1909 residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1.

Integrity Assessment: The Tessen residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window, door, and wall cladding replacement, and an addition on the northwest area of the house. It does not maintain the feeling of a circa 1909 vernacular-style residence and thus lacks association with its historic context.

In conclusion, the Tessen residence does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district due to its lack of integrity to its period of significance (circa 1909).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 29, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Tessen Residence

P1. Other Identifier: MR-60

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NW ¼ of NE ¼ of Sec 6 MD B.M.

c. Address: 9692 Kent Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0091-003

Elevation: 55 ft. AMSL

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

The Tessen Residence is situated on the west side of Kent Street, between Grove and Lark Streets. The parcel contains two built resources including a residence and a detached garage. Landscaping on the property consists of a manicured lawn and mature shade trees.

The one-story, wood-framed, vernacular-style residence was built in circa 1909 and displays a side-facing, T-shaped ground plan and a continuous concrete foundation. The house is sheathed in replacement vinyl wall cladding with natural wood board trim; the north gable slope is currently being re-clad. The moderately-pitched, cross-gable roof is clad with composite shingles. The original windows have been replaced with vinyl-sash windows throughout the house. The east façade entry is punctuated with a modern Craftsman-style wood door with multi-light glazing and a vinyl transom window. A bay window and an elevated, partial-width, wood porch are located on the east facade. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

East elevation.
Camera facing west.
Photo taken 4/10/14.
Photo #0647.

*P6. Date Constructed/Age and Sources: circa 1909.
Source-USGS Topographic Map
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Matthew T. & Nancy L. Fox
9692 Kent St
Elk Grove, CA 95624

*P8. Recorded by:
Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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*Resource Name or # Tessen Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

A large room addition is located in the northwest area of the house. The addition displays sliding, metal-sash windows, and a flat roof. The house has sustained alterations to the windows, wall cladding, and massing, but it is in overall good condition. The detached garage is located southwest of the residence. It displays a rectangular ground plan, corrugated metal wall cladding, and a gable roof clad with corrugated metal. The automatic garage door is a replacement. The garage is in fair condition.

The house was originally owned by the Tessen family, and was built by J.M. Derr (Russell 2012). No information is known of the family. Derr was a notable Elk Grove resident and house builder who owned Derr Lumber Company (Page & Turnbull 2012: 144).

Despite the alterations to the building, the Tessen Residence retains sufficient integrity to meet local Criteria C-1. The residence retains the following three aspects of integrity: location, setting, and association. The building retains its integrity of location, since it remains on its original site. It also retains its integrity of setting, since the neighborhood is still residential and composed of single-family homes. Finally, the subject residence retains its historical association with the Tessen family and the residential development of Elk Grove during the period between 1893 and 1926. As such, the Tessen Residence appears to be individually eligible for listing in the Elk Grove Registry as a heritage resource under local Criteria C-1.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003 (revised 2012). Inventory of Elk Grove historical resources, on file at ICF International, Sacramento.

1909 Elk Grove USGS Topographic Map

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 22, 2014



Figure1. Sketch map of Tessen Residence at 9692 Kent Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

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*Resource Name or # Tessen Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 2. View southwest of north and east elevations. Note the large flat-roofed room addition in the northwest corner. Taken 4/10/14, #0646.



Photograph 3. View northwest of south and east elevations. Taken 4/10/14, #0648.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 44

*Resource Name or # Hironymous Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northeast of the west and south elevations.

Elk Grove Register of Historic Resources Eligibility:

The Hironymous residence was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i, because of its association with Elk Grove's residential development during the period between 1893 and 1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1909 Queen Anne-style residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926.

Integrity Assessment: The Hironymous residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window, door, and wall cladding replacement, and an addition on the northwest area of the house. It lacks the feeling of a circa 1909 Queen Anne-style residence, and thus lacks association with its historic context.

In conclusion, the Hironymous residence does not appear eligible for listing in the Elk Grove Register either individually or as a contributor to a potential locally designated historic district due to lack of integrity to its period of significance (circa 1909).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 29, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Hironymous Residence

P1. Other Identifier: MR-61

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec 6 MD B.M.

c. Address: 9695 Kent Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0092-022

Elevation: 55 ft. AMSL

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

The Hironymous Residence is situated on the east side of Kent Street, just north of Lark Street. The parcel contains one residence. Landscaping on the property consists of a manicured lawn and mature shade trees.

The one-and-a-half-story, wood-framed, vernacular-style residence was built in circa 1909. The residence displays a rectangular ground plan and a continuous concrete foundation. Wall cladding throughout the house varies. There is replacement vinyl siding on the west façade, wood or asbestos shingles on the north elevation, and T1-11 siding on the south elevation. The gables are clad with fish scale wood shingles. The moderately-pitched, gable-on-hipped roof is clad with composite shingles. Replacement vinyl windows are symmetrically placed throughout the residence. The west façade displays a replacement wood entry door with decorative glazing. An interior metal flume chimney is located on the north gable slope. Notable alterations include the vinyl windows; entry door, wall cladding, decorative metal porch supports, and a second story room addition on the east elevation. Overall the house is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

West & south elevations.
Camera facing northeast.
Photo taken 4/10/2014
Photo #0649

*P6. Date Constructed/Age and Sources: circa 1909. Source-USGS
Topographic Map ☒ Historic
☐ Prehistoric ☐ Both

*P7. Owner and Address:
Daniel & Danielle Salinger
10370 Linscott Ct
Elk Grove, CA 95624

*P8. Recorded by:
Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

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*Resource Name or # Hironymous Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

History:

According to Tom Russell of the Elk Grove Historical Society, the house was built by J.M. Derr (a notable local builder) and was originally owned by Jack and Ernestine Hironymous. The couple had a large family of 12 children. Jack was in the Navy during World War II and was an Elk Grove Volunteer Fireman in the mid-1940s. Ernestine also served during World War II, contributing to the Aircraft Warning Service Ground Observation Corps (Pers. com. With Tom Russell on June 19, 2014; Page & Turnbull 2012: 144).

Despite its alterations, the Hironymous Residence retains sufficient integrity to meet local Criteria C-1. The residence retains the following three aspects of integrity: location, setting, and association. The building retains its integrity of location, since it remains on its original site. It also retains its integrity of setting, since the neighborhood is still residential and composed of single-family homes. Finally, the subject residence retains its historical association with the Hironymous family and the residential development of Elk Grove during the period between 1893 and 1926. As such, the Hironymous Residence appears to be individually eligible for listing in the Elk Grove Registry as a heritage resource under local Criteria C-1.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003 (revised 2012).

1909 Elk Grove USGS Topographic Map

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 22, 2014



Figure 1. Sketch map of Hironymous Residence at 9695 Kent Street.



Photograph 2. View southeast of north and west elevations. Note the second story addition in the northeast corner. Taken 4/10/14, #0650.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 45

*Resource Name or # Derr Lumber Yard

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northeast of building A and B.

Elk Grove Register of Historic Resources Eligibility:

The Derr lumberyard was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii, both individually and as a contributor to a potential locally designated historic district, for its association with Elk Grove's industrial, commercial, and residential development during the periods of 1893–1926 and 1927–1945. Former Criterion B-ii designated historic resources that possessed outstanding historical significance but lacked integrity.

The circa 1910–1932 lumberyard contains six built resources, including lumber machinery, and five buildings identified as A, B, C, D and E. It maintains eligibility for listing in the Elk Grove Register under updated Criteria 1 and 2.

Integrity Assessment: The Derr lumberyard maintains integrity of location and setting as it is located in its original construction location in an industrial area by railroad tracks. It displays compromised integrity of design, materials, and workmanship due to window, door, and wall cladding replacement. It maintains the feeling as a circa 1910–1932 lumberyard and retains association with the industrial, commercial, and residential development of Elk Grove in the period between 1893 and 1945, and because of its association with the noted local builder Jesse McClellan Derr.

In conclusion, the Derr lumberyard appears eligible for listing in the Elk Grove Register both individually and as a contributor to a potential locally designated historic district under Criterion 1, for its association with Elk Grove's industrial, commercial, and residential development during the periods between 1893–1926 and 1927–1945, and under Criterion 2, for its association with the noted local builder Jesse McClellan Derr. It maintains integrity to its period of significance (circa 1910–1932).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 29, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Derr Lumber Yard

P1. Other Identifier: MR-66

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SE¼ of SW¼ of Sec 31 MD B.M.

c. Address: 9055 Locust Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0253-049,-050,-051,-052

Elevation: 55 ft. AMSL

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

The Derr Lumber Yard sits at the end of Locust Street adjacent to the east side of the railroad tracks. The property contains six built resources, including lumber machinery, and five buildings identified as A, B, C, D and E. The buildings are industrial and were originally part of the J.M. Derr Lumber Yard. Presently, the buildings are used by a variety of different businesses. The lot is paved with asphalt and devoid of landscaping.

Building A is located closest to the railroad tracks on APN 125-0253-048 (see sketch map). The 1926 Elk Grove Sanborn Map indicates that the original J.M Lumber Company office building was located at this site. The building was likely built in circa 1910 after J.M. Derr bought the property. It appears on the 1926 map in a much different form than the building presently at this site. The Sanborn Map displays a small office building with a paint storage area in the rear featuring a full-width porch on the south façade. The one-story building was originally less than half of its current size. It is unknown if the building was remodeled or replaced, but by 1941 the building appeared more as it does today. Building A currently displays a concrete foundation, rectangular ground plan, wood-frame structural system, and T1-11 siding. The north half of the building is two-stories in height, with a one-story, shed-roof addition appended to the north elevation. According to the 1941 Sanborn Map and the 1957 Aerial of this property, the north half was added sometime between 1941 and 1957. Replacement vinyl windows and a wooden entry door are located on the south façade. There are no other visible windows. An automatic, metal garage door is located on the west elevation; there are three additional garage doors on the east elevation. The cross-gable roof is clad with composite shingles. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial buildings

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

P5a. Photograph 1.



P5b. Description of Photo:

South & west elevations of Building B.
Camera facing northeast.
Photo taken 4/9/2014, #0577

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

Sources: circa 1910-1932.

Source-Sacramento County Assessor
Sanborn Maps and Historic Aerials
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Derr Land Partners
9055 Locust St
Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/9/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 4

*Resource Name or # Derr Lumber Yard

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Building B is located slightly east of Building A. It displays a concrete slab foundation, rectangular ground plan, and wood-frame structural system. The walls are clad with a mix of T1-11 siding and horizontal wood board siding. Two ribbons of wood-sash awning windows are located on the west elevation. Between two vinyl picture windows on the south façade is a commercial metal entry door. A second main entry is located on the east half of the building and includes a sliding, metal-sash and a wood door. One modern wood door is located on the west elevation, and three modern wood doors are located on the east elevation. The east elevation also displays three large bays. There is a false parapet and covered entryways on the south façade. The roof is hipped and gabled with composite shingle cladding. Building B is composed of two separate buildings that were adjoined between 1941 and 1957. The west half of the building existed as a one-story, open-walled lumber shed. The east half was a thin, elongated building for an unknown use. Its southern half was enclosed and appears as it does today; the north half was not enclosed. When the buildings were adjoined, all of the walls were enclosed. Both buildings were originally constructed in circa 1920.

Building C is located just east of Building B. Constructed in circa 1920, this one-story building displays a concrete foundation, rectangular ground plan, and a wood-frame structural system. The walls are clad with T1-11 siding. Four large bays and four modern wood entry doors are located on the west façade. One sliding, metal-sash window is visible on the south elevation. The shed roof is clad with composite shingles. The 1926 and 1941 Sanborn Maps indicate that this building was originally a lumber shed with unenclosed walls. It was likely enclosed at the same time as Building B between 1941 and 1957.

Building D is located slightly southeast of Building C. The northern half was built in circa 1910. The southern half was added by 1926. Sanborn Maps indicate that this building served as a hay warehouse until at least 1941. Building D displays a rectangular ground plan, concrete slab foundation, wood-frame structural system, T1-11 wall cladding, and a gable roof clad with corrugated metal. The west elevation features three non-original wood entry doors and three large bays. The north elevation displays one bay.

Building E is located just west of Building D. Built in circa 1932, Building E is a lumber shed with unenclosed walls. It displays a rectangular ground plan, concrete slab foundation, wood-frame structural system, and a gable roof clad with composite shingles. The north and south walls are clad with T1-11 siding. Attached to the south elevation is a large piece of lumber machinery. The tall, metal machinery is painted, "J.M. Derr Lumber."

History:

"Construction of the railroad had provided a focal point where Elk Grove's ranchers and farmers could both process their products for shipment. The result was the construction of a number of large industrial buildings, nearly all of which were constructed south of Elk Grove Boulevard on the east side of the railroad tracks" (Page & Turnbull 2012: 108).

"Considered as a whole, the nature of these buildings illustrates the shifting nature of agricultural output during this period, as well as its importance to the local economy. In the 1890s, the economy was driven by hay, wheat, wine and cattle. But by the 1920s, Sanborn maps show that W. E. Lane's Grain Warehouse was used as the Earl Fruit Company packing building, while Benjamin Hoover's Warehouse is shown as being leased by the Pioneer Fruit Company. Other than the water works, the only other large-scale industrial facility in Elk Grove constructed during this period was the Jesse McClellan Derr Lumber Yard, located at 9055 Locust Street. The company was founded by Jesse McClellan Derr in 1898, although initially lumber was sold directly from trains. Derr also worked as a contractor, building barns and other buildings, including the Dr. Hugh Beattie House at 9008 Elk Grove Boulevard in 1902 (extant). In 1909, Derr purchased the Locust Street location adjacent to the tracks, to build a lumber yard, although initially only a small office was constructed. By 1926, Derr had constructed several wood-frame lumber sheds, as well as a wood-frame lumber storage building near the northwest corner of the property" (Page & Turnbull 2012: 108).

The "San Joaquin Justice Court and Jail was installed in 1912 at the north end of 1st Avenue, immediately south of the site where the fire department would relocate in 1925....The building consisted of an 18' x 24' metal building constructed by Jesse McClellan Derr over a concrete slab (extant but moved)" (Page & Turnbull 2012: 100).

Because of its association with the industrial, commercial and residential development of Elk Grove within the period between 1893 and 1945, and because of its association with the noted local builder Jesse McClellan Derr, the Derr Lumber Yard appears to be eligible for listing in the Elk Grove Registry under local Criterion B-2 as a landmark and a contributing resource to a potential locally-designated historic district.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 4

*Resource Name or # Derr Lumber Yard

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

References:

NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 23, 2014.
Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.
1912-1941 Sanborn Maps

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 23, 2014



Sketch map of Derr Lumber Yard at 9055 Locust Street.

***Photographs (continued):**



Photograph 2. View northeast of Buildings A and B. Taken 4/9/14, # 0576.

Page 4 of 4

*Resource Name or # Derr Lumber Yard

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 3. Building C. View northeast. Taken 4/9/14.



Photograph 4. Building D. View southeast. Taken 4/9/14.



Photograph 5. Building E. View southeast of Building E. Taken 4/9/14.



Photograph 6. Machinery. View south.

Page 1 of 2

*Recorded by: Volunteer

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View north of the south elevation of the church.



Photograph 2. View northwest of the south and east elevations of the education building.

Map Reference #: 46

*Resource Name or # First Baptist Church

*Date: February 2019 ☒ Update

Page 2 of 2

*Recorded by: Volunteer

Map Reference #: 46

*Resource Name or # First Baptist Church

*Date: February 2019 ☒ Update

Elk Grove Register of Historic Resources Eligibility:

The First Baptist Church compound was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i, as a contributor to a potential locally designated historic district, for its association with Elk Grove's religious and social development during the period between 1946 and 1967.

The circa 1947 contemporary-style church and attached circa 1960 contemporary-style education building appear eligible for listing in the Elk Grove Register under updated Criterion 1, for their association with Elk Grove's religious and social development during the period between 1946 and 1967, as contributors to a potential locally designated historic district. Additionally, the church and education building appear individually eligible for listing under Criterion 3 (Criterion Consideration 1) as good examples of contemporary-style religious architecture in Elk Grove. Criterion Consideration 1 allows for the listing of a religious property if it derives its primary significance from architectural or artistic distinction or historical importance.

Integrity Assessment: The First Baptist Church and attached education building maintain integrity of location and setting as they are located in the original construction location in a residential neighborhood. The buildings display overall integrity of design, materials, and workmanship, with only some window replacements. They maintain the feeling of a circa 1947 contemporary-style church and circa 1960 religious educational building, and thus retain association with its historic context.

In conclusion, the First Baptist Church and attached education building appear eligible for listing in the Elk Grove Register, under Criterion 1 both individually and as a contributor to a potential locally designated historic district for their association with Elk Grove's religious and social development during the period between 1946 and 1967. They are also eligible under Criterion 3 (Criterion Consideration 1) as good local examples of a contemporary contemporary-style church and attached education building. They maintain integrity to the period of significance (circa 1947). The office building, residence at 9540 Batey Avenue, and detached garage do not appear eligible for listing in the Elk Grove Register under Criteria 1 or 3, due to lack of association with a historic context.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 29, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or #: First Baptist Church

P1. Other Identifier: Sacramento Hmong Alliance Church, MR-68

***P2. Location:** ☐ Not for Publication ☒ Unrestricted *a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SE ¼ of SW ¼ of Sec 31 DM B.M.

c. Address: 9131 Locust Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0261-043

Elevation: 55 ft. AMSL

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

APN 125-0261-043 is a large urban parcel with two separate street addresses and five built resources. 9131 Locust Street encompasses most of the parcel and includes a church and associated education and office buildings. The office building, however, was recently constructed and only a photograph was included in this form to document its presence (see photograph 5). At the northeast corner of the lot is a residence with a detached garage addressed as 9540 Batey Avenue. Landscaping on the property consists of a large parking lot, and various shrubs and trees.

This modern vernacular-style building was constructed in circa 1947 as the First Baptist Church of Elk Grove. The main church building is two stories in height and displays a rectangular ground plan, a raised concrete foundation, and a wood-frame structural system. It features a moderately-pitched, multi-level gable roof covered in composition shingles with intersecting gabled projections along the east elevation. The walls are clad with stucco. Long vertical wood boards and a large wooden cross adorn the south façade. Two thin columns of leaded colored glass are located on the south façade. Nearly an entire wall of the east elevation, and smaller windows along the east and west elevations, have the same colored glass. The colored glass is original to the building. Many windows on the church have been replaced with vinyl windows. The main entrance is located on the east elevation. It consists of a pair of metal doors that are likely original to the building. (see continuation sheet)

***P3b. Resource Attributes:** HP16-Religious building; HP15-Educational building; HP4-Ancillary building; HP2-Single family property

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

P5a. Photograph 1.



P5b. Description of Photo:

South & east elevations of church.

Camera facing northwest.

Photo taken 4/9/2014

Photo #0590

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

Sources: 1948.

Source-Elk Grove Historical Society.

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Sac Hmong Alliance Church

Christian/Missionary Alliance

9131 Locust St

Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar and Monte Kim

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

***P9. Date Recorded:** 4/9/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

Page 2 of 4

*Resource Name or # First Baptist Church

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

A long arcade leads from the main entrance of the church to the main entrance of the Education Building. The contemporary-style, Education Building was built in circa 1960 and features a rectangular ground plan, concrete slab foundation, and a wood-frame structural system. The walls are clad with stucco. Windows on the building consist mainly of replacement vinyl windows. A large segmented picture window on the south façade displays replacement fixed vinyl windows. The building maintains its original doors, including the main south façade entry. The inset entry features a double, wood door with ten-lights surrounded by square and hexagonal turquoise tile. Another notable entry on the south façade includes a wood door, with elongated horizontal lights and similar fixed sidelights. The medium-pitch, gable roof is clad with composite shingles.

In addition to the church and its associated buildings, there is a residence and detached garage on this parcel. The residence has a street address of 9540 Batey Avenue and is located at the northeast corner of the lot. The Minimal Traditional-style residence was built in 1947 and displays a rectangular ground plan, a continuous concrete foundation, and a wood-frame structural system. The walls are clad with stucco. The east façade displays a brick veneer water table. Vinyl replacement windows are located throughout the residence. A wood entry door with inset panels is located on the east façade. A concrete wheelchair ramp with metal pipe railings on the east façade was added to the residence at an unknown date. The medium-pitch, cross-gable roof is clad with composite shingles. To the northwest of the residence is a detached garage built in circa 1947. The garage displays a rectangular ground plan, a concrete slab foundation, and a wood-frame structural system. The walls are clad with stucco, and the front-gable roof is clad with composite shingles.

Research uncovered no information regarding the relationship of the residence and garage to the church. The residence may have originally served as the pastor's residence, however this has not been substantiated. It is also unclear what relationship the residence has with the current Hmong Alliance Church.

History:

The following historical information about the church was provided by historian Tom Russell of the Elk Grove Historical Society: The First Baptist Church of Lodi established a mission in Franklin in 1917, and the first baptism took place in the Cosumnes River that same year. The families were primarily of German descent, and many had come from the Dakotas. The Franklin families organized the Zion Baptist Church in 1924 with 52 members. In the late 1930s and early 1940s more families came to the area, and a church building was built on Locust Street in Elk Grove in 1948. The name was changed to the First Baptist Church of Elk Grove. In 1994 a new church was built on East Stockton Road, Highway 99.

Because of its association with the religious and social development of Elk Grove during the period between 1946 and 1967, the First Baptist Church appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed May 24, 2014.
1947, 1963, 1970 Elk Grove USGS Topographic Map.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: May 24, 2014

Page 3 of 4

*Resource Name or # First Baptist Church

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation

☐ Update



Sketch Map of church complex at 9131 Locust Street and residence at 9540 Batey Avenue.



Photograph 2. View southwest of main church.



Photograph 3. View southwest of colored glass detail.

Page 4 of 4

*Resource Name or # First Baptist Church

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 4. View northwest of education building.



Photograph 5. View northwest of church offices.



Photograph 6. View west of residence and detached garage
at 9540 Batey Avenue.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 47

*Resource Name or # Geobel Residence

*Date: February 2019 ☒ Update

Updated Description:

Since the 2014 evaluation the Geobel residence's wide wood board wall cladding has been replaced with stucco and the wood shingle roof replaced with composite shingle.

Updated Photograph:



Photograph 1. View northeast of the west elevation.

Elk Grove Register of Historic Resources Eligibility:

The Geobel residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i, as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1946 and 1967.

The circa 1955 Minimal Traditional-style residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1946 and 1967, as a contributor to a potential locally designated historic district, due to lack of integrity.

Integrity Assessment: The Geobel residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to door and wall cladding replacement, and an addition on the east area of the house. It does not maintain the feeling of a circa 1955 Minimal Traditional-style residence and thus does not retain its association with its historic context.

In conclusion, the Geobel residence does not appear eligible for listing in the Elk Grove Register as a contributor to a potential locally designated historic district due to its lack of integrity to its period of significance (circa 1955).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 30, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Geobel Residence

P1. Other Identifier: MR-70

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SW ¼ of SE ¼ of Sec 31 MD B.M.

c. Address: 9545 School Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN125-0261-023

Elevation: 55 ft. AMSL

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

The Geobel Residence at 9545 School Street is situated on the east side of School Street, just south of Yount Court. The parcel contains one residence. Landscaping on the property consists of a manicured lawn, shrubs and mature shade trees.

The one-story, wood-framed, Minimal Traditional-style residence was built in circa 1955, and displays a rectangular ground plan and a continuous concrete foundation. The walls are clad with wide wood board siding. A larger picture window is the focal point of the west façade and is flanked by original wood-sash, double-hung windows, and decorative wood shutters. Other visible windows on the west façade are also wood-sash and double-hung. A concrete stoop provides access to the main entry on the west façade. The simple wood door features brass colored hardware and a mail slot. A second entry is located on the garage wing. The wood door appears to be a modern replacement. The one-car, attached garage is set back from the main façade of the house, and features a replacement automatic garage door. The medium-pitch, cross-gable roof is clad with wood shingles. A notable alteration to the residence includes a large addition off the east elevation which has altered the original T-shaped ground plan into a rectangular ground plan. Overall the house is in good condition. (see continuation sheet).

P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5a. Photograph 1.



P5b. Description of Photo:

West & south elevations.
Camera facing northeast.
Photo taken 4/9/2014
Photo #0589

*P6. Date Constructed/Age and Sources: circa 1955. Source-Historic Aerials.com
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Eric W. & , Laurie A. Schumacher,
9545 School St
Elk Grove, CA 95624

*P8. Recorded by:
Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/9/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Geobel Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

According to the Elk Grove Historical Society the house once belonged to the Geobel family. There is no other information known about the Geobel's (Russell 2012).

Despite the large addition, the building retains sufficient integrity to convey its historical identity as a circa 1955 vernacular-style residence. Additionally, Because of its association with the residential development of Elk Grove during the post-war period between 1946 and 1967, the Goebel Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento
NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 28, 2014.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Sketch map of the Geobel Residence at 9545 School Street.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 48

*Resource Name or # Westlake Residence

*Date: February 2019 ☒ Update

Updated Description:

Since the 2014 and 2017 evaluations, the extensive renovations to the Westlake residence have been completed, including a second story, window, door, and wall cladding replacement.

Updated Photograph:



Photograph 1. View southwest of the north and west elevations.

Elk Grove Register of Historic Resources Eligibility:

The Westlake residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i, as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1927 and 1945. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity. In 2017, the residence was reevaluated for inclusion in the Elk Grove Register under the updated criteria and determined ineligible due to lack of integrity.

This evaluation concurs with the 2017 evaluation. The Westlake residence no longer maintains integrity to its period of significance due to a large second-story addition, and window, door and wall cladding replacements, breezeway reconfiguration, garage replacement, and a large room addition.

In conclusion, the Westlake residence does not appear eligible for listing in the Elk Grove Register as a contributor to a potential locally designated historic district due to its lack of integrity to its period of significance (1935).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 30, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Westlake Residence

P1. Other Identifier: MR-72

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SW 1/4 of SE 1/4 of Sec 31 MD B.M.

c. Address: 9585 School Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0252-001

Elevation: 55 ft. AMSL

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

The Westlake House at 9585 School Street is situated on the southeast corner of School and Locust Streets. The parcel contains two built resources, including a residence and detached garage. Landscaping on the property consists of a manicured lawn and mature shade trees that obscure the view of the property.

The two-story, wood-framed, Minimal Traditional-style residence was built in 1935, and displays an L-shaped ground plan and continuous concrete foundation. The house displays beveled wood board wall cladding and replacement vinyl windows. The windows are flanked by decorative fixed wood shutters. A simple wood entry door on the west façade appears to be original and displays iron hardware and mail slot. A poured concrete pathway and stairs lead to the main entry. An exterior brick chimney is located on the north elevation, and an interior brick chimney is located on the east slope of the roof. The cross-gable roof is moderately-pitched and clad with wood shingles. A detached, two-car garage is located slightly east of the residence and displays a rectangular ground plan, concrete slab foundation, wood-frame structural system, beveled wood board wall cladding, replacement automatic garage doors, and a gable-on-hip roof clad with wood shingles. The garage was built in circa 1950; it is not the original garage for the property.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5a. Photograph 1.



P5b. Description of Photo:

North elevation.

Camera facing southwest.

Photo taken 4/9/2014.

Photo #0574.

*P6. Date Constructed/Age and

Sources: 1935.

Source-Sacramento County Assessor

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Eric & Noel Jones

9585 School St

Elk Grove, CA 95624

*P8. Recorded by:

Margo Nayyar

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded: 4/9/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 2

*Resource Name or # Westlake Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

According to the 1941 Sanborn Map a one-story, garage was located very close to the residence. At some point between 1941 and 1957 a large room addition was built off the east elevation of the house into the area the garage was located. The current garage was likely built during this time, as well as the, covered living space connecting the garage and residence. The 1957 aerial view of the property displays the room addition, covered living space and detached garage. Another notable alteration includes the second story gable windows. The house was originally one-story, but has since been reclassified as a two-story residence. Overall, the house is in good condition.

Although the Westlake Residence does not appear to be eligible for listing in the NRHP or the CRHR as a contributing property to the NRHP-listed Elk Grove Historic District—because its construction date of 1935 lies outside of the period of significance established for the district—it does appear to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district. Thus under the current recordation the property has been assigned a 5D3 California Historical Resource status code.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.
1912, 1941 Sanborn Map
NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 28, 2014.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Sketch map of 9585 School Street. Google Earth Pro, 2014.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings
Review Code

Reviewer

Date

Page 1 of 8

*Resource Name or #: Westlake Residence

P1. Other Identifier: N/A

*P2. Location: ☒ Unrestricted

- *a. County Sacramento and
- *b. USGS 7.5' Quad Elk Grove, Calif. Date 1952 T 7N; R 6E; SW ¼ of DE ¼ of Sec 31 M.D.B.M
- c. Address 9585 School Street City Elk Grove Zip 95624
- d. UTM: Zone 10S, 643010 mE/ 4252576 mN
- e. Other Locational Data: APN 125-0252-001

***P3a. Description:**

The Westlake Residence at 9585 School Street is situated on the southeast corner of School and Locust streets. The two-story, wood-framed, Minimal Traditional-style residence was built in 1935 and displays an L-shaped ground plan and continuous concrete foundation. The house displays original beveled wood board wall cladding. The replacement vinyl windows date to September 2017. A poured concrete pathway and stairs lead to the main entry. An exterior brick chimney is located on the north elevation, and an interior brick chimney once located on the east slope of the roof has been removed since 2014. The cross-gable roof is moderately pitched and clad with composite shingles. A detached two-car garage is located slightly east of the residence and displays a rectangular ground plan, concrete slab foundation, wood-frame structural system, beveled wood board wall cladding, replacement automatic garage doors, and a gable-on-hip roof clad with composite shingles. The garage was built circa 1950; it is not the original garage for the property. According to the 1941 Sanborn Map, a one-story garage was located very close to the residence. At some point between 1941 and 1957, a large room addition was built off the east elevation of the house into the area in which the garage was located. The current garage was likely built during this time, as well as the breezeway connecting the garage and the residence. The 1957 aerial view of the property displays the room addition, covered living space, and detached garage (Sanborn Fire Insurance 1941; NETR Online 2017). The residence is currently undergoing a major renovation, which includes a second-story addition, window replacement, and complete interior renovation.

*P3b. Resource Attributes: HP2. Single-family property

*P4. Resources Present: ☒ Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

Photograph 1: View southeast of north and west elevations. Taken September 1, 2017.

P6. Date Constructed/Age and Source:

☒ Historic
1935 (Parcel Quest 2017)

***P7. Owner and Address:**

Noel and Eric Jones
9585 School Street
Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, #220
Rancho Cordova, CA 95670

***P9. Date Recorded:**

September 1, 2017

***P10. Survey Type:** Intensive

***P11. Report Citation:** N/A

*Attachments: ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code 6L

*Resource Name or # Westlake Residence

- B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential
*B5. Architectural Style: Minimal Traditional
*B6. Construction History:

The residence was built in 1935. Alterations include:

- 1) Removal of original garage between 1941 and 1957
- 2) Large room addition off east elevation between 1941 and 1957
- 3) Detached garage addition between 1941 and 1957
- 4) Breezeway addition between garage and residence between 1941 and 1957
- 5) Attic conversion to room and half bath circa 1960, according to current owner (Michael Baker International 2017).
- 6) Pool addition circa 1990
- 7) Second-story addition under construction in September 2017
- 8) Replacement vinyl casement windows installed September 2017

Furthermore, a breezeway roof reconfiguration is planned for construction circa 2017.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Residential development Area: Elk Grove

Period of Significance 1935

Property Type Residential

Applicable Criteria N/A

The Westlake Residence does not appear eligible for listing in the Elk Grove Register of Historic Resources (Elk Grove Register) under any criteria, either individually or as a contributor to a historic district, due to lack of integrity.

B11. Additional Resource Attributes: N/A

*B12. References: See continuation sheet.

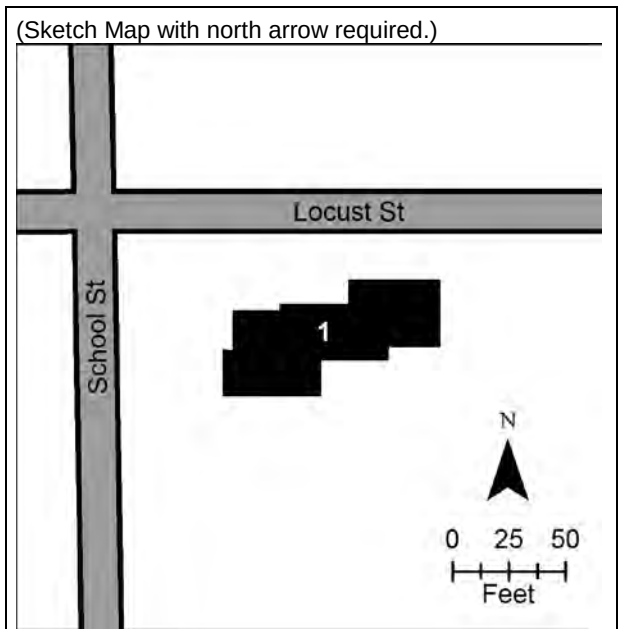
B13. Remarks: N/A

*B14. Evaluator:

Margo Nayyar, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, #220
Rancho Cordova, CA 95670

*Date of Evaluation: September 5, 2017

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

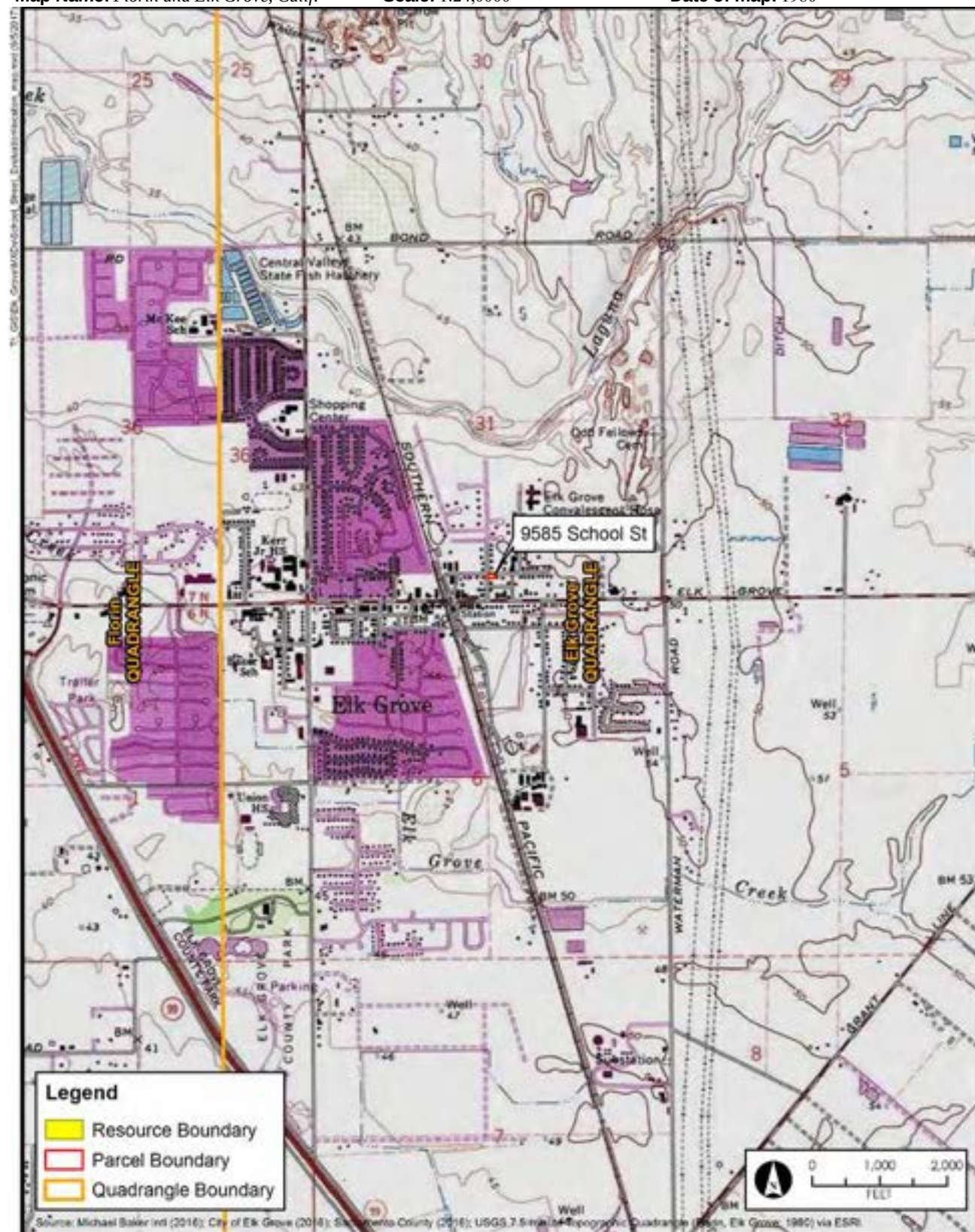
Page 3 of 8

*Resource Name or # Westlake Residence

*Map Name: Florin and Elk Grove, Calif.

*Scale: 1:24,000

*Date of map: 1980



Page 4 of 8

*Resource Name or # Westlake Residence

*Recorded by: Margo Nayyar, Michael Baker International *Date: September 5, 2017 ☒ Update

***B10. Significance (continued):**

The Westlake Residence was first developed in 1935. The property consists of a one-story residence and a one-story detached garage. The property's first known owners were Hazel L. (1910–1991) and John M. (1904–1988) Westlake. The Westlakes are not identified in the *Elk Grove Historic Context* (Page & Turnbull 2012), and research did not identify any additional information regarding the Westlake family (Ancestry.com 2017a, 2017b).

Architecturally, the Minimal Traditional-style residence displays multiple alterations from the original design. The style was popularized between 1935 and 1950 and was commonly constructed throughout California. Character-defining features of the Minimal Traditional style include compacting massing, small house, one story, double-hung windows, and minimal architectural detail (McAlester 2013:587).

Previous Historical Resource Identification Efforts in Elk Grove

The Westlake Residence was not identified as within the National Register-listed Elk Grove Historic District. The district was listed in 1988 and has a period of significance spanning from 1876 to 1930. The Westlake Residence is located directly adjacent to the district boundaries to the east (Knapp 1988).

In 2012, the City of Elk Grove commissioned the *Elk Grove Historic Context Statement* (Page & Turnbull 2012). The study outlined the historic context of Elk Grove from 1845 to 1967, as well as identified potential historical resources that would require evaluation for the Elk Grove Register of Historic Resources (Elk Grove Register). The study recommended the creation of a local historic district with a period of significance from 1876 to 1957 to fill in the gaps of the 1988 Elk Grove Historic District and present a more complete picture of the town's development. This expanded period of significance would allow for the recognition of additional properties located within and adjacent to the boundaries of the 1988 Elk Grove Historic District that were not nationally significant but may have local significance. Page & Turnbull (2012) identified 59 properties for the recommended district. The 2012 context did not identify the Westlake Residence as a resource potentially eligible for the Elk Grove Register, either individually or as a contributor to a potential local historic district (Page & Turnbull 2012:201–205).

In 2014, the City commissioned the *City of Elk Grove Historical Resources Inventory and Evaluation Report* (ICF International 2014), which identified and evaluated 96 buildings for inclusion in the Elk Grove Register. Thirty-nine buildings were identified as eligible as part of a potential local historic district; however, the local district has yet to be evaluated. The Westlake Residence was recommended eligible as part of the potential local historic district, as an Elk Grove Heritage Resource under Criterion C-1. The City's Historic Preservation Ordinance outlined the criteria for which a resource could be eligible for listing in the Elk Grove Register, and Criterion C-1 recognized pre-1941 resources that retained only three aspects of integrity and were associated with events that have made a noteworthy contribution to the broad patterns of Elk Grove history. The evaluation was submitted and accepted by the State Historic Preservation Officer as part of the Certified Local Government program. The Westlake Residence was therefore assigned a 5D3 California Historical Resource status code.

No action has been taken by the Elk Grove City Council to approve the resource's eligibility or to list it in the Elk Grove Register. In 2017, the City updated its Historic Preservation Ordinance and the criteria for which resources may be eligible for listing in the Elk Grove Register. Below is the updated Elk Grove Register evaluation for the Westlake Residence.

Elk Grove Register of Historic Resources Evaluation

A resource may be listed in the Elk Grove Register if it retains four or more aspects of integrity and if the resource meets any of the following four levels of significance within a given historic context:

1. Associated with events that have made a significant contribution to the broad patterns of Elk Grove's history;
2. Associated with the lives of persons significant in Elk Grove's past;
3. Embodies the distinctive characteristics of a type, period, or method of construction; or that represents the work of a master; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; and/or
4. Has yielded, or may be likely to yield, information noteworthy in prehistory or history.

Criterion 1 – The Westlake Residence is located within the district boundaries identified for the potential local historic district that represents Elk Grove's growth from 1876 to 1957. The resource was previously identified as eligible for listing in the Elk Grove Register as a contributor to the local historic district; therefore, the property appears eligible under Elk Grove Register Criterion 1. However, see the integrity discussion below.

Criterion 2 – Research provided no evidence indicating that the property is associated with individuals who have made significant contributions to local history. As such, the property does not appear to be associated with any historically important individuals and does not appear eligible under Elk Grove Register Criterion 2.

Page 5 of 8

*Resource Name or # Westlake Residence

*Recorded by: Margo Nayyar, Michael Baker International *Date: September 5, 2017 ☒ Update

***B10. Significance (continued):**

Criterion 3 – The 1935 Minimal Traditional-style residence is a minor example of its style and displays severe alterations. Therefore, the building does not embody a distinctive type, period, or method of construction; does not represent the work of a master architect or designer; and is not a superior example of an architectural style. Therefore, the building does not appear eligible under Elk Grove Register Criterion 3.

Criterion 4 – The property is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to subjects such as single-family residences in Elk Grove. Therefore, the property does not appear eligible for listing under Elk Grove Register Criterion 4.

Integrity

Lastly, the Westlake Residence does not maintain integrity of design, materials, workmanship, feeling, or association because of severe alterations to its original design, including a second-story addition, window replacement, door replacement, breezeway reconfiguration, garage replacement, and a large room addition. The building no longer appears as it did when it was first constructed during its period of significance. The building maintains integrity of setting and location because it remains in its original construction location in Elk Grove.

In conclusion, the Westlake Residence does not appear eligible for listing in the Elk Grove Register under Criterion 1, 2, 3, or 4, either individually or as a contributor to a potential local historic district, due to a severe lack of integrity.

***B12. References (continued):**

Ancestry.com. 2017a. Database search for Hazel L. Westlake. Electronic database,

http://search.ancestry.com/cgi-bin/sse.dll?gl=allgs&gss=sfs28_ms_r_f-2_s&new=1&rank=1&gsfn=Hazel%20L.&gsfn_x=0&gsln=Westlake&gsln_x=0&msypn_ftp=Elk%20Grove%2C%20Sacramento%2C%20California%2C%20USA&msypn=68945&msypn_PInfo=8-%7C0%7C1652393%7C0%7C2%7C0%7C7%7C0%7C2581%7C68945%7C0%7C0%7C&cp=0&catbucket=rstp&MSAV=1&uidh=1gb, accessed multiple.

———. 2017b. Database search for John M. Westlake. Electronic database,

http://search.ancestry.com/cgi-bin/sse.dll?gl=allgs&gss=sfs28_ms_r_f-2_s&new=1&rank=1&gsfn=John%20M.&gsfn_x=0&gsln=Westlake&gsln_x=0&msypn_ftp=Elk%20Grove%2C%20Sacramento%2C%20California%2C%20USA&msypn=68945&msypn_PInfo=8-%7C0%7C1652393%7C0%7C2%7C0%7C7%7C0%7C2581%7C68945%7C0%7C0%7C&cp=0&catbucket=rstp&MSAV=1&uidh=1gb, accessed multiple.

ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. Prepared for the City of Elk Grove. On file at the City of Elk Grove.

Knapp, Michael. 1988. National Register Nomination Form for the Elk Grove Historic District. Electronic document, https://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/Elk_Grove_Historic_District-NR_Form.pdf, accessed multiple.

McAlester, Virginia Savage. 2013. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

Michael Baker International. 2017. Personal communication with Noel Jones on September 1, 2017.

NETR Online. 2017. Historic Aerials. Electronic resource, www.historicaerials.com, accessed multiple.

Page & Turnbull. 2012. *Elk Grove Historic Context Statement*. Prepared for the City of Elk Grove. Electronic document, http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/City%20Government/Committees/hcs-final-draft.pdf, accessed multiple.

Parcel Quest. 2017. Database search for APN 125-0252-001. Electronic resource, www.parcelquest.com, accessed multiple.

Sanborn Fire Insurance Map. 1941. Elk Grove, California. Electronic resource, <https://www.saclibrary.org/About-Us/News-Stories/Virtual/Digitized-Local-Historical-Maps-Now-Online>, accessed multiple.

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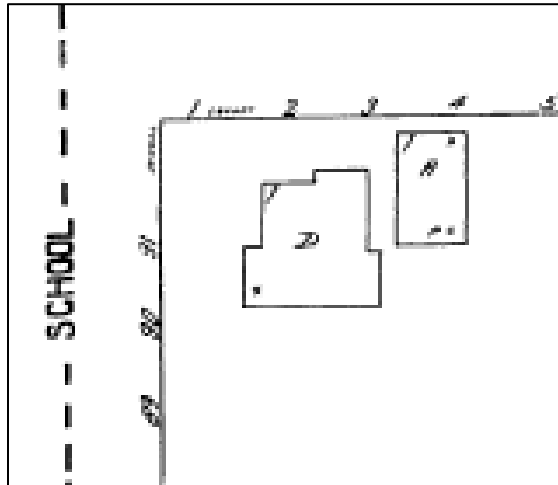
*Resource Name or # Westlake Residence

*Recorded by: Margo Nayyar, Michael Baker International

*Date: September 5, 2017

☒ Update

P5a. Photographs (continued):



Photograph 2. Portion of 1941 Elk Grove Sanborn Fire Insurance Map depicting 9585 School Street with the original ground plan and garage (Sanborn 1941).



Photograph 3. View south of north elevation depicting large room addition, second-story addition, and new windows.

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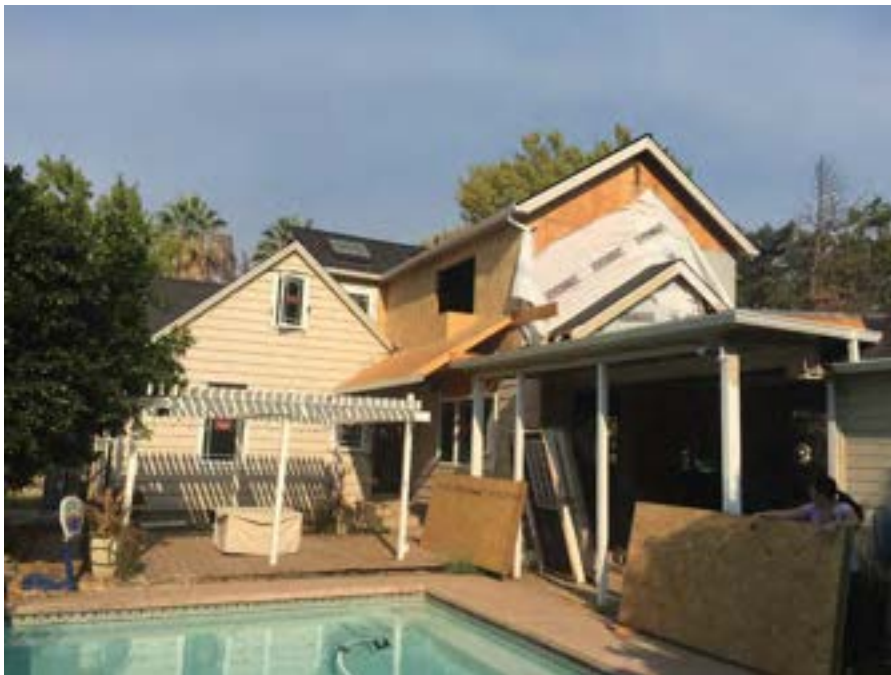
*Resource Name or # Westlake Residence

*Recorded by: Margo Nayyar, Michael Baker International

*Date: September 5, 2017

☒ Update

P5a. Photographs (continued):



Photograph 4. View northeast of west elevation depicting second-story addition, room addition, and breezeway addition.



Photograph 5. View southwest of garage depicting replacement garage doors and breezeway addition.

Page 8 of 8

*Resource Name or # Westlake Residence

*Recorded by: Margo Nayyar, Michael Baker International

*Date: September 5, 2017

☒ Update

P5a. Photographs (continued):



Photograph 6. View northeast of garage.



Photograph 7. Interior view of residence depicting the breadth of renovation.

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Westlake Residence

P1. Other Identifier: MR-72

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Sacramento
*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SW ¼ of SE ¼ of Sec 31 MD B.M.
c. Address: 9585 School Street City: Elk Grove Zip: 95624
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN 125-0252-001 Elevation: 55 ft. AMSL

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Westlake House at 9585 School Street is situated on the southeast corner of School and Locust Streets. The parcel contains two built resources, including a residence and detached garage. Landscaping on the property consists of a manicured lawn and mature shade trees that obscure the view of the property.

The two-story, wood-framed, Minimal Traditional-style residence was built in 1935, and displays an L-shaped ground plan and continuous concrete foundation. The house displays beveled wood board wall cladding and replacement vinyl windows. The windows are flanked by decorative fixed wood shutters. A simple wood entry door on the west façade appears to be original and displays iron hardware and mail slot. A poured concrete pathway and stairs lead to the main entry. An exterior brick chimney is located on the north elevation, and an interior brick chimney is located on the east slope of the roof. The cross-gable roof is moderately-pitched and clad with wood shingles. A detached, two-car garage is located slightly east of the residence and displays a rectangular ground plan, concrete slab foundation, wood-frame structural system, beveled wood board wall cladding, replacement automatic garage doors, and a gable-on-hip roof clad with wood shingles. The garage was built in circa 1950; it is not the original garage for the property.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5a. Photograph 1.



P5b. Description of Photo:

North elevation.
Camera facing southwest.
Photo taken 4/9/2014.
Photo #0574.

***P6. Date Constructed/Age and Sources:** 1935.

Source-Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Eric & Noel Jones
9585 School St
Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/9/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 2

*Resource Name or # Westlake Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

According to the 1941 Sanborn Map a one-story, garage was located very close to the residence. At some point between 1941 and 1957 a large room addition was built off the east elevation of the house into the area the garage was located. The current garage was likely built during this time, as well as the, covered living space connecting the garage and residence. The 1957 aerial view of the property displays the room addition, covered living space and detached garage. Another notable alteration includes the second story gable windows. The house was originally one-story, but has since been reclassified as a two-story residence. Overall, the house is in good condition.

Although the Westlake Residence does not appear to be eligible for listing in the NRHP or the CRHR as a contributing property to the NRHP-listed Elk Grove Historic District—because its construction date of 1935 lies outside of the period of significance established for the district—it does appear to be eligible for listing in the Elk Grove Registry under local Criterion C-1 as a heritage resource and a contributing resource to a potential locally-designated historic district. Thus under the current recordation the property has been assigned a 5D3 California Historical Resource status code.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.
1912, 1941 Sanborn Map
NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 28, 2014.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Sketch map of 9585 School Street. Google Earth Pro, 2014.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 49

*Resource Name or # Aldritch Residence

*Date: February 2019

☒ Update

Updated Description:

Since the 2014 evaluation a railing has been added to the front porch of the Aldritch residence.

Updated Photograph:



Photograph 1. View northeast of west elevation.

Elk Grove Register of Historic Resources Eligibility:

The Aldritch residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion A-i, both individually and as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1927 and 1945.

The circa 1936 Tudor Revival-style residence remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1927 and 1945, and as a contributor to a potential locally designated historic district.

Integrity Assessment: The Aldritch residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays integrity of design, materials, and workmanship due to its original wall cladding and windows. It maintains feeling of a circa 1936 Tudor Revival-style residence and retains its association with its historic context. The Aldritch residence retains all seven aspects of integrity.

In conclusion, the Aldritch residence appears eligible for listing in the Elk Grove Register, both individually and as a contributor to a potential locally designated historic district, under Criterion 1 because of its association with Elk Grove's residential development during the period between 1927 and 1945. It maintains a high degree of integrity to its period of significance (circa 1936).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 30, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Aldritch Residence

P1. Other Identifier: MR-73

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Sacramento
***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T 7N R 6E; SW 1/4 of SE 1/4 of Sec 31 MD B.M.**
c. Address: 9589 School Street **City:** Elk Grove **Zip:** 95624
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN 125-0252-003 Elevation: 50 ft. AMSL

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

The Aldritch Residence sits on the east side of School Street between Locust Street and Elk Grove Boulevard. The parcel contains two built resources, including a residence and detached garage. Landscaping on the property consists of a manicured lawn and mature shade trees that obscure the view of the property. The garage was not visible from the public right-of-way.

This one-story, wood-framed, Tudor Revival-style residence was built in circa 1936, and displays a rectangular ground plan and a continuous concrete foundation. The house displays beveled wood board wall cladding and original wood-sash windows. Windows on the west façade consist of four, multi-light casement windows topped with awning windows, and two, 6/6-light, double-hung windows. A small, arched, multi-light window decorates the west façade. The façade windows are flanked by fixed, wood panel shutters. Concrete stairs lead to a partial-width façade porch. The brick porch displays slightly tapered, squared porch supports with simple wood bases. The view of the main entry is obscured by a metal security door. The medium-pitch, cross-gable roof flares out over the porch. The roof is clad with composite shingles. Other notable features include elongated arched gable vents. The detached garage is not visible from the public right-of-way; however, it is not original to the property. The 1941 Sanborn Map does not indicate a garage being associated with the residence. (see continuation sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph 1.



P5b. Description of Photo:

West elevation.
Camera facing east.
Photo taken 4/9/2014.
Photo #0571

***P6. Date Constructed/Age and Sources:** circa 1936. Source-Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Justin R. & Amanda K. Meehan
3664 Rosecrest Circle
El Dorado Hills, CA 95762

***P8. Recorded by:**
Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/9/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 2

*Resource Name or # Aldritch Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Although the Aldritch Residence does not appear to be eligible for listing in the NRHP or the CRHR as a contributing property to the NRHP-listed Elk Grove Historic District—because its construction date of 1935 lies outside of the period of significance established for the district—it does appear to be eligible for listing in the Elk Grove Registry under local Criterion A-i as a landmark and a contributing resource to a potential local historic district for its association with the residential development of Elk Grove within the period between 1927 and 1945. Thus under the current recordation, the property has been assigned a 5D3 California Historical Resource status code.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historical Resources. Resource on file at the Elk Grove Historical Society, Elk Grove, CA.
1941 Sanborn Map

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Sketch map of Poston Westlake Residence.



Photograph 2. View northeast of south and west elevations.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 50

*Resource Name or # Gage Mansion

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the east elevation.

Elk Grove Register of Historic Resources Eligibility:

The Gage mansion was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii, both individually and as a contributor to a potential locally designated historic district, because of its association with Elk Grove's residential development during the period between 1893 and 1926. Former Criterion B-ii designated historic resources that possess outstanding historical significance but lack integrity.

The circa 1908 American Foursquare-style residence with Colonial Revival-style elements appears eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's agricultural development during the period between 1893 and 1926, and as a contributor to a potential locally designated historic district. The residence displays typical characteristics of the American Foursquare house shape including a square floor plan and square-shaped exterior facade capped by a pyramidal roof with simple decoration (in this case Colonial Revival-style porch columns), and thus appears eligible under Criterion 3.

Integrity Assessment: The Gage mansion maintains integrity of location as it is located in its original construction location. It lacks integrity of setting as a farmhouse originally surrounded by orchards, and is currently surrounded by a housing development. It displays integrity of design, materials, and workmanship apart from possible wall cladding replacement. It maintains the feeling of a circa 1908 American Foursquare-style residence and retains its association with its historic context.

In conclusion, the Gage mansion appears eligible for listing in the Elk Grove Register both individually and as a contributor to a potential locally designated historic district, under Criterion 1 for its association with Elk Grove's agricultural development during the period between 1893 and 1926, and under Criterion 3, as it embodies the distinctive characteristics of the American Foursquare architectural style. The residence maintains integrity to its period of significance (circa 1908).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 29, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5B

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Gage Mansion

P1. Other Identifier: MR-92

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NW ¼ of NW ¼ of Sec. 6 B.M.

c. Address: 9665 Gage Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0470-001

Elevation: 50 ft. AMSL

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

Built in 1908, the Gage Mansion is an American Foursquare-style residence situated on a round, 5,800 square-foot parcel in an urban, residential area of Elk Grove. The two-story house is encircled by a paved roadway that forms a cul-de-sac at the southern end of Gage Street. Rising from an irregular ground plan, the house's wood-frame structural system supports a moderately-pitched hipped roof with asphalt shingles, wide eaves, and exposed rafter tails. The exterior walls are sheathed in stucco. The north-facing, asymmetrical main façade features slightly off-center porch with a shed roof supported by four round, molded columns. Stone steps access the centered wood panel front door, which is flanked by canted bays. As the windows in these bays were obscured by screens at the time of the present recordation, their designs are not apparent. Windows on the upper level of the north elevation were obscured, with the exception of a centrally placed window with a single-pane lower sash and an upper sash with multiple hexagonal panes. To the left of this window is a ribbon of three windows, and to the right, a single window of an undetermined design. On the remaining elevations, the wood sash windows are generally obscured by screens, as on the main elevation. A notable exception is on the west elevation, where there is a covered porch featuring a glazed wooden door flanked by multi-pane windows and topped by a single-pane transom. A hipped porch roof extends to the west, supported by four rectangular wooden posts. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

North elevation. Camera facing south.
Photo taken April 11, 2014,
Photo #P1020023

*P6. Date Constructed/Age and Sources:
circa 1908. Source-Lance Armstrong, p. 77
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Li Ling & Stephen Horvath
9665 Gage Street
Elk Grove, CA 95624

*P8. Recorded by:
Monte Kim
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 11, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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

Page 2 of 3

*NRHP Status Code 5B

*Resource Name or # Gage Mansion

B1. Historic Name: Gage Mansion

B2. Common Name: none

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** American Foursquare

***B6. Construction History:** (Construction date, alterations, and date of alterations) Constructed in circa 1908. Addition appended to southwest corner of the building at an unknown date.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

***B8. Related Features:** a modern residential subdivision known as the Gage Street Townhouses, which encircles the Gage Mansion.

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Residential development

Area: Elk Grove

Period of Significance: 1893-1926

Property Type: Residence

Applicable Criteria: Local Criterion B-3

Although the Gage Mansion does not appear to be eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), it does appear to be eligible for listing in the Elk Grove Registry under Criterion B-2 as an individual landmark and a contributor to a locally-designated historic district.

The Gage Mansion was not inventoried in the 1988 survey conducted by Michael Knapp because it was located outside the proposed boundaries for the NRHP historic district. In 2012, Page & Turnbull conducted a reconnaissance-level survey and concluded that the Gage Mansion appears to be eligible for listing in the Elk Grove Registry, both individually and as a contributor to a locally designated historic district (5B). Page & Turnbull also recommended listing the Gage Mansion in the CRHR under Criteria 2 and 3. The current evaluation concurs with the finding that the Gage Mansion appears to be eligible for the Elk Grove Registry as an individual landmark and as a contributing resource to a locally-designated historic district, but it diverges from the 2012 evaluation in that it does not find the residence to be eligible for the CRHR (or the NRHP) due to its diminished integrity (especially its integrity of setting), its lack of sufficient associative significance, and because it is not an exceptional example of the American Foursquare architectural style. The current evaluation has thus assigned a 5B California Historical Resource status code to the property. See continuation sheet.

B11. Additional Resource Attributes: none

***B12. References:**

Armstrong, L. 2006. *Echoes of Yesterday: Elk Grove, an Inside View of Historic Sites*. (Oakland: Regents Press); Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, Calif.

B13. Remarks:

***B14. Evaluators:**

James Williams & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400 Sacramento, CA 95814

***Date of Evaluation:** August 20, 2014

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 3

*Resource Name or # Gage Mansion

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

The south elevation includes a one-story, hipped-roof addition and an internal brick chimney extending from the upper level roof slope. Projecting from the east elevation is a two-story canted bay with three screened windows on each level. In addition, a brick external chimney rises along the east elevation, extending above the roof line. Landscaping on the parcel includes a number of mature trees, bushes, and flowering plants, all contained within a picket fence that follows the property line.

***B10. Significance** (continued):

The Gage Mansion was originally a large farm house constructed on an agricultural parcel that had been previously owned by George Harvey Kerr. The parcel was eventually sold to Fred and Cora Gage, who constructed the current residence just south of Grove Street in 1908. Fred was a successful grower with five sizeable agricultural properties in the Elk Gove area. The orchard surrounding their new residence consisted of peach trees. Fred was a founder and a board member of the Florin Fruit Growers Association, as well as a member of the local Odd Fellows Lodge and the Courland Farmers Club. For her part, Minnesota-native Cora was active in the Elk Grove Park Association, the Elk Grove Friday Club, and the Courtland Farmers Club (Armstrong 2006: 77-78). Although Fred Gage was a prominent local farmer and Cora Gage was an active member in Elk Grove, neither individual made a singularly important contribution to the development of agriculture or the community. Consequently, the Gage Mansion does not appear to be eligible for listing in the NRHP under Criterion B, the CRHR under Criterion 2, or the Elk Grove Registry under Criterion A-2.

Throughout the first half of the twentieth century, the large farm house existed at the rural periphery south of the developed area of the town. As late as 1964, historic aerials show that the area south and west of the residence was still agricultural. Although the aerials also show that residential development had begun to encroach on the northern and eastern portion of the orchard, the property still retained its largely rural setting. In 1986, however, the lots directly surrounding the Gage Mansion were developed with new single-family residences. Today, aside from the residence, the Canary Island Date palms that mark the entrance to the drive are the only surviving visible reminders of the property's agricultural past.

Due to the encroachment of modern residential development, the Gage Mansion's agricultural setting has been completely lost. The fruit orchards that once surrounded the residence were an important aspect of the property's historical identity as a farm house. The loss of this key aspect of the property's integrity has subsequently undermined the residence's ability to convey its historical significance under NRHP and CRHR criteria, particularly Criteria A and 1. Additionally, because the Gage Mansion is not an exceptional example of the American Foursquare style, it does not appear to meet NRHP Criteria C or CRHR Criteria 3.

Under local Criterion B-2, however, the Gage Mansion appears to meet the requirements for listing in the Elk Grove Registry as a landmark. Although the property's orchard setting, rural feeling, and agricultural associations are no longer discernable, the Gage Mansion does still retain its integrity of location, design, materials, and workmanship. The Gage Mansion remains a good, locally rare example of the American Foursquare architectural style. The residence displays character-defining features of the style that include a height of two stories, a low-pitched hipped roof, a prominent front entry porch, wood-frame structural system, double-hung wood-sash windows, and minimal architectural detailing. As such, the Gage Mansion possesses sufficient design and construction value, as well as a sufficient amount of integrity, to meet local Criterion B-2, individually and as a contributor to a locally-designated historic district.

In conclusion, the Gage Mansion appears to be eligible for listing in the Elk Grove Registry under Criterion B-2 as an individual landmark and a contributor to a locally-designated historic district. Thus under the current recordation, the property has been assigned a 5B California Historical Resource status code. The subject building was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 51

*Resource Name or # Elk Grove Winery Warehouse

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northwest of the south and east elevations.

Elk Grove Register of Historic Resources Eligibility:

The Elk Grove Winery warehouse was evaluated in 2014 as eligible for listing at the local level of significance in the National Register of Historic Places (National Register) under Criterion A and the California Register of Historical Resources (California Register) under Criterion 1 as a contributor to the Elk Grove Winemaker Historic District for its association with Elk Grove's wine and warehouse industry during the period between 1895 and 1950. It was also found individually eligible for listing in the Elk Grove Register under the former Criterion A-i. The building was reevaluated in 2018 and found individually eligible for listing in the California Register under Criterion 1 as it is one of the oldest remaining elements reflecting the important winery industry history of the Elk Grove area.

The circa 1900 masonry warehouse remains eligible for listing in the National Register under Criterion A and the California Register under Criterion 1 as a contributor to the Elk Grove Winemaker Historic District. It remains individually eligible for listing in the California Register under Criterion 1, as well as individually eligible for listing in the Elk Grove Register under updated Criterion 1.

Integrity Assessment: The Elk Grove Winery warehouse maintains integrity of location and setting as it is located in its original construction location in an industrial area by the railroad tracks. It displays partial integrity of design, materials, and workmanship due to window and door replacements; however, the broad brick elevations of the warehouse have few doors and windows. It maintains feeling as a circa 1900 masonry vernacular warehouse and retains its association with its historic context. The Elk Grove Winery Warehouse retains all seven aspects of integrity.

In conclusion, the Elk Grove Winery warehouse appears eligible for listing on the National Register under Criterion A and California Register under Criterion 1 as a contributor to the Elk Grove Winemaker Historic District. It also appears individually eligible for the California Register under Criterion 1 as one of the oldest remaining elements reflecting the important winery industry history of the Elk Grove area. It also appears eligible for the Elk Grove Register, both individually and as a contributor to the Elk Grove Winemaker Historic District, under Criterion 1 for its association with Elk Grove's wine industry during the period between 1893 and 1926. It maintains a high degree of integrity to its period of significance (circa 1900).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: April 30, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 3D, 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: Elk Grove Winery Warehouse

P1. Other Identifier: Bldg. 1, MR-93

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Date: T 6N R 6E; NW ¼ of NE ¼ of Sec. 6 B.M.

c. Address: 9678 Railroad Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0050-043 Elevation: approx. 50 ft. AMSL

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

Built in circa 1900, this masonry vernacular building originally served as a wine storage warehouse for the Elk Grove Winery. Currently addressed as 9678 Railroad Avenue, the building sits at the northern end of parcel 134-0050-043. The building's brick structural system rises from a rectangular ground plan to a height of one story and is surmounted by a front-facing gable roof with corrugated metal cladding concealed behind a stepped brick parapet along the east and west elevations. The brick coping along the top of the parapet has been covered with non-original sheets of metal. The main façade (east elevation) is symmetrically arranged with a pair of full-height brick columns at the north and south corners, a centered louvered vent, and a centered entry with a single-leaf commercial door and three, vertically-oriented, fixed plate windows sheltered beneath a canvas awning. The west elevation is similarly arranged, except that its entry features a horizontally-sliding, wood-plank service door suspended from a metal track. The south elevation displays a single, off-center loading bay flanked by two louvered vents set within an opening capped with a segmental arch. The north elevation displays a non-original, wood entry door with upper glazing near the horizontal midpoint of the façade. Both the north and south elevations feature a dentil course at the wall-roof junction. Landscaping in the immediate vicinity of the warehouse includes ground cover and small trees in the brick planters flanking the entry, trees and other large plants along the north and south walls of the building, a dirt and gravel lot to the north, and a storage lot to the south. An asphalt-paved parking lot occupies the area between Railroad Avenue and the main façade of the warehouse.

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial building

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

P5a. Photograph 1.



P5b. Description of Photo:

East & south elevations.
Camera facing northwest.
Photo taken. April 11, 2014.

*P6. Date Constructed/Age and Sources:

circa 1900. Source: Sanborn maps.
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Frank P Leal Living Trust
300 Maranatha Dr
Hollister, CA 95023

*P8. Recorded by:

Monte Kim
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 11, 2014

*P10. Survey Type: Intensive

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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

Page 2 of 5

*NRHP Status Code 3D, 5S3

*Resource Name or # Elk Grove Winery Warehouse

B1. Historic Name: Elk Grove Winery Warehouse

B2. Common Name: none

B3. Original Use: warehouse

B4. Present Use: commercial

***B5. Architectural Style:** masonry vernacular

***B6. Construction History:**

Warehouse constructed in circa 1900. Front entry modified with modern commercial door and fixed windows at an unknown date.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

***B8. Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

***B10. Significance: Theme:** Development of the Warehousing and Wine Industry in Elk Grove

Area: Elk Grove

Period of Significance: 1900-1950

Property Type: industrial building

Applicable Criteria: A, 1, A-i

The Elk Grove Winery Warehouse appears to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) as a contributing property to the Elk Grove Winemaker Historic District, a proposed NRHP historic district that appears to be individually eligible at the local level of significance under NRHP Criterion A and CRHR Criterion 1 for its association with the development of Elk Grove's wine and warehouse industry during the period between 1900 and 1950. The warehouse also appears to be individually eligible for listing in the Elk Grove Registry as a local landmark under Criterion A-i

During the late nineteenth century and early decades of the twentieth century, the area south of Elk Grove Boulevard and east of the Southern Pacific Railroad (SPRR) tracks, consisted of a district of warehouses and industrial buildings. Some of these buildings were used for the storage of agricultural products. Others were constructed for the production of wine. One of the early wine warehouses established in the area was the Elk Grove Winery Warehouse.

The Elk Grove Winery Warehouse was part of a facility established by Edward L. Da Roza in circa 1900. Da Roza and his partner Joseph P. Neves, established the community's first winery in 1888 at what is now the southeast corner of Grove Street and Railroad Avenue. During the early 1890s, a new facility was constructed at the present intersection of Jonnell Court and Jan Marie Way, northeast of Railroad Avenue. In 1900, Da Roza bought Neves' interest in the facility and renamed it the Elk Grove Winery. Da Roza expanded the winery in circa 1900 by building a new brick wine storage warehouse on the west side of Railroad Avenue. Also during this period, Da Roza constructed a new sherry house and doubled the size of the winery's main facility on the east side of Railroad Avenue to meet increased demand of his wine outside of California. (see continuation sheet)

B11. Additional Resource Attributes: none

***B12. References:**

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, Calif.
Sanborn Map Company.

B13. Remarks:

***B14. Evaluator:**

James Williams and Monte Kim, Ph.D.
ICF International, 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** June 15, 2014

(This space reserved for official comments.)



*Recorded by: Monte Kim, ICF International

*Date: June 15, 2014

☒ Continuation ☐ Update

***B10. Significance** (continued):

Da Roza died in 1909, leaving the winery to his son Edward Da Roza. Edward's short tenure at the helm of the company included two fires at the winery—one in 1911, and the other in 1913. The latter incident destroyed the entire facility, with the exception of a brick warehouse, and led to the release of 150,000 gallons of wine into the streets of Elk Grove. A 1915 rebuilding effort included the construction of a new distillery, two brick warehouses, an office east of the railroad spur that ran along the current alignment of Railroad Avenue, and a bunk house west of the spur.²⁴

In 1920, Da Roza sold the winery to Colonial Grape Products, a San Francisco-based company with additional wineries in Sacramento, Napa, and Sonoma counties. Da Roza apparently sold the company, in part, because of production restrictions during Prohibition, but also because he was burdened with tax problems. The San Francisco firm continued to manufacture wine during Prohibition, though the federal government allowed it to only distill products for medicinal and religious purposes.²⁵

A process of consolidation in the national wine industry began after the repeal of Prohibition in 1933. The Elk Grove Winery changed hands more than once during the 1930s and 1940s. New Colonial Grape Products sold the facility in 1935, but it later repurchased the winery in 1937. In 1942, Schenley Distilleries, an operator of several California wineries, purchased the plant and rechristened it as the Cresta Blanca Winery. By the early 1950s, however, the company had ceased production at the facility due to a decline in market share. By circa 1967, all of the buildings associated with the Elk Grove Winery, except for Bldg. 1, had been demolished.²⁶

Evaluation

Under Criteria A, 1, and A-i, the Elk Grove Winery Warehouse retains sufficient integrity to convey its historical identity as a brick warehouse constructed at the turn of the twentieth century. It stands on its original location adjacent to the former Southern Pacific Railroad tracks and near other early twentieth-century buildings used for storage or related industrial purposes, including the production of wine. The property also retains a substantial amount of its original industrial setting and feeling, despite the removal of some of the older adjacent buildings and the encroachment of modern residential properties to the east. The property was one of a number of early warehouses that lined the Southern Pacific tracks and facilitated the industrial development of Elk Grove during the first half of the twentieth century. As such, the Elk Grove Winery Warehouse appears to be significant under NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i.

The Elk Grove Winery Warehouse, however, does not appear to possess sufficient associative significance to meet NRHP Criterion B, CRHR Criterion 2, or local Criterion A-ii. Although Edward Da Roza was one of the early businessmen involved in the wine industry in Elk Grove, his contribution to the development of that industry does not rise to the level of singular importance necessary to meet Criteria B, 2, and A-ii.

The Elk Grove Winery Warehouse also does not appear to possess sufficient architectural distinction to meet NRHP Criterion C, CRHR Criterion 3, or local Criterion A-iii. Although this masonry vernacular-style, brick warehouse retains a substantial amount of its integrity of design, materials, and workmanship, it is an undistinguished example of its type and style. As such, the warehouse lacks sufficient design and construction value to meet Criteria C, 3, and A-iii.

In conclusion, the Elk Grove Winery Warehouse appears to be eligible for listing in the NRHP and the CRHR as a contributing property to the Elk Grove Winemaker Historic District under Criterion A and 1 respectively because of its association with the development of the warehousing and wine industries in Elk Grove during the early decades of the twentieth century. Additionally, the warehouse appears to be individually eligible for listing in the Elk Grove Registry as a local landmark under Criterion A-i. As such, the current evaluation has assigned a 5S3 and a 3D California Historical Resource status code to this property. The Elk Grove Winery Warehouse was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be historical resource for the purposes of CEQA.

²⁴ Ibid., 110.

²⁵ *Pacific Rural Press*, October 12, 1920; Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 145, 112.

²⁶ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 145-146, 173

Page 4 of 5

*Resource Name or # Elk Grove Winery Warehouse

*Recorded by: Monte Kim, ICF International

*Date: June 15, 2014

☒ Continuation ☐ Update

*P5a. Photographs (continued):



Photograph 2. Front façade (east elevation) of Elk Grove Winery Warehouse. Camera facing west.



Photograph 3. South and east elevations of Elk Grove Winery Warehouse. Camera facing northwest.

Page 5 of 5

*Resource Name or # Elk Grove Winery Warehouse

*Recorded by: Monte Kim, ICF International

*Date: June 15, 2014

☒ Continuation ☐ Update

*P5a. Photographs (continued):



Photograph 4. North and east elevations of Elk Grove Winery Warehouse. Camera facing southwest.



Photograph 5. North and west elevations of Elk Grove Winery Warehouse. Camera facing southeast.

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 7 Resource Name or #: 9678 Railroad Street

P1. Other Identifier: Da Roza & Neves Winery Warehouse

*P2. Location: *a. County: Sacramento

b. Address: 9678 Railroad Street City: Elk Grove CA Zip: 95624

*c. USGS 7.5' Quad _____ Date: _____

*e. Other Locational Data: APN#: 134-0050-043

***P3a. Description:**

The former Da Rosa/Neves Winery Building is a red brick structure with a gabled roof and long slender box form. A metal roof supported by wooden trusses covers the 125 foot by 47 foot rectangular brick building. The walls are laid in an American common brick pattern resulting in walls about 12 inches thick. The façade (east) elevation contains a stepped brick parapet with its tallest point centered above a former store opening. The emphasized edges of the parapet are outlined with a layer of brick. This parapet composition is repeated on the west elevation. There are rectangular louvered vents in both parapets. The four corners of the building project upward from the roofline and are capped with brick to emphasize the corners of the building. The north and south cornices of the structure are decorated with an alternating brick pattern of slightly projecting brick that extends all along the edge of the roof cornice for the length of the building.

There are a few openings in the walls of the building.

The front façade (east) of the building contains a large rectangular opening currently filled in with temporary materials. It may originally have held a large service door to the warehouse. It appears that a more recent use included a front door to some commercial use within the building and an awning type of cover above it.

(Continued on page 3)

***P3b. Resource Attributes: HP8**

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



P5b. Description of Photo:

View to west

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

Source: ☒ Historic

☐ Prehistoric ☐ Both

Ca 1900

***P7. Owner and Address:**

Sacramento, CA

***P8. Recorded by:**

Paula Boghosian, Historic
Environment Consultants
5420 Home Court
Carmichael, CA 95608

***P9. Date Recorded:**

October 2018

***P10. Survey Type:**

intensive

P11. Report Citation*:

Elk Grove Historic Context
Statement and Survey 2012

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code 3CD

*Resource Address: 9678 Railroad Street

B1. Historic Name: Da Rosa-Neves Winery Warehouse

B2. Common Name: winery warehouse

B4. Present Use: vacant

*B5. Architectural Style: light industrial/commercial

*B6. Construction History:

There are no building permits to document changes in the building. It appears to have been built in about 1900 and the most noticeable change has been to the front elevation where the entry has been expanded and has had a commercial steel and glass unit installed.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: industrial/winery

Area: light industry; Elk Grove

Period of Significance: 1900-1920 Property Type: industrial

Applicable Criteria: Public Resources Code

4852(1)(b)(1)

The 1880 *History of Sacramento County* by Thompson & West states that, "*Sacramento County is fast becoming a large grape-growing district, being now the fifth in the State in the amount of acreage, which is increasing each year.*" It also states that the main areas in the county for vineyards were, "...near the vicinity of Elk Grove, Florin and Brighton..." That history also indicates that there were 3.6 million grape vines in the county which produced over 146,000 gallons of wine. While there were some individuals making wine in the County, including John Nevis, the first industrial scale winery was started by Jose Da Roza and John Neves, both Portuguese immigrants and brothers-in-law, in 1888.

(continued on page 4)

B11. Additional Resource Attributes: n/a

*B12. References:

Armstrong, Lance, *Echoes of Yesterday—Elk Grove*, Oakland, Regent Press, 2006, pp. 143-151

Google Earth

Page & Turnbull, Inc., *Elk Grove Historic Context Statement and Survey Report*, 2012

Sacramento County Assessor's Data

Sanborn Fire Insurance Maps, Elk Grove, 1895-1941

Thompson & West, *History of Sacramento County*, Oakland, 1880, pp. 191-193

Willis, William, *History of Sacramento County*, Historic Records Company, Los Angeles, 1913, pp 732-33.

B13. Remarks:

*B14. Evaluator: Paula Boghosian, Historic Environment Cons.

(This space reserved for official comments.)



*These items consist of required information.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

*Date of Evaluation: October, 2018

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Resource Name or #: 9678 Railroad Street

Recorded by : Paula Boghosian

Description: (Continued)

A large door opening of similar size and original use penetrates the southern elevation with a recessed standard man door nearby to the east. Two arched louvered vents are located in the southern wall on either side of the service door. Some brick above the door has crumbled in the wall but still supported by a metal lintel. There is a drain pipe to service the roof attached to the wall between the two doors.

The north wall contains a standard door in a slightly recessed panel and two arched louvered vents like the others set into the wall. A tall drainpipe extends the height of the building on the west end. A simple wood frame has been attached to the brick apparently to attach a sign to the building.

The west wall contains an opening smaller than the large service door on the south elevation but larger than a standard door, and is currently covered by a piece of plywood.

The concrete floor contains impressions of the bases of former vertical wood post roof supports. Small excavations in the floor near the sides of the interior walls reveal foundations of corbelled brick

Alterations;

The existing east, north and south openings appear to have experienced minor modifications. The brick around the openings has experienced wear and some minor damage. The upper part of the large service opening in the south wall is deteriorated and the brick above the opening is spalling.

The façade opening appears to have been somewhat enlarged and fitted with wood panels and an angled canopy, both possibly due to an attempt to create a commercial space in the front of the building.

A substance similar to concrete has been applied in a thin coat to the exterior sides of the brick building up to a height of about three and a half feet. There is some evidence of a similar treatment on the interior.

Character -defining features;

The 113 year-old building conveys the familiar image of 19th to early 20th century aging red brick historic buildings found in many 19th century Gold Rush era cities in California. This aging brick is a character-defining feature as is the long slender form of the building. It reflects a standard commercial style of its era.

The building's east elevation is its principal façade and contains a stepped brick false parapet whose edges are outlined with a course of brick. The same parapet feature is repeated on the west elevation.

The four corners of the building are emphasized by short towers of brick on each corner.

North and south wall cornices include a row of brick dentils along their entire length.

Arched and louvered vents have been inserted into the upper sections of walls; two each in the north and south walls and one each in the east and west walls.

Wood trusses, visible on the interior, support the corrugated metal gabled roof. A ceiling may have screened them from interior view. Wood posts, formerly supporting the roof above the interior floor of the building, have been removed.

Small scuppers in the walls at the edge of the roof penetrate the upper walls of the perimeter of the building allowing water runoff from the roof.

Some long iron bolts have been inserted in some locations for structural support of the building walls. Such structural features are often present in 19th century brick buildings.

*B10. Significance:

Da Roza purchased Nevis' interest in the winery in 1895. Da Roza died in 1909 and his son, Edward, took over the operation of the winery. About that time the business was renamed the Elk Grove Winery. A variety of wines and brandies were produced by the winery. Shipments of the wineries production mostly went to New York and the Hawaiian Islands.

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Resource Name or #: 9678 Railroad Street

Recorded by : Paula Boghosian

The winery had two warehouses. The largest warehouse was the brick warehouse just to the southwest of the winery, which is the subject of this evaluation (9678 Railroad Street). In the space between the winery and warehouse was a railroad spur, which traveled along a path now identified as Railroad Street. The brick warehouse was not depicted in the 1895 Sanborn Map, but was shown as existing on the 1905 map. A photo dated by Lance Armstrong as ca1900, shows the warehouse on the right-hand edge of the photo. The County Assessor also gives a date of 1900 for the building. Thus, a reasonable date for the warehouse would be ca.1900.

In 1918, an article appeared in the Los Angeles Times telling of the indictment of Edward Da Roza of \$50,000 in Tax Fraud. At the same time, Prohibition was looming and was passed in 1919. As a result, the winery was sold in 1920 to the Colonial Grape Products company. Colonial was allowed to continue to produce wine during Prohibition because its products were used for religious and medical purposes. The 1926-1941 Sanborn Map shows the warehouse as still part of the winery operation of the Colonial company.

Colonial Grape Products used the warehouse as part of its operation for about 20 years. They then sold out to the Schenly Corporation and the winery was renamed the Cresta Blanca Wine Company. Cresta Blanca eventually ceased operation because it could not compete with other wine growing areas, such as Lodi and Fresno. The main winery buildings were demolished in 1967 and the acreage became part of a housing subdivision in the mid-1980s. The warehouse still remains and was used for a while as part of Durham Stabilization Inc. in recent years.

The remaining former Da Rosa & Neves Warehouse is one of the oldest remaining elements reflecting the important winery industry in the history of the Elk Grove area. While experiencing some limited deterioration, the building has substantially retained its physical and visual character as an element of that significant agricultural activity. The essentially modest brick building retains an early twentieth century presence that reflects its key relationship to the history of Elk Grove and its region. Based upon the importance of this industry to the economic wealth and agricultural activity of the area during the 1880-1940 era, the warehouse appears to meet criteria for listing in the California Register under criteria Public Code 4852(1)(b)(1), "events that have made a significant contribution to the broad patterns of local or regional history."

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Resource Name or #: 9678 Railroad Street

Recorded by : Paula Boghosian



West (rear) and south elevations, view to the northeast.



North elevation, view to the southwest.

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Resource Name or #: 9678 Railroad Street

Recorded by : Paula Boghosian



Interior as viewed to the east.

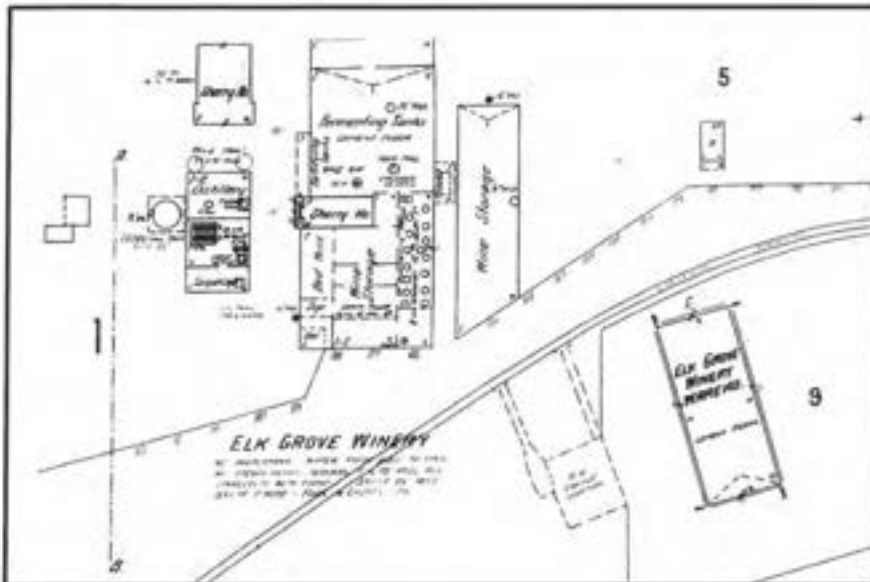


Interior as viewed to the west.

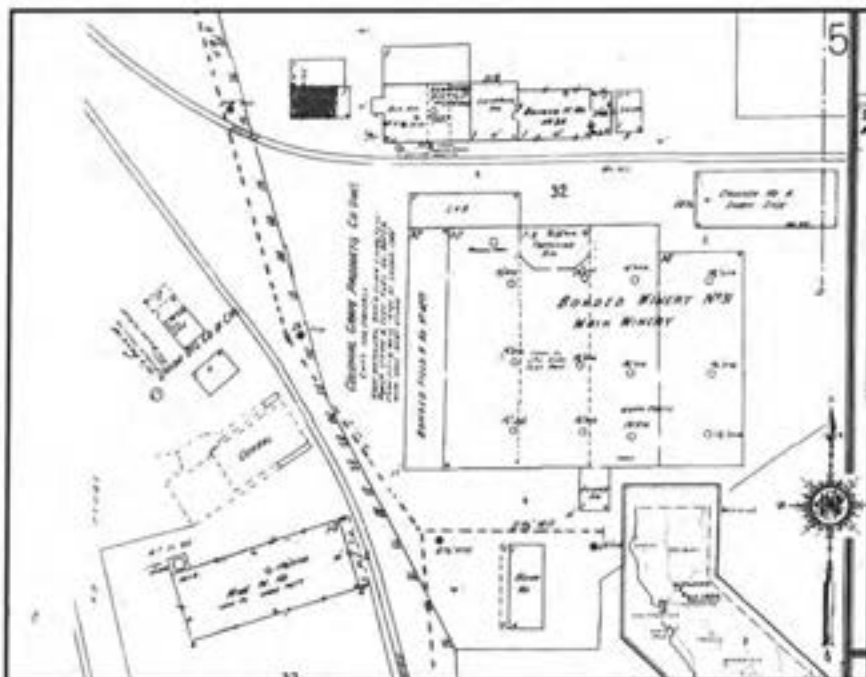
Page 7 of 7

Resource Name or #: 9678 Railroad Street

Recorded by : Paula Boghosian



The 1905 Sanborn is the first Sanborn map to display the warehouse.



The 1926-41 Sanborn Map shows ownership by Colonial Grape Products.

Page 1 of 2

*Recorded by: Volunteer

Map Reference #: 52

*Resource Name or # Elk Grove Vineyard Association Winery

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the east and north elevations of Building 3.



Photograph 2. View southwest of the east and north elevations of Building 3.



Photograph 3. View southwest of the north elevations of Building 6 and 5.

Elk Grove Register of Historic Resources Eligibility:

The Elk Grove Vineyard Association Winery (Buildings 3, 4, 5, and 6) was evaluated in 2014 as eligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) as a contributor to the Elk Grove Winemaker Historic District under Criteria A and 1, respectively, for its association with the development of the warehousing and wine industries in Elk Grove from 1895 to 1950. It was also found eligible for listing in the Elk Grove Register under Criterion A-i, both individually and as a contributor to a potential locally designated historic district, for its association with Elk Grove's wine and warehouse industry during the period between 1895 and 1950.

The 1909 concrete block (Buildings 3 and 4) and circa 1915 board-formed concrete warehouses (Buildings 5 and 6) remain eligible for listing in the National Register under Criterion A and the California Register under Criterion 1 as contributors to the Elk Grove Winemaker Historic District, as well as individually eligible for listing in the Elk Grove Register under updated Criterion 1 for their association with Elk Grove's wine industry during the period between 1893 and 1926.

Integrity Assessment: The Elk Grove Vineyard Association Winery maintains integrity of location and setting as it is located in its original construction location in an industrial area by railroad tracks. The four buildings display partial integrity of design, materials, and workmanship due to significant replacements, alterations, and additions. Currently owned by Pacific Modern Homes, a prefabricated home builder, the buildings maintain the feeling of 1909 and circa 1915 warehouses and retain association with their historic context.

In conclusion, the Elk Grove Vineyard Association Winery (Buildings 3, 4, 5, and 6) appears eligible for listing on the National Register under Criterion A and California Register under Criterion 1 as contributors to the Elk Grove Winemaker Historic District, as well as eligible for the Elk Grove Register, both individually and as contributors to the Elk Grove Winemaker Historic District, under Criterion 1, for its association with Elk Grove's wine industry during the period between 1895 and 1950. The buildings maintain integrity to their period of significance (1909–1950).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 1, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 3D, 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: Elk Grove Vineyard Association Winery

P1. Other Identifier: Bldgs. 3, 4, 5, & 6; MR-94

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County:

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; SW ¼ of NE ¼ of Sec . 6 B.M.

c. Address: 9723 Railroad Avenue

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0050-077

Elevation: 50 ft. AMSL

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

The former Elk Grove Vineyard Association (EGVA) Winery consists of four historic buildings identified on the sketch map as Bldg. 3 (Fermenting & Wine Storage Facility), Bldg. 4 (Warehouse), Bldg. 5 (Storage Bldg.), and Bldg. 6 (Bottling Facility & Sherry Oven). The buildings are situated on an irregularly shaped, 4.4-acre industrial lot located east of the former Southern Pacific Railroad (SPRR) tracks and south of the southern terminus of Railroad Avenue. Paved areas for circulation, parking, and outdoor storage separate the buildings. Landscaping is limited mostly to trees lining segments of the parcel boundary. The buildings are in overall good condition.

Constructed in circa 1915, Bldg. 5, and 6 are located near the center of the lot and share a common interior wall. Building 5 is the westernmost of the two buildings. Constructed as a wine storage facility, Bldg. 5 has a rectangular ground plan and a reinforced concrete structural system with board-formed concrete walls. A wooden truss system supports a flat roof with composition roll cladding and a skylight that appears to be flush with the roof. The front façade (north elevation) faces a gravel-lined loading area and features a large central bay with two horizontally-sliding suspended metal doors flanked by a pair of resized door openings. The left opening has been infilled with a single-leaf, wooden entry door and a sliding aluminum window. The opening on the right has been infilled with a single aluminum sliding window. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial buildings

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

P5a. Photograph 1.



P5b. Description of Photo

Bldg. 5. North and west elevations.
Photo taken April 11, 2014.

*P6. Date Constructed/Age and Sources: 1909 & ca. 1915. Source: Interview with Chris Fellersen, current owner of the property on 4/11/2014/
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Pacific Modern Homes
PO BOX 670
Elk Grove, CA 95759

*P8. Recorded by:

Monte Kim
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 11, 2014.

*P10. Survey Type: Intensive

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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

Page 2 of 7

*NRHP Status Code 3D, 5S3

*Resource Name or # Elk Grove Vineyard Association Winery

B1. Historic Name: Elk Grove Vineyard Association Winery

B2. Common Name: none

B3. Original Use: winery

B4. Present Use: storage

***B5. Architectural Style:** masonry vernacular

***B6. Construction History:** Bldgs. 3 & 4 were constructed in 1909. Bldgs. 5 and 6 were constructed in circa 1915. Addition appended to west elevation of Bldg. 5 in circa 1940. A long addition was affixed to the entire length of the west wall of Bld. 3 between 1941 and 1957. The southern half of Bldg. 4 was rebuilt in 1984 with a wood-frame structural system and corrugated metal siding.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

***B8. Related Features:** none

B9a. Architect: Bldgs. 3 & 4- E. G. Meakin; Bldgs. 5 & 6-unknown **b. Builder:** unknown

***B10. Significance. Theme:** Development of the Warehouse and Wine Industry in Elk Grove

Area: Elk Grove

Period of Significance: 1909-1950

Property Type: industrial building

Applicable Criteria: A, 1, A-i

The four historic buildings that comprise the Elk Grove Vineyard Association (EGVA) Winery—Bldgs. 3, 4, 5, and 6—appear to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) as contributing properties to the Elk Grove Winemaker Historic District, a proposed historic district that appears to be individually eligible at the local level of significance for listing in the NRHP under Criterion A and the CRHR under Criterion 1 for its association with the development of Elk Grove's wine and warehousing industry during the period between 1900 and 1950. Additionally, Bldgs. 3, 4, 5, and 6 appear to be individually eligible for listing in the Elk Grove Registry as local landmarks under Criterion A-i

During the late nineteenth century and early decades of the twentieth century, the area south of Elk Grove Boulevard and east of the Central Pacific/Southern Pacific (now Union Pacific) Railroad tracks, consisted of a district of warehouses and industrial buildings. Some of these buildings were used for the storage of wine or agricultural products. Others were constructed for the production of wine. The four historic buildings that comprise the EGVA Winery served as both warehouses and wine production facilities.

The EGVA Winery traces its development to the founding of the EGVA in 1902. The EGVA was established as a cooperative for farmers specializing in the cultivation of wine grapes. Under the leadership of Thomas Johnston, the EGVA initially operated as a supplier of grapes to local wineries. In 1908, however, the cooperative's inability to secure sufficient grape prices for its members from local wineries led the organization to establish its own winery. The EGVA commissioned noted winery designers Toulouse and Delorieux to draw up plans for its new winery. The EGVA Winery was completed in 1909, and included an office, a grape crushing house, a 15,000 gallon tank; a railroad spur, and three, concrete block buildings--a Fermenting and Wine Storage Facility (Bldg. 3) located near the entrance of the property, a Wine Warehouse (Bldg. 4) situated at the south end of the parcel, and a third wine storage building located about 60 feet east of Bldg. 3.²⁷ (See continuation sheet).

B11. Additional Resource Attributes: none

***B12. References:** Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, Calif. Sanborn Map Company.

B13. Remarks:

***B14. Evaluator:** James Williams & Monte Kim, Ph.D.
ICF International, 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** June 20, 2014

(This space reserved for official comments.)



²⁷ Interview with current property owner Chris Fellersen, Senior Vice President of Pacific Modern Homes, Inc., on April 11, 2014; Sanborn Map 1912.

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*Resource Name or # Elk Grove Vineyard Association Winery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P3a. Description (continued):**

The original west elevation of Bldg. 5 appears to have been an uninterrupted board-formed concrete wall. A circa-1940 addition, however, has been affixed to the west elevation near the northwest corner. The addition features a hipped roof with asphalt shingles, stuccoed exterior walls, three wood entry doors, and three wood-sash windows. The interior of the building features two parallel rows of wood post roof supports, which anchor the wood ceiling truss to a bare concrete floor.

Directly east and adjacent to Bldg. 5 sits Bldg. 6. Constructed on a 50' x 100' rectangular ground plan, the former wine bottling facility includes a brick structural system on its north, south, and east sides. The west wall is a common wall with Bldg. 5 and is constructed of reinforced concrete. The ceiling displays a steel truss system supporting a complex roof with a ridge monitor and sidelights. The front (north) elevation features an off-center bay with a suspended, horizontally sliding, wood plank door. Appended to the south end of Bldg. 6 is a 50 x 70-foot addition with a corrugated metal roof and walls constructed between 1941 and 1957.²⁸ Affixed to the east end of this addition is a second addition constructed between 1964 and 1993.²⁹ This addition features a concrete slab foundation, a wood and steel structural system, a gabled roof with corrugated cladding and fiberglass skylights, and exterior walls clad with T1-11 siding.

Directly west of Bldg. 5 is a fermenting and wine storage facility (Bldg. 3) constructed in 1909. Oriented parallel to the former SPRR tracks, this one-story building sits on 100 x 150-foot rectangular-shaped ground plan and has a gable roof concealed behind a stepped parapet. The building has a concrete block structural system with non-original, stuccoed exterior walls. A shed roof addition was affixed to the entire length of the west elevation between 1941 and 1957.³⁰ The windowless building features a loading bay on the north and east elevations, and two loading bays on the south elevation.

South of Bldg. 3 along the east side of the SPRR tracks is the EGVA wine warehouse (Bldg. 4). The rectangular ground plan measures 60 x 70 feet, not including a 25 x 50-foot modern addition appended to the north elevation of the original building. Built in 1909, the building features a moderately-pitched, front-gabled roof clad with corrugated metal and exposed wooden rafter tails. The main elevation faces north and displays a large, open bay, a double-hung wood sash window just below the gable peak, and a modern addition along the eastern half of the facade. The original building featured a concrete block structural system. In 1984, the southern half of the building was rebuilt with a wood-frame structural system and covered with corrugated metal siding.

In addition to the four historic buildings, there are three modern buildings that do not contribute to the significance of the property. One of these buildings is a gable-roof ancillary building located between Bldg. 3 and Bldg. 4. Based on historic aerials, this building was constructed sometime after 1964 and prior to 1993. The office adjacent to the northeast corner of Bldg. 6 was constructed in 1972 and expanded in 1979, and the pole barn at the eastern end of the property was built in 1976.³¹ These three buildings all lack a significant association with the original four winery buildings on the property.

***B10. Significance (continued):**

By circa 1915, however, the easternmost of the Toulouse and Delorieu concrete-block buildings had been replaced with two, large side-by-side buildings.³² The westernmost of these two buildings (Bldg. 5) was constructed of board-formed, reinforced concrete and was used to store wine. The adjacent brick building to the east (Bldg. 6) housed a bottling facility and a sherry oven. Of the buildings constructed during this early phase of development at the EGVA Winery, only Buildings 3, 4, 5, and 6 remain extant

With a production capacity of 20,000 gallons per day and a planned storage capacity of 180,000 gallons, the winery became a viable alternative for cooperative members eager to find better prices for their grapes. The EGVA's winery remained in continuous operation until the start of Prohibition in 1919.³³

With the repeal of Prohibition in 1933, the facility resumed operation as the Woodbridge Winery. Under the new owners, the winery shifted its sourcing mostly to grapes from Lodi-area vineyards. Production included a new focus on kosher wines for the Jewish market in New York.³⁴

During the 1940s, the winery went through a period of unstable ownership. In 1943, the Woodbridge Winery was sold to the Midwest Distilling Company of Wisconsin and renamed the Sunny Crest Winery. The following year, the winery was purchased by the Gibson Wine Company, a Cincinnati-based firm founded by Robert H. Gibson during the 1930s. In circa 1950, Gibson expanded its operation

²⁸ Sanborn Maps, 1941; Historic aerial photograph from 1957 accessed through NETR Online 2014.

²⁹ Historic aerial photograph from 1957 accessed through NETR Online 2014 and Google Earth Pro historic aerial images.

³⁰ Sanborn Maps, 1941; Historic aerial photograph from 1957 accessed through NETR Online 2014.

³¹ Interview with Chris Fellersen, current owner of the property on April 11, 2014.

³² Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), p. 111.

³³ *Ibid.*, pp. 110-112.

³⁴ *Ibid.*, p. 146.

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*Resource Name or # Elk Grove Vineyard Association Winery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***B10. Significance** (continued):

by building a new winery complex on Kent Street outside of the proposed historic district on an adjacent parcel just south of the original EGVA Winery buildings. The complex consisted of eight pre-fabricated steel-frame, industrial buildings, of which all but one remains extant.³⁵ With the completion of the new facility, Gibson ceased production at the original EGVA winery site and leased the property to the Aerojet Company beginning in the late 1950s. During the 1970s, the Elk Grove Ready Mix Company used the facility for its operations. The property is currently owned by Pacific Modern Homes, a prefabricated home builder.³⁶

Evaluation

Under Criteria A, 1, and A-i, the four historic buildings that comprise the EGVA Winery—Bldgs. 3, 4, 5, and 6— retain sufficient integrity to convey their historical identity as early twentieth century industrial buildings. They stand on their original location near or adjacent to the former SPRR tracks. They also retain a substantial amount of their original industrial setting and feeling, despite the removal of some of the older adjacent buildings and the encroachment of modern industrial properties to the south. These four buildings were among a number of industrial buildings that lined the Southern Pacific tracks and facilitated the industrial development of Elk Grove during the first half of the twentieth century. As such, EGVA Winery Bldgs. 3, 4, 5, and 6 appear to be significant under NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i.

Bldgs. 3, 4, 5, and 6, however, do not appear to possess sufficient associative significance to meet NRHP Criterion B, CRHR Criterion 2, or local Criterion A-ii. Although Thomas Johnston was an effective leader of the EGVA, his contribution to the development of the wine industry does not rise to the level of singular importance necessary to meet Criteria B, 2, and A-ii.

Additionally, because of their diminished integrity and lack of sufficient architectural distinction, Bldgs. 3, 4, 5, and 6 do not appear to meet NRHP Criterion C, CRHR Criterion 3, or local Criterion A-iii. Although Bldgs. 3 and 4 were designed by the architect E. G. Meakin of the well-known San Francisco industrial engineering firm of Toulouse and Delorieux, substantial alterations have compromised the integrity of both buildings and greatly diminished their ability to convey their historical identity as early examples of concrete block construction. As such, Bldg. 3 and Bldg. 4 no longer represent particularly good examples of Toulouse and Delorieux's work. Bldgs. 5 and 6 have also sustained alterations in the form of additions that have compromised their integrity of design, materials, and workmanship. As undistinguished examples of their type and style, Bldgs. 3, 4, 5, and 6 appear to lack sufficient design and construction value to meet criteria C, 3, and A-iii.

In conclusion, EGVA Winery Bldgs. 3, 4, 5, and 6 appear to be eligible for listing in the NRHP and the CRHR as contributing properties to the Elk Grove Winemaker Historic District under Criterion A and 1 respectively because of their association with the development of the warehousing and wine industries in Elk Grove from 1909 to 1950. Additionally, Bldgs. 3, 4, 5, and 6 appear to be individually eligible for listing in the Elk Grove Registry as local landmarks under Criterion A-i. As such, the current evaluation has assigned a 5S3 and a 3D California Historical Resource status code to each of these buildings. EGVA Winery Bldgs. 3, 4, 5, and 6 were also evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and they each appear to be a historical resource for the purposes of CEQA.

³⁵ Ibid., pp. 146, 173.

³⁶ Interview with current property owner Chris Fellersen, Senior Vice President of Pacific Modern Homes, Inc., on April 11, 2014

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*Resource Name or # Elk Grove Vineyard Association Winery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P5a. Photographs (continued):**



Photograph 2. Left to right: Non-contributing office building constructed in 1972 and enlarged in 1979; north elevation of Bldg. 6; and east half of north elevation of Bldg. 5.



Photograph 3. North and west elevations of Bldg. 5. The half-hipped, truck-scale office appended to the west elevation is not an original feature of the building as constructed in 1915.



Photograph 4. South and west elevations of Bldg. 5. Note the unpainted, board-formed, reinforced concrete wall, a character-defining feature of this 1915 industrial building.



Photograph 5. At the left and center are two later additions affixed to the south end of the original 1915 facility housing the sherry oven. The gable roof pole barn at the right is a non-contributor to the district built in 1976.



Photograph 6. South elevation of circa 1970s office building (non-contributor).



Photograph 7. South and west elevations of modern pole barn built in 1976 (non-contributor).



Photograph 8. South elevation of shed built between 1964 and 1993 (non-contributor).

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*Resource Name or # Elk Grove Vineyard Association Winery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P5a. Photographs (continued):**



Photograph 9. Bldg. 5. features a timbered -truss roof system supported by knee-braced, square timber posts.



Photograph 10. Bldg. 6, by contrast, displays a steel-truss roof system and no interior posts due to the narrower width of the building.



Photograph 11. Board-formed, reinforced concrete interior wall of Bldg. 5.



Photograph 12. Structural brick interior wall of the bottling facility of Bldg. 6.



Photograph 13. Overview showing the two surviving 1909 EGVA winery buildings designed by the firm of Toulouse & Delorieux. Bldg. 4 (left) and Bldg. 3 (right). Camera facing northwest.



Photograph 14. East elevation of Bldg. 4. Less than half of the building displays its original concrete-block walls. The southern half of the building was rebuilt corrugated metal in 1984

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*Resource Name or # Elk Grove Vineyard Association Winery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P5a. Photographs (continued):**



Photograph 15. North elevation of Bldg. 4 with an affixed 1984 addition. Camera facing south.



Photograph 16. North & east elevations of Bldg. 5. The original concrete block exterior walls of this building have been altered with a layer of stucco .



Photograph 17. Bldg. 4-north & west elevations of winery warehouse.



Photograph 18. Bldg. 4-Section of concrete-block wall.



Photograph 19. Bldg. 4-Closeup of original concrete block wall.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 53

*Resource Name or # Benjamin Hoover General Warehouse

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the east and north elevations.

Elk Grove Register of Historic Resources Eligibility:

The Benjamin Hoover General warehouse was evaluated in 2014 as eligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) as contributing properties to the Elk Grove Winemaker Historic District under Criteria A and 1, respectively, because of their association with the development of the warehousing and wine industries in Elk Grove from 1895 to 1950. It was also found eligible for listing in the Elk Grove Register as a landmark under Criterion A-i, both individually and as a contributor to a potential locally designated historic district, for its association with Elk Grove's wine and warehouse industry during the period between 1895 and 1950.

The circa 1900 masonry warehouse remains eligible for listing in the National Register under Criterion A and the California Register under Criterion 1 as a contributor to the Elk Grove Winemaker Historic District, and individually eligible for listing in the Elk Grove Register under updated Criterion 1.

Integrity Assessment: The Benjamin Hoover General warehouse maintains integrity of location and setting as it is located in its original construction location in an industrial area by the railroad tracks. It displays compromised integrity of design, materials, and workmanship due to door infills and replacements. It maintains feeling as a circa 1900 masonry warehouse and retains its association with its historic context.

In conclusion, the Benjamin Hoover General warehouse appears eligible for listing in the National Register under Criterion A and California Register under Criterion 1 as a contributor to the Elk Grove Winemaker Historic District. It also appears eligible for the Elk Grove Register, both individually and as a contributor to the Elk Grove Winemaker Historic District, under Criterion 1 for its association with Elk Grove's wine industry during the period between 1895 to 1950. It maintains integrity to its period of significance (1900–1950).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 1, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 3D, 5S3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: Benjamin Hoover General Warehouse

P1. Other Identifier: Bldg. 2, MR-95

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T 6N R 6E; NW ¼ of NE ¼ of Sec. 6 B.M.**

c. Address: 9699 Railroad Avenue

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0050-082

Elevation: 50 ft. AMSL

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

The Benjamin Hoover Warehouse (Bldg. 2) is a circa 1900 warehouse located on an industrial parcel between the former Southern Pacific Railroad (SPRR) tracks to the west and Railroad Avenue to the east, and approximately 0.25 miles south of Grove Street. The masonry vernacular, industrial building rises from a 100' x 60' rectangular-shaped ground plan to a height of one story. Its brick structural system supports a parallel-gabled roof with corrugated metal cladding that is concealed behind a stepped, brick parapet along the north and south facades. The east elevation features three symmetrically placed, segmental arch docking bays. The two outer bays are infilled with non-original concrete. The center bay has been infilled with concrete and a wooden entry door accessed by a concrete stoop with a metal rail. Flanking the center bay are narrow brick columns that meet the brick coping running the length of the facade. Exposed anchor bolts appear at regular intervals along the wall. The west elevation is essentially identical, although it lacks the stoop and entry door found on the east elevation. The symmetrical north and south elevations both feature stepped parapet walls pierced with two circular openings. The north elevation features a solid brick wall. The south elevation is punctuated by two segmental arch bays similar to those found elsewhere on the building. Above the bays are two circular openings in the brick parapet. A brick column separates the bays on the north elevation, and additional columns mark all four exterior wall junctions. Additional details include exposed anchor bolts—below the brick coping and near the ground level—and ground-level iron vents. A chain-link fence encloses the mostly vacant land around the building. Landscaping is limited mostly to grass and weeds, but also includes a large aloe plant growing adjacent to the building's east elevation. The building is currently in a deteriorated condition.

***P3b. Resource Attributes:** HP8. Industrial building

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

P5a. Photograph 1.



P5b. Description of Photo:

North. and east elevations.
Camera facing southwest.
Photo taken 4/11/2014.

***P6. Date Constructed/Age and Sources:** Circa 1900

☒ Historic ☐ Prehistoric ☐ Both
Source: Sanborn Maps.

***P7. Owner and Address:**

Nancy Blue/George W. & Robin J. Whiting
PO BOX 72410
Davis, CA 95617

***P8. Recorded by:**

Monte Kim
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:**

April 11, 2014

***P10. Survey Type:** Intensive

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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

Page 2 of 3

*NRHP Status Code 3D, 5S3

*Resource Name or # Benjamin Hoover General Warehouse

B1. Historic Name: Benjamin Hoover General Warehouse

B2. Common Name: none

B3. Original Use: warehouse

B4. Present Use: vacant

***B5. Architectural Style:** masonry vernacular

***B6. Construction History:**

Constructed circa 1900. Alterations include the infilling of loading bays with concrete at an unknown date.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location:

***B8. Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

***B10. Significance: Theme:** Development of the Warehousing and Wine Industry in Elk Grove

Area: Elk Grove

Period of Significance: 1900-1950

Property Type: industrial building

Applicable Criteria: A, 1, A-i

The Benjamin Hoover General Warehouse appears to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) as a contributing property to the Elk Grove Winemaker Historic District, a proposed NRHP historic district that appears to be individually eligible at the local level of significance for listing in the NRHP under Criterion A and the CRHR under Criterion 1 for its association with the development of Elk Grove's wine and warehousing industry during the period between 1900 and 1950. The warehouse also appears to be individually eligible for listing in the Elk Grove Registry as a local landmark under Criterion A-i

During the late nineteenth century and early decades of the twentieth century, the area south of Elk Grove Boulevard and east of the Central Pacific/Southern Pacific (now Union Pacific) Railroad tracks, consisted of a district of warehouses and industrial buildings. Some of these buildings were used for the storage of agricultural products. Others were constructed for the production of wine. One of the early warehouses established in the area was the Benjamin Hoover General Warehouse. This brick warehouse was constructed by Benjamin Hoover in circa 1900. The warehouse served local farmers, who were eager to take advantage of the SPRR's double-tracked main line, which was completed through Elk Grove in 1895. The parallel-gabled, brick warehouse was located south of W.E. Lane's Grain and General Warehouse (non-extant), which was constructed in circa 1895. By 1926, the warehouse was under the ownership of Burr Latta, who leased the building to the Pioneer Fruit Company. No other information was uncovered about the history of the Benjamin Hoover General Warehouse. See continuation sheet.

B11. Additional Resource Attributes: none

***B12. References:**

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, Calif.
Sanborn Map Company.

B13. Remarks:

***B14. Evaluator:**

James Williams and Monte Kim, Ph.D.
ICF International, 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** June 15, 2014

(This space reserved for official comments.)



Page 3 of 3

*Resource Name or # Benjamin Hoover General Warehouse

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

***P3a. Significance** (continued):

Evaluation

Under Criteria A, 1, and A-i, the Benjamin Hoover General Warehouse retains sufficient integrity to convey its historical identity as a brick warehouse constructed at the turn of the twentieth century. It stands on its original location adjacent to the former Southern Pacific Railroad tracks and near other early twentieth-century buildings used for storage or related industrial purposes, including the production of wine. The property also retains a substantial amount of its original industrial setting and feeling, despite the removal of some of the older adjacent buildings and the encroachment of modern residential properties to the east. The property was one of a number of early warehouses that lined the Southern Pacific tracks and facilitated the industrial development of Elk Grove during the first half of the twentieth century. As such, the Benjamin Hoover General Warehouse appears to be significant under NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i.

The Benjamin Hoover General Warehouse, however, does not appear to possess sufficient associative significance to meet NRHP Criterion B, CRHR Criterion 2, or local Criterion A-ii. Although Benjamin Hoover was one of the early local businessmen involved in the warehousing industry in Elk Grove, his contribution to the development of that industry does not rise to the level of singular importance necessary to meet criteria B, 2, and A-ii.

The Benjamin Hoover General Warehouse also does not appear to possess sufficient architectural distinction to meet NRHP Criterion C, CRHR Criterion 3, or local Criterion A-iii. Although this masonry vernacular-style, brick warehouse retains a substantial amount of its integrity of design, materials, and workmanship, it is an undistinguished example of its type and style. As such, the warehouse lacks sufficient design and construction value to meet any of these criteria.

In conclusion, the Benjamin Hoover General Warehouse appears to be eligible for listing in the NRHP and the CRHR as a contributing property to the Elk Grove Winemaker Historic District under Criterion A and 1 respectively because of its association with the of the warehousing and wine industries in Elk Grove during the early decades of the twentieth century. Additionally, the warehouse appears to be individually eligible for listing in the Elk Grove Registry as a local landmark under Criterion A-i. As such, the current evaluation has assigned a 5S3 and a 3D California Historical Resource status code to this property. The Benjamin Hoover General Warehouse was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be historical resource for the purposes of CEQA.

***P5a. Photographs** (continued):



Photograph 2. West elevation. Camera facing east.



Photograph 3. South and east elevations. Camera facing northwest.

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

Primary #
HRI #
Trinomial

Page 1 of 11

*NRHP Status Code 3S, 5S3

*Resource Name or # Elk Grove Winemaker Historic District

D1. Historic Name: none

D2. Common Name: none

***D3. Detailed Description:**

The Elk Grove Winemaker Historic District is situated on four parcels adjacent to the east side of the former Southern Pacific Railroad (SPRR) tracks, the east and south sides of Railroad Avenue, the west side of Kent Street, and north of the East Elk Grove Industrial Park. There are six industrial buildings constructed between circa 1900 and circa 1915 that contribute to the significance of the district. These buildings include the Elk Grove Winery Warehouse (Bldg. 1), the Benjamin Hoover General Warehouse (Bldg. 2), and four buildings associated with the Elk Grove Vineyard Association (EGVA)—the Fermenting & Storage Facility (Bldg. 3), the Winery Warehouse (Bldg. 4), Winery Storage Building (Bldg. 5), and the Winery Bottling Facility and Sherry Oven (Bldg. 6). Each of the parcels within the district contains large areas of open space. Paved areas are used for parking, loading, storage, or as paths for circulation. (See continuation sheet).

***D4. Boundary Description:**

Beginning at the northwest corner of the district, the boundary runs in a northeasterly direction along the northern parcel line of APN 134-0050-043 (9676 Railroad Avenue) for 160 feet. At this point, the boundary line turns south, paralleling Railroad Avenue to the main entrance of APN 134-0050-074 (9723 Railroad Avenue). The district boundary line then follows the northern parcel line of APN 134-0050-074 eastward for 180 feet, then southeastward for 125 feet, then northeastward around the footprint of the modern office building for 100 feet, before turning to the southeast for 500 feet to the southern parcel line of APN 134-0050-074. From this point the district boundary runs westward along the southern parcel line of APN 134-0050-074, before turning northwestward along a parallel course with the railroad right-of-way for 1,375 feet. At this point, the boundary line turns eastward for 40 feet, before running in a northwestward direction for 225 feet to the northwest corner of the district.

***D5. Boundary Justification:**

The boundary of this contiguous district includes six extant buildings historically associated with the development of Elk Grove's wine industry between 1900 and 1950. Four buildings at the periphery of the district—a modern outbuilding, a storage building, an office, and a pole barn—were excluded because they were built after the 1900 to 1950 period of significance established for the district. Although these buildings are located on parcels that are part of the district, they are not situated between, or surrounded by, eligible resources, but rather in peripheral areas that do not contribute to the district's significance. As such, exclusion of these four buildings is justified under guidelines established by the National Park Service for defining boundaries for National Register of Historic Places (NRHP) properties.³⁷ Additionally, seven buildings constructed in the early 1950s in the East Elk Grove Industrial Park, just south of the EGVA Winery complex, have been excluded from the district. Although these buildings are associated with the Gibson Winery, a former owner of the EGVA Winery, they represent a distinct period of development after 1950, when Elk Grove's two original winery complexes ceased operations and wine production moved to a new Gibson Winery facility outside the parcels containing the early-twentieth century winery buildings.

***D6. Significance:** Theme: Development of the Warehousing and Wine Industry in Elk Grove Area: Elk Grove
Period of Significance: 1900-1950 Applicable Criteria: NRHP Criterion A; CRHR Criterion 1; local Criterion A-i.

The Elk Grove Winemaker Historic District appears to be individually eligible at the local level of significance for listing in the NRHP under Criterion A, the California Register of Historical Resources (CRHR) under Criterion 1, and the Elk Grove Registry under Criterion A-i, for its association with the development of Elk Grove's wine and warehousing industry during the period between 1900 and 1950.

Of the six buildings that contribute to the significance of the proposed historic district, three were previously recorded in 2012 as part of a reconnaissance-level survey conducted by Page & Turnbull for the City of Elk Grove. These three buildings include the Elk Grove Winery (Da Roza & Neves) Warehouse at 9676 Railroad Avenue (Bldg. 1) and two Elk Grove Vineyard Association (EGVA) Winery buildings at 9723 Railroad Avenue—the Winery Storage Building (Bldg. 5) and the Winery Bottling Facility/Sherry Oven (Bldg. 6). Page & Turnbull concluded that these three buildings appeared to comprise an industrial historic district eligible for listing in the NRHP. The current evaluation concurs with this finding, but it also makes the case for including three additional buildings as contributing elements to the district. These three buildings include the Benjamin Hoover General Warehouse at 9699 Railroad Street (Bldg. 2), the EGVA Fermenting & Storage Building (Bldg. 3) at 9723 Railroad Avenue, and the EGVA Winery Warehouse (Bldg. 4) also at 9723 Railroad Avenue. ICF has assigned a historical resource status code of 3D to these three newly recorded buildings, which have also been recorded on individual DPR 523 forms (see continuation sheet).

***D7. References :**

NETR Online. "Historic Aerials." Aerials photographs 1957, 1964, and 2005; Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, CA; Tom Russell, *Inventory of Elk Grove Historic Resources*, on file at the Elk Grove Historical Society, Elk Grove, CA; Sanborn Map Company. 1895, 1905, 1912, 1926, and 1926, revised 1941.

***D8. Evaluator:** Monte Kim, Ph.D.

Date: May 22, 2014

Affiliation and Address: ICF International, 630 K Street, Suite 400, Sacramento, CA 95814

DPR 523D (1/95)

*Required information

³⁷ U.S. Department of the Interior, National Park Service, *National Register Bulletin #15: How To Apply The National Register Criteria For Evaluation* (Washington D.C.: National Park Service, 1995), p. 6; U.S. Department of the Interior, National Park Service, *National Register Bulletin #21: Defining Boundaries for National Register Properties* (Washington D.C.: National Park Service, 1997), p. 2;

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*Resource Name or # Elk Grove Winemaker Historic District

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

D3. Description (continued):

Landscaping is mostly limited to a few planted trees immediately adjacent to buildings or at parcel boundaries, with other areas covered in grass and weed species growing wildly. The alignment of the former SPRR spur—which was removed in the mid-1950s and paved over as Railroad Avenue—defines a substantial portion of the eastern perimeter of the district.³⁸ The adjacent properties to the east of this roadway are industrial, vacant, or residential. The residences are all part of a modern subdivision developed in 1985 and largely screened from view by a brick sound wall, mature trees and shrubs.

Provided below is a table listing the contributing properties to the proposed district and a sketch map showing the location of these properties.

Table 1. Contributing Elements to the Elk Grove Winemaker Historic District

Bldg. No.	Building Description	Address	APN	Year Built	Status Code
1	Elk Grove Winery Warehouse (Da Roza-Neves Warehouse)	9676 Railroad Ave.	13400500430000	ca. 1900	3D, 5S3
2	Benjamin Hoover General Warehouse	9699 Railroad Ave.	13400500350000	ca. 1900	3D, 5S3
3	EGVA Winery Fermenting & Wine Storage Facility	9723 Railroad Ave.	13400500770000	1909	3D, 5S3
4	EGVA Winery Warehouse	9723 Railroad Ave.	13400500770000	1909	3D, 5S3
5	EGVA Winery Storage Building	9723 Railroad Ave.	13400500770000	ca. 1915	3D, 5S3
6	EGVA Winery Bottling Facility & Sherry Oven	9723 Railroad Ave.	13400500770000	ca. 1915	3D, 5S3

Figure 1. Sketch Map of the Elk Grove Winemaker Historic District



³⁸ This circa date is based on USGS topographic maps and historic aerials, which show that the spur line was extant in the 1947 topo and removed by the time the 1957 aerial photograph was taken. The 1957 aerial also indicates that after the tracks were removed, the alignment was used as an unpaved roadway. By 1964, an aerial photograph from that year shows that the roadway had been improved and paved with asphalt.

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*Resource Name or # Elk Grove Winemaker Historic District

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

D6. Significance (continued):

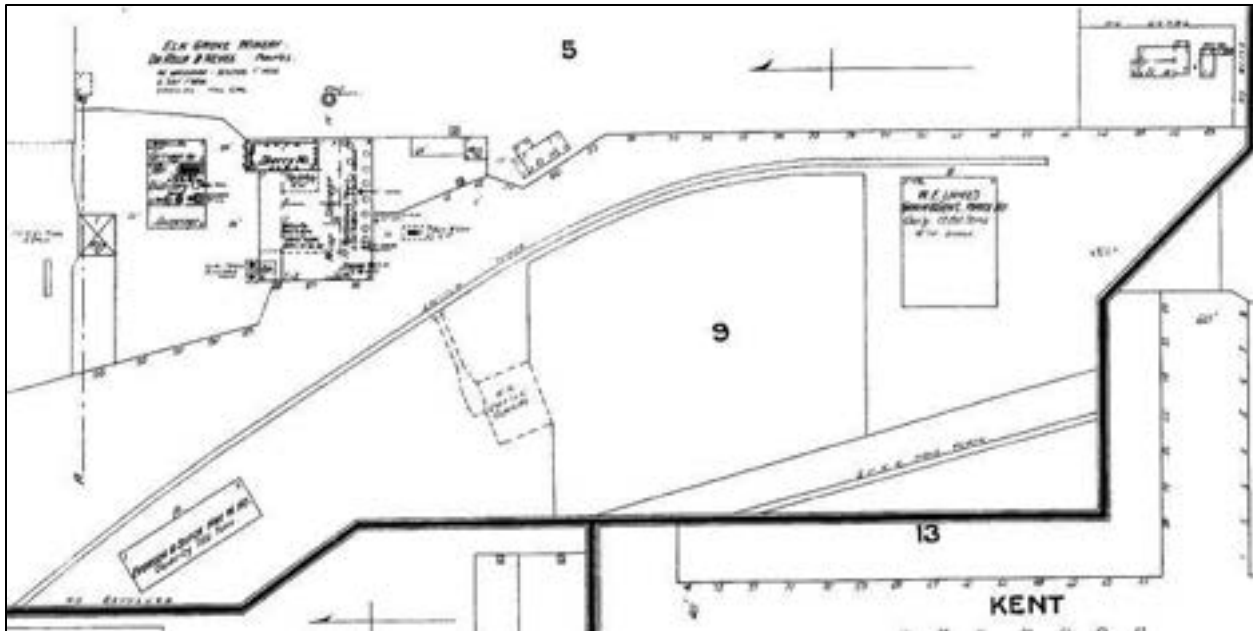


Figure 2. Sanborn Map from 1895 showing the emerging industrial district adjacent to the SPRR trunk line (near the bottom right corner). At the upper left corner, just above the proposed railroad “switch track”, is the Elk Grove Winery complex. Situated below the proposed tracks are the Emerson & Sitch warehouse, a cattle corral, and the W.E. Lane Warehouse. Neither the Elk Grove Winery Warehouse nor the Benjamin Hoover Warehouse had been built yet.

During the late nineteenth century and early decades of the twentieth century, the area south of Elk Grove Boulevard and east of the Central Pacific/Southern Pacific (now Union Pacific) Railroad tracks, consisted of a district of warehouses and industrial buildings. Some of these buildings were used for the storage of agricultural products. Others were constructed for the production of wine. There were also industrial enterprises located outside of this area scattered in and around downtown Elk Grove. The community traces its initial industrial development to the emergence of the wine industry during the early 1880s, when George Harvey Kerr planted the area's first vineyard on his ranch. In 1888, industrial wine production began at a new facility established by Edward L. Da Roza and Joseph P. Neves. The Da Roza & Neves Winery was located at what is now the southeast corner of Grove Street and Railroad Avenue. During the early 1890s, a new winery was constructed at the present intersection of Jonnell Court and Jan Marie Way. The new facility was renamed the Elk Grove Winery (Figures 2 and 3).³⁹



Figure 3. Circa 1905 photograph showing the Elk Grove Winery complex to the right and the circa 1895 Da Roza residence to the left. Photograph courtesy of the Elk Grove Historical Society, Elk Grove, CA.

³⁹ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), p. 71.

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*Resource Name or # Elk Grove Winemaker Historic District

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

D6. Significance (continued):

With the completion of the Central Pacific Railroad (CPRR) through Elk Grove in 1868, local farmers and businessmen gained access to new markets throughout the country and abroad. With the acquisition of the CPRR by the Southern Pacific Railroad (SPRR), a second set of tracks was constructed through the town between 1884 and 1895. The SPRR later constructed a 1,110-foot spur line south of Elk Grove Boulevard along an alignment that is now paved over as Railroad Avenue. The improvement in rail access led to further growth in the warehousing and wine production industries in Elk Grove. One of the new warehouses established along the tracks was the W.E. Lane Grain and General Warehouse (no longer extant), which was built in circa 1895. Another new storage facility was the Benjamin Hoover General Warehouse (extant), built in circa 1900 (Figure 4). The Elk Grove Winery also expanded in circa 1900 with the construction of a new brick wine storage warehouse (extant) adjacent to the new SPRR double-tracked corridor (Figures 5 and 6). The wine industry in Elk Grove continued to grow during the years prior to World War I, as local growers affiliated with EGVA established their own winery south of the Elk Grove Winery.⁴⁰



Figure 4. Benjamin Hoover General Warehouse, built circa 1900. South & east elevations. Camera facing northwest.



Figure 5. Elk Grove Winery Warehouse, built circa 1900. North & east elevations. Camera facing south.

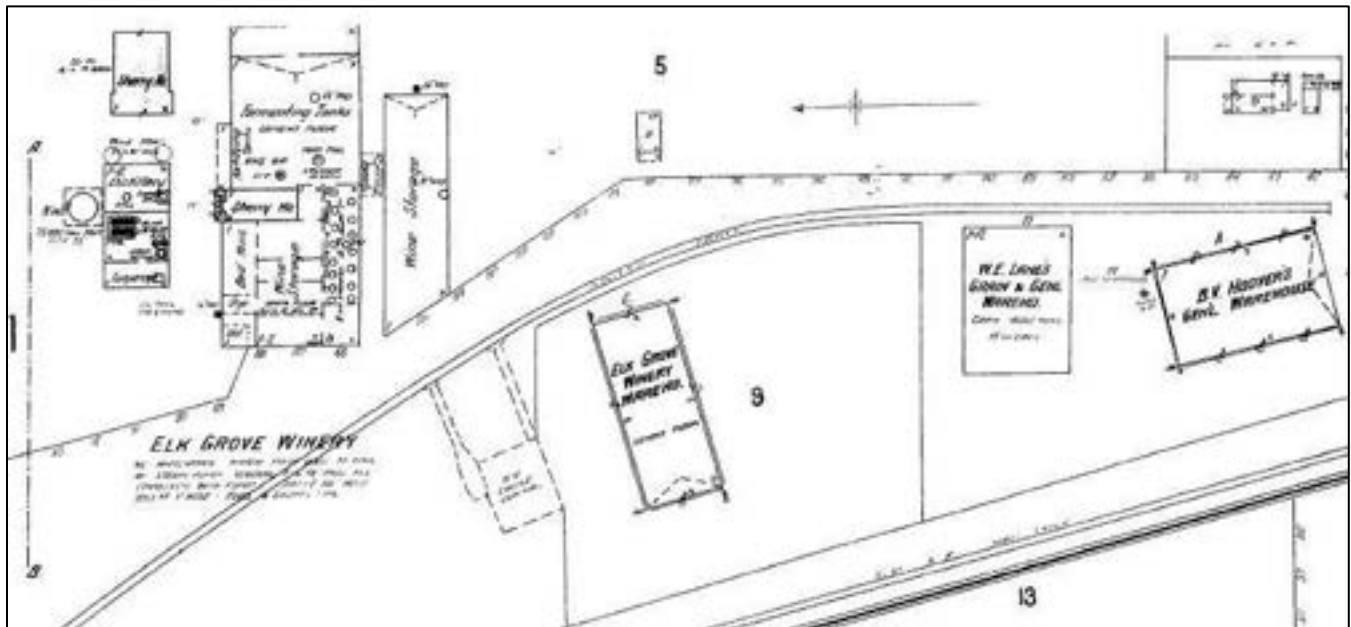


Figure 6. Sanborn Map from 1905 showing two new warehouses, the Elk Grove Winery Warehouse (center) and the Benjamin Hoover General Warehouse (far right).

⁴⁰ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 4, 71, 108-111,

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*Resource Name or # Elk Grove Winemaker Historic District

*Recorded by: Monte Kim, ICF International

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☒ Continuation ☐ Update

D6. Significance (continued):

In 1919, federal laws that banned the sale and manufacture of alcohol had a devastating effect on Elk Grove's wine industry. The Prohibition forced the EGVA Winery to close and greatly curtailed production at the Elk Grove Winery, which by then was under the ownership of Colonial Grape Products. The new owners of the Elk Grove Winery were able to secure an exemption during Prohibition that allowed them to continue limited production of wine sold for medical or religious purposes.⁴¹

With the repeal of Prohibition, Elk Grove's wine industry, now under the operation of regional and national brands, began to recover. This recovery, however, was relatively short-lived. The Elk Grove Winery facility, under the operation of Schenley Distilleries closed the plant during the early 1950s. The EGVA Winery, which was acquired by Gibson Wineries in 1944, also shut down operations in the early 1950s, when Gibson moved its operations to a new facility on Kent Street, adjacent to the EGVA site.⁴²

Currently, there are six extant buildings from the early twentieth century associated with Elk Grove's warehousing and wine industry. Historical information about each of these buildings is provided below.

Benjamin Hoover General Warehouse

This brick warehouse (Bldg. 2) was constructed by Benjamin Hoover in circa 1900 (Figure 4). The building was part of the initial development of the industrial district along the east side of the SPRR trunk line, south of Elk Grove Boulevard. The warehouse served local farmers, who were eager to take advantage of the SPRR's double-tracked main line and new spur line. The parallel-gabled, brick warehouse with a stepped parapet was located near W.E. Lane's Grain and General Warehouse (non-extant), which was built just to the north in circa 1900. By 1926, Burr Latta owned the warehouse and leased it to the Pioneer Fruit Company. Available sources reveal nothing further about the building's history. The warehouse is currently vacant.

Elk Grove Winery

Elk Grove's wine industry began in the early 1880s, when local grower George Harvey Kerr planted what was likely Elk Grove's first vineyard. In 1888, two Portuguese immigrant entrepreneurs, Edward L. Da Roza and Joseph P. Neves, established the community's

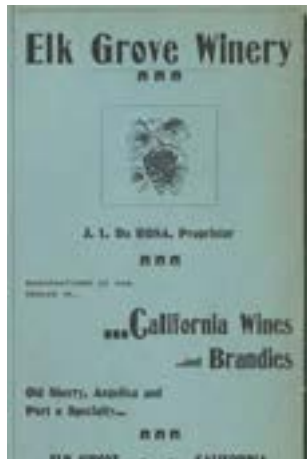


Figure 7. Elk Grove Winery advertising pamphlet, ca. 1886.
Courtesy of Sacramento Public Library.

first winery at what is now the southeast corner of Grove Street and Railroad Avenue, just north of the district boundary. A new facility was constructed during the early 1890s at the present intersection of Jonnell Court and Jan Marie Way, northeast of the proposed historic district. In 1900, Da Roza bought Neves' interest in the facility and renamed it the Elk Grove Winery. Da Roza expanded the winery in circa 1900 by building a new brick wine storage warehouse (Bldg. 1), currently addressed as 9678 Railroad Avenue. Also during this period, Da Roza constructed a new sherry house and doubled the size of the winery's main facility to meet increased demand of his wine outside of California. Advertising material such as the pamphlet shown in Figure 7 also allowed the firm to expand its geographical reach to Hawaii and the eastern United States, where the company had an office in New York City.⁴³

Da Roza died in 1909, leaving the winery to his son Edward Da Roza. Edward's short tenure at the helm of the company included two fires at the winery—one in 1911, and the other in 1913. The latter incident destroyed the entire facility, with the exception of a brick warehouse, and led to the release of 150,000 gallons of wine into the streets of Elk Grove. A 1915 rebuilding effort included the construction of a new distillery, two brick warehouses, an office east of the rail spur (now paved over as Railroad Avenue), and a bunk house west of the original rail spur.⁴⁴

In 1920, De Roza sold the winery to Colonial Grape Products, a San Francisco-based company with additional wineries in Sacramento, Napa, and Sonoma counties. Da Roza apparently sold the company, in part, because of production restrictions during Prohibition, but also because he faced growing tax problems. The San Francisco firm continued to manufacture wine during Prohibition, though the federal government allowed it to only distill products for medicinal and religious purposes.⁴⁵

A process of consolidation in the national wine industry began after the repeal of Prohibition in 1933. The Elk Grove Winery changed hands more than once during the 1930s and 1940s. New Colonial Grape Products sold the facility in 1935, but it later repurchased the winery in 1937. In 1942, Schenley Distilleries, an operator of several California wineries, purchased the plant and rechristened it as the Cresta Blanca Winery. By the early 1950s, however, the company had ceased production at the facility due to a decline in market share. By circa 1967, all of the buildings associated with the Elk Grove Winery, except for Bldg. 1, had been demolished.⁴⁶

⁴¹ Ibid, p. 112

⁴² Ibid., pp. 4, 71, 108-111, 145-146, 173-174.

⁴³ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 71-72, 109.

⁴⁴ Ibid., 110.

⁴⁵ *Pacific Rural Press*, October 12, 1920; Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 145, 112.

⁴⁶ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 145-146, 173

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*Resource Name or # Elk Grove Winemaker Historic District

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

D6. Significance (continued):

Elk Grove Vineyard Association (EGVA) Winery

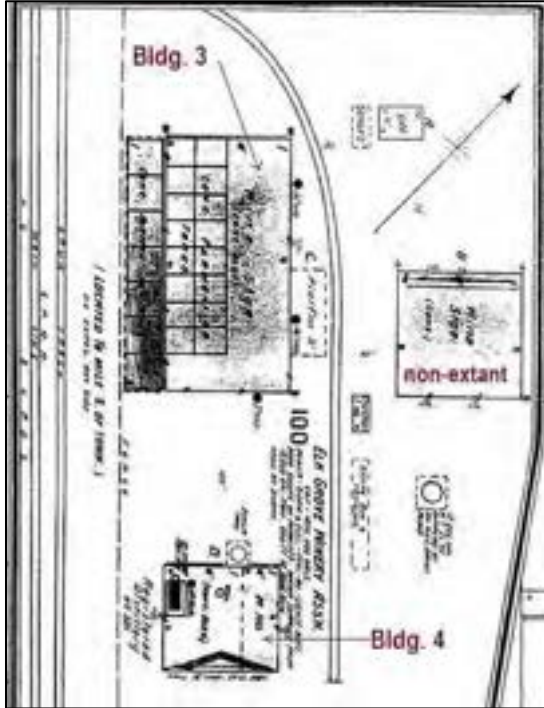


Figure 8. Sanborn Map from 1912 showing the three original concrete-block buildings designed by the firm of Toulouse & Delorieux.

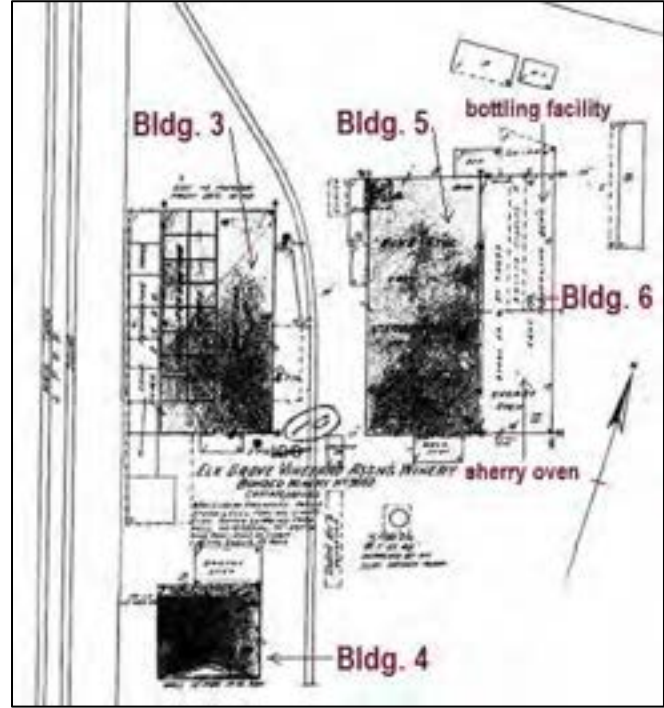


Figure 9. Sanborn Map from 1941 showing the spatial layout of the EGVA Winery after the construction of the side-by-side buildings, Bldg. 5 and Bldg. 6.

At the southern end of the proposed district is the former EGVA Winery complex. The EGVA was founded in 1902 as a cooperative for farmers specializing in the cultivation of wine grapes. Under the leadership of Thomas Johnston, the EGVA initially operated as a supplier of grapes to local wineries. In 1908, however, the cooperative's inability to secure sufficient grape prices for its members from local wineries led the organization to establish its own winery. The EGVA commissioned noted winery designers Toulouse and Delorieux to draw up plans for its new winery. The EGVA Winery was completed in 1909, and included an office, a grape crushing house, a 15,000 gallon tank; a railroad spur, and three, concrete block buildings--a Fermenting and Wine Storage Facility (Bldg. 3) located near the entrance of the property, a Wine Warehouse (Bldg. 4) situated at the south end of the parcel, and a third wine storage building located about 60 feet east of Bldg. 3 (Figure 8).⁴⁷ By circa 1915, however, the easternmost of the Toulouse and Delorieux concrete-block buildings had been replaced with two, large side-by-side buildings (Figure 9).⁴⁸ The westernmost of these two buildings (Bldg. 5) was constructed of board-formed, reinforced concrete and was used to store wine. The adjacent brick building to the east (Bldg. 6) housed a bottling facility and a sherry oven. Of the buildings constructed during this early phase of development at the EGVA Winery, only Buildings 3, 4, 5, and 6 remain extant (Figures 10, 11, and 12).



Figure 10. Bldg. 3- Fermenting & Wine Storage Facility.



Figure 11. Bldg. 4-Winery Warehouse.



Figure 12. Bldg. 5-Storage Bldg. (right) and Bldg. 6-Bottling facility & Sherry Oven (left).

⁴⁷ Interview with current property owner Chris Fellersen, Senior Vice President of Pacific Modern Homes, Inc., on April 11, 2014; Sanborn Map 1912.

⁴⁸ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), p. 111.

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*Resource Name or # Elk Grove Winemaker Historic District

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

D6. Significance (continued):

With a production capacity of 20,000 gallons per day and a planned storage capacity of 180,000 gallons, the winery became a viable alternative for cooperative members eager to find better prices for their grapes. The EGVA's winery remained in continuous operation until the start of Prohibition in 1919.⁴⁹

With the repeal of Prohibition in 1933, the facility resumed operation as the Woodbridge Winery. Under the new owners, the winery shifted its sourcing mostly to grapes from Lodi-area vineyards. Production included a new focus on kosher wines for the Jewish market in New York.⁵⁰

During the 1940s, the winery went through a period of unstable ownership. In 1943, the Woodbridge Winery was sold to the Midwest Distilling Company of Wisconsin and renamed the Sunny Crest Winery. The following year, the winery was purchased by the Gibson Wine Company, a Cincinnati-based firm founded by Robert H. Gibson during the 1930s. In circa 1950, Gibson expanded its operation by building a new winery complex on Kent Street outside of the proposed historic district on an adjacent parcel just south of the original EGVA Winery buildings. The complex consisted of eight pre-fabricated steel-frame, industrial buildings, of which all but one remains extant.⁵¹ With the completion of the new facility, Gibson ceased production at the original EGVA winery site and leased the property to the Aerojet Company beginning in the late 1950s. During the 1970s, the Elk Grove Ready Mix Company used the facility for its operations. The property is currently owned by Pacific Modern Homes, a prefabricated home builder.⁵²

Evaluation

Considered together, the six buildings that comprise the proposed historic district retain sufficient integrity to convey their historical identity as a collection of industrial buildings constructed in Elk Grove during the early twentieth-century. Although the district's integrity of setting has been diminished by the construction of the modern 1950s Gibson buildings to the south, an early 1980s residential subdivision to the east, and the removal of the original railroad spur and its replacement with an asphalt-paved road, its historic railroad setting directly to the west remains intact. The area paralleling the district's western boundary is still marked by the tracks of the Southern Pacific Railroad (currently UPRR), which played a pivotal role in the development of the district. Additionally, the area within the district boundaries retains a remarkably high degree of feeling as a complex of early industrial buildings. Even with the demolition of some of the associated original buildings, the district retains a sufficient concentration of contributing elements to impart a sense of time, place, and historical development evocative of the early phases of the wine industry in Elk Grove. Additionally, the district retains its overall integrity of design, materials, and workmanship as expressed through the spatial layout of the six remaining buildings, the orientation of these buildings toward the railroad tracks, and the surviving character-defining physical features of these industrial-vernacular buildings. Despite alterations, the contributing buildings retain the necessary amount of integrity to convey their collective importance as an industrial district shaped for the production of wine and the warehousing of goods.

Because of its association with the development of the wine and warehousing industry in Elk Grove between 1900 and 1950, the Elk Grove Winemaker Historic District appears to meet NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i at the local level of significance. Although the wineries that originally comprised this district were not among the first established in California or in Sacramento County, they do represent the earliest wineries founded in the Elk Grove area.⁵³ Together with the warehouses that once lined the former SPRR tracks, the winery-related buildings played a key role in the industrial development of the town, transforming Elk Grove into a prominent wine producing center during the first half of the twentieth century. As such, the proposed historic district appears to possess associative significance under NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i.

The Elk Grove Winemaker Historic District, however, does not appear to possess sufficient associative significance to meet NRHP Criterion B, CRHR Criterion 2, or local Criterion A-ii. Although the founders of the Elk Grove Winery, Edward L. Da Roza and Joseph P. Neves, as well as the founder of the Gibson Wine Company, Robert H. Gibson, were prominent businessmen, their contribution to the development of the wine industry in Elk Grove does not rise to the level of singular importance necessary to meet Criteria B, 2, or A-ii. Additionally, research did not uncover any other individuals whose work contributed significantly to the development of the wine industry or, more generally, to the industrial development of the area. As such, the historic district does not appear to be eligible under Criteria B, 2, or A-ii.

Under NRHP Criterion C, CRHR Criterion 3, and local Criterion A-iii, the Elk Grove Winemaker Historic District does not appear to be important for its design or construction value. Although two of the former EGVA Winery buildings constructed in 1909—Bldg. 3 and Bldg. 4—were designed by the architect E. G. Meakin of the well-known San Francisco industrial engineering firm of Toulouse and

DPR 523L (1/95)

*Required information

⁴⁹ Ibid., pp. 110-112.

⁵⁰ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), p. 146.

⁵¹ Ibid., pp. 146, 173.

⁵² Interview with current property owner Chris Fellersen, Senior Vice President of Pacific Modern Homes, Inc., on April 11, 2014

⁵³ The first winery established in California was the Buena Vista Winery, which was founded in Sonoma in 1857.

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*Resource Name or # Elk Grove Winemaker Historic District

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

Delorieux, substantial alterations have compromised the integrity of both buildings and greatly diminished their ability to convey their historical identity as early examples of concrete block construction. As such, Bldg. 3 and Bldg. 4 no longer represent particularly good



Figure 13. Listing from the 1910 Crocker Langley Directory.

examples of Toulouse and Delorieux's work. The partners of the firm, Bernard Toulouse and John Delorieux, were master machinists and engineers known throughout California for their designs of specialized winery machinery and winery-related buildings. Earlier in their careers (circa 1886), the two machinists established a shop at 620 Commercial Street in San Francisco. By 1906, they operated under the business name of Toulouse & Delorieux Engineering Works. A few years later, the firm changed its name to Toulouse & Delorieux Company (Figure 13) and expanded its staff to include not only machinists and engineers, but also architects such as E. G. Meakin, who designed the original concrete-block winery buildings at the EGVA complex. The remaining buildings within the district—Bldg. 1, Bldg. 2, Bldg. 5, and Bldg. 6—were designed by unknown architects and represent undistinguished

examples of masonry-vernacular, industrial buildings from the early twentieth century.

In conclusion, the Elk Grove Winemaker Historic District appears to be individually eligible at the local level of significance for listing in the NRHP under Criterion A, the CRHR under Criterion 1, and the Elk Grove Registry under Criterion A-i for its association with the development of the wine industry in Elk Grove between 1900 and 1950. Thus under the current evaluation, the property has been assigned a 3S and a 5S3 California Historical Resource status code. The historic district and its contributing elements were also evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and they all appear to be historical resources for the purposes of CEQA.

***P5a. Photographs (continued):**



Photograph 1. Left to right: Non-contributing office building constructed in 1972 and enlarged in 1979; north elevation of Bldg. 6; and east half of north elevation of Bldg. 5.



Photograph 2. North and west elevations of Bldg. 5. The half-hipped, truck-scale office appended to the west elevation is not an original feature of the building as constructed in 1915.



Photograph 3. South and west elevations of Bldg. 5. Note the unpainted, board-formed, reinforced concrete wall, a character-defining feature of this 1915 industrial building.



Photograph 4. At the left and center are two later additions affixed to the south end of the original 1915 facility housing the sherry oven. The gable roof pole barn at the right is a non-contributor to the district built in 1976.

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*Resource Name or # Elk Grove Winemaker Historic District

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P5a. Photographs (continued):**



Photograph 5. Bldg. 5. features a timbered -truss roof system supported by knee-braced, square timber posts.



Photograph 6. Bldg. 6, by contrast, displays a steel-truss roof system and no interior posts due to the narrower width of the building.



Photograph 7. Board-formed, reinforced concrete interior wall of Bldg. 5.



Photograph 8. Structural brick interior wall of the bottling facility of Bldg. 6.



Photograph 9. West & north elevation of non-contributing pole barn.



Photograph 10. East elevation of non-contributing storage bldg.

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*Resource Name or # Elk Grove Winemaker Historic District

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P5a. Photographs (continued):**



Photograph 11. Overview showing the two surviving 1909 EGVA winery buildings designed by the firm of Toulouse & Delorieux. Bldg. 4 (left) and Bldg. 3 (right). Camera facing northwest.



Photograph 12. East elevation of Bldg. 4. Less than half of the building displays its original concrete-block walls. The southern half of the building was rebuilt corrugated metal in 1984



Photograph 13. North elevation of Bldg. 4 with an affixed 1984 addition. Camera facing south.



Photograph 13. North & east elevations of Bldg. 5. The original concrete block exterior walls of this building have been altered with a layer of stucco .



Photograph 14. West & south elevations of Bldg. 2. Camera facing northeast.



Photograph 15. West elevation of Bldg. 2. Camera facing east.

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*Resource Name or # Elk Grove Winemaker Historic District

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P5a. Photographs** (continued):



Photograph 16. South & east elevations of Bldg. 1. Camera facing northwest.



Photograph 17. Non-contributing shed built ca. 1970. The shed does not appear on the 1964 aerial, but it is on the 1993 aerial.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 54

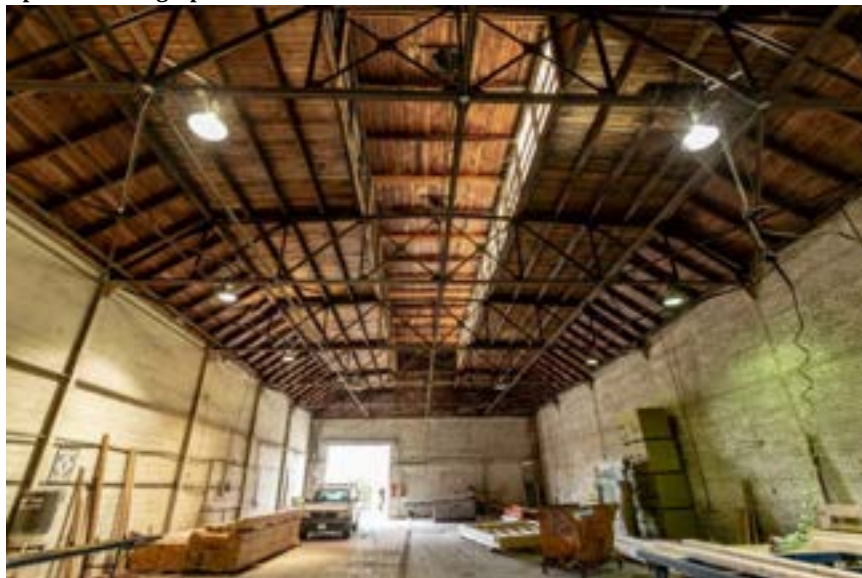
*Resource Name or # Elk Grove Winemaker Historic District

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northwest of Elk Grove Vineyard Association Winery Building 6 interior.

Elk Grove Register of Historic Resources Eligibility:

The Elk Grove Winemaker Historic District was evaluated in 2014 as individually eligible at the local level of significance for listing in the National Register of Historic Places (National Register) under Criterion A, the California Register of Historical Resources (California Register) under Criterion 1, and the Elk Grove Register under Criterion A-i for its association with the development of the wine industry in Elk Grove between 1895 and 1950. In 2016 the Elk Grove Winemaker Historic District evaluation was updated to include an approximately 1,000-foot segment of a defunct Southern Pacific Railroad spur as eligible for the California Register under Criterion A, at the local level of significance, for its association with the development of the warehousing and wine industries in Elk Grove. The period of significance for the Elk Grove Winemaker Historic District was updated to 1895–1950.

The Elk Grove Winemaker Historic District, which includes the Elk Grove Winery Warehouse, Benjamin Hoover General Warehouse, Elk Grove Vineyard Association Winery Buildings, and a railroad spur, remains eligible for listing in the National Register and California Register under Criteria A and 1, respectively. Also, the Elk Grove Winemaker Historic District appears eligible for listing in the Elk Grove Register under updated Criterion 1.

Integrity Assessment: The Elk Grove Winemaker Historic District maintains integrity of location and setting as it is located in its original construction location in an industrial area by the railroad tracks. It displays compromised integrity of design, materials, and workmanship due to alterations, demolition of buildings from the original period of significance, and the infill of modern buildings. It maintains feeling of circa 1900–1915 industrial warehouse facility and retains its association with its historic context as the earliest remaining wineries founded in the Elk Grove area.

In conclusion, the Elk Grove Winemaker Historic District appears eligible for listing on the National Register under Criterion A, California Register under Criterion 1, and the Elk Grove Register under updated Criterion 1 for its association with the development of the wine industry in Elk Grove between 1895 and 1950. It maintains integrity to its period of significance (1895–1950).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220, Rancho Cordova, CA 95670

Date: May 1, 2019

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#

HRI #

Trinomial

OHP Status Code: 3CD, 5D2

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*Resource Name or # Elk Grove Winemaker Historic District

*Recorded by: Michael Baker International

*Date: June 23, 2016

☒ Update

Location:

USGS 7.5' Quad *Elk Grove and Florin, CA* Date 1980

T 6N R 6E; Sec. 6; MDBM

UTM:

Point 1 Zone 10S; 642802 mE/ 4252473 mN/

Point 2 Zone 10S; 642989 mE/ 4252027 mN/

Description:

For this update, an approximately 1,000-foot segment of a defunct Southern Pacific Railroad (SPRR) spur and corral foundation was identified. The observed railroad segment roughly parallels Railroad Street in Elk Grove, south from Grove Street. The full extent of the spur began at the corner of Elk Grove Boulevard and Railroad Streets at the location of the SPRR Station (not extant). The line was originally constructed circa 1895 to service the station and the growing warehouse facilities to the south of the station. The cattle corral foundation was constructed circa 1895 (Sanborn 1884, 1895).

An 1895 map depicts the spur branching at approximately Grove Street to service a shipping platform (not extant), cattle corral (foundation extant), and W. E. Lanes Grain & General Warehouse (not extant). By 1905, the spur also serviced the Elk Grove Winery Warehouse (extant) and B. V. Hoover's General Warehouse (extant). By 1941, the spur serviced one additional building owned by the Union Oil Company of California (not extant).

The visible portions of the spur exhibit iron rails and creosote-treated wooden ties. The majority of the rails are buried under dirt and hidden by weeds. The spur leads from the SPRR mainline south to the Elk Grove Winemaker Historic District buildings.

The circa 1890 cattle corral was first depicted in an 1895 map. The corral is depicted until at least 1941. The corral is no longer extant, but a foundation remains. Previous maps depict a loading ramp and fencing (Sanborn 1884, 1895, 1905, 1912, 1926, 1941).

Past Evaluations:

The Elk Grove Winemaker Historic District was identified and evaluated for inclusion in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and as an Elk Grove Landmark in 2014. The evaluation recommended the district eligible for listing in the National Register and the California Registers under Criterion A.1, at the local level of significance, for its association with the development of the warehousing and wine industries in Elk Grove during the early twentieth century. It was also evaluated as eligible as an Elk Grove landmark under Criteria A.1. It has a period of significance of 1900–1950 (Williams and Kim 2014). These recommendations were sent to the State Office of Historic Preservation as part of the Certified Local Government (CLG) program in 2014. The Elk Grove Winemaker Historic District is a historical resource for the purposes of CEQA.

The 2014 evaluation of the historic district indicated that the spur improved rail access that led to further growth in the warehousing and wine production industries in Elk Grove, but the spur had been destroyed during the construction of Railroad Street. The spur was not identified as a contributing element of the historic district. The corral foundation was not identified as an element of the district.

Updated California Register and Elk Grove Landmark Evaluations:

Based on the previous evaluation of the Elk Grove Winemaker Historic District, the spur is associated with the historic district and appears eligible for the California Register under Criterion A, at the local level of significance, for its association with the development of the warehousing and wine industries in Elk Grove. It also appears eligible as an Elk Grove landmark under Criteria A.1. Because the spur dates to circa 1895, the period of significance for the Elk Grove Winemaker District is extended from 1895 to 1950. Additionally, the resource was evaluated in accordance with Section 15064.5(a)(2)–(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Resources Code, and it appears to be a historical resource for the purposes of CEQA.

The corral foundation does not appear to be a contributor to the Elk Grove Winemaker Historic District due to a lack of integrity. It no longer serves as a cattle corral, and no longer maintains the ramps and fencing the corral once included. It is not a historical resource as defined in CEQA.

Evaluator:

Margo Nayyar, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
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OHP Status Code: 3CD, 5D2

*Recorded by: Michael Baker International

*Date: June 23, 2016

*Resource Name or # Elk Grove Winemaker Historic District

☒ Update

Report Citation:

Nayyar, Margo. 2016. "Railroad Street Plaza Cultural Resources Study, Impacts Analysis, and Recommendations." Prepared for the City of Elk Grove. Michael Baker International: Rancho Cordova, CA. Prepared for the City of Elk Grove.

References:

Sanborn Map and Publishing Company

Elk Grove. New York: Sanborn Map and Publishing Company. Electronic maps dating 1884, 1895, 1905, 1912, 1926, and 1941 available, <http://www.saclibrary.org/Research/Sacramento-Room>, accessed multiple.

Williams, James, and Monte Kim

2014 Elk Grove Winemaker Historic District. Historic District evaluation on file at the North Central Information Center.

Photographs:



Photo 1. View south of SPRR spur with a second spur veering to the west. The spur appears to have serviced a Union Oil Company of California building (not extant) (Sanborn 1941).



Photo 2. View north of buried wood tie.



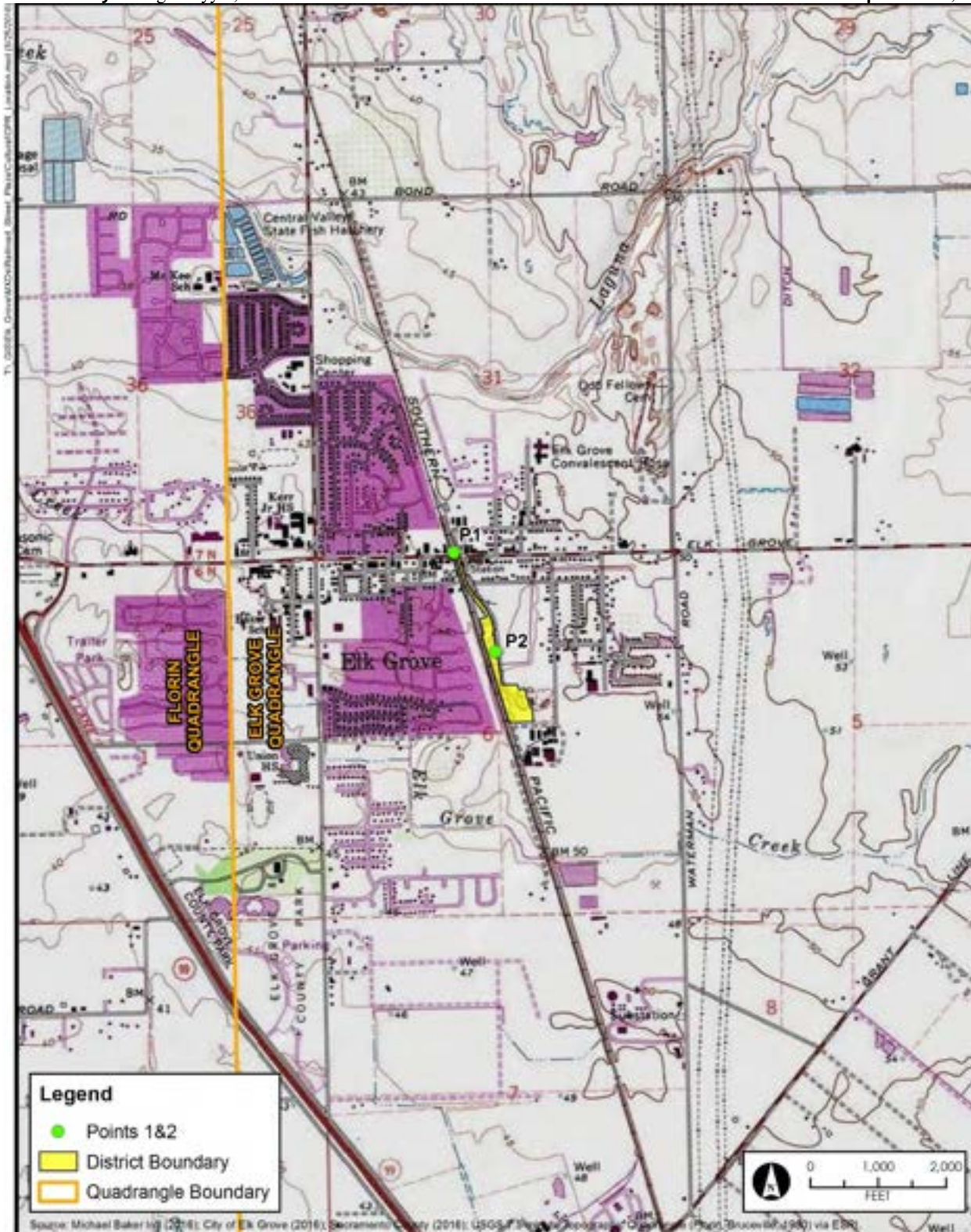
Photo 3. View southwest of buried rail.

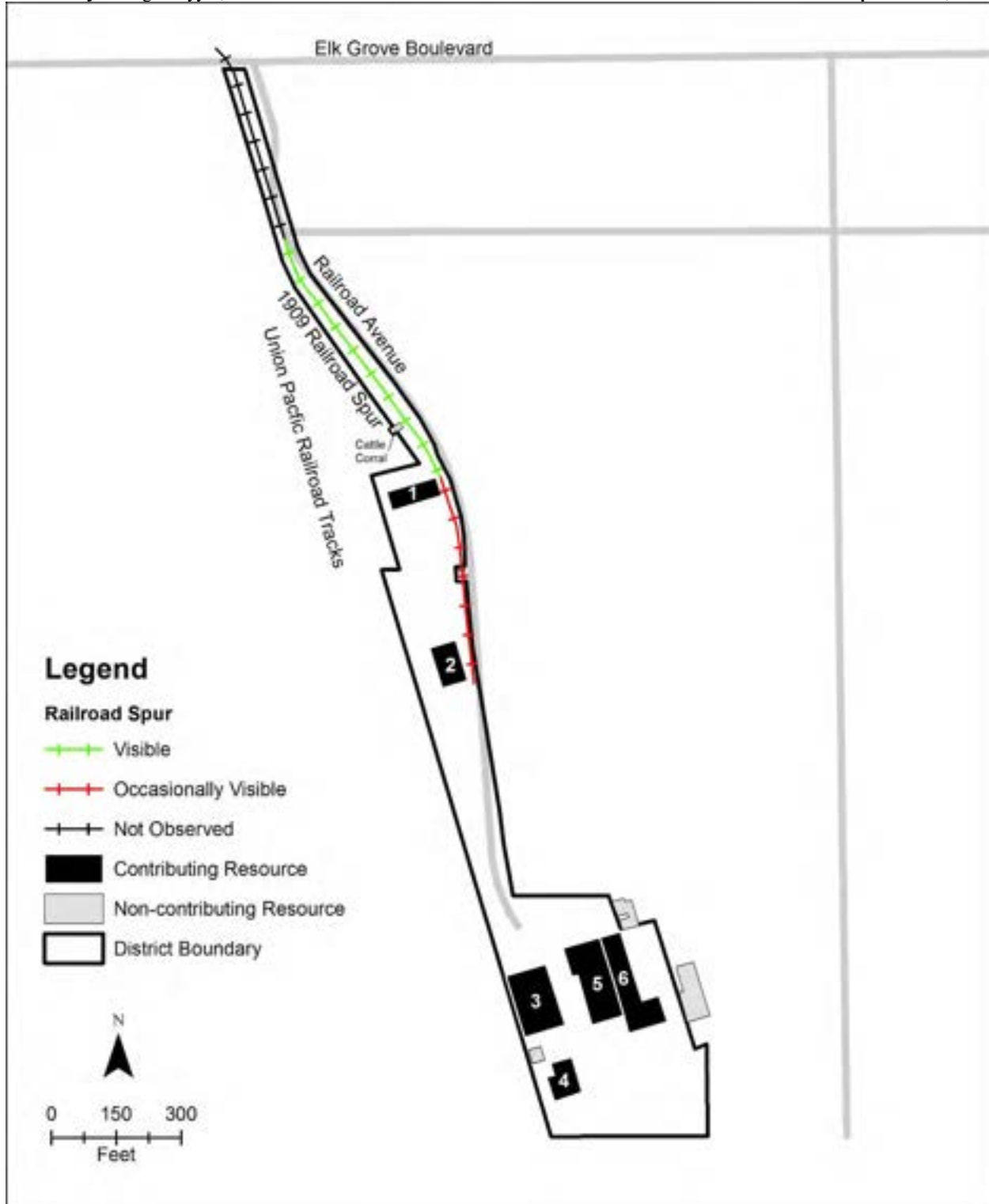


Photo 4: View north of mostly buried spur along Railroad Street.



Photo 5. Cattle corral foundation.





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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 3D, 5S3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: Elk Grove Winery Warehouse

P1. Other Identifier: Bldg. 1, MR-93

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Date: T 6N R 6E; NW ¼ of NE ¼ of Sec. 6 B.M.

c. Address: 9678 Railroad Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0050-043 Elevation: approx. 50 ft. AMSL

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

Built in circa 1900, this masonry vernacular building originally served as a wine storage warehouse for the Elk Grove Winery. Currently addressed as 9678 Railroad Avenue, the building sits at the northern end of parcel 134-0050-043. The building's brick structural system rises from a rectangular ground plan to a height of one story and is surmounted by a front-facing gable roof with corrugated metal cladding concealed behind a stepped brick parapet along the east and west elevations. The brick coping along the top of the parapet has been covered with non-original sheets of metal. The main façade (east elevation) is symmetrically arranged with a pair of full-height brick columns at the north and south corners, a centered louvered vent, and a centered entry with a single-leaf commercial door and three, vertically-oriented, fixed plate windows sheltered beneath a canvas awning. The west elevation is similarly arranged, except that its entry features a horizontally-sliding, wood-plank service door suspended from a metal track. The south elevation displays a single, off-center loading bay flanked by two louvered vents set within an opening capped with a segmental arch. The north elevation displays a non-original, wood entry door with upper glazing near the horizontal midpoint of the façade. Both the north and south elevations feature a dentil course at the wall-roof junction. Landscaping in the immediate vicinity of the warehouse includes ground cover and small trees in the brick planters flanking the entry, trees and other large plants along the north and south walls of the building, a dirt and gravel lot to the north, and a storage lot to the south. An asphalt-paved parking lot occupies the area between Railroad Avenue and the main façade of the warehouse.

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial building

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

P5a. Photograph 1.



P5b. Description of Photo:

East & south elevations.
Camera facing northwest.
Photo taken. April 11, 2014.

*P6. Date Constructed/Age and Sources:

circa 1900. Source: Sanborn maps.
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Frank P Leal Living Trust
300 Maranatha Dr
Hollister, CA 95023

*P8. Recorded by:

Monte Kim
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 11, 2014

*P10. Survey Type: Intensive

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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

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*NRHP Status Code 3D, 5S3

*Resource Name or # Elk Grove Winery Warehouse

B1. Historic Name: Elk Grove Winery Warehouse

B2. Common Name: none

B3. Original Use: warehouse

B4. Present Use: commercial

***B5. Architectural Style:** masonry vernacular

***B6. Construction History:**

Warehouse constructed in circa 1900. Front entry modified with modern commercial door and fixed windows at an unknown date.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location:

***B8. Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

***B10. Significance: Theme:** Development of the Warehousing and Wine Industry in Elk Grove

Area: Elk Grove

Period of Significance: 1900-1950

Property Type: industrial building

Applicable Criteria: A, 1, A-i

The Elk Grove Winery Warehouse appears to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) as a contributing property to the Elk Grove Winemaker Historic District, a proposed NRHP historic district that appears to be individually eligible at the local level of significance under NRHP Criterion A and CRHR Criterion 1 for its association with the development of Elk Grove's wine and warehouse industry during the period between 1900 and 1950. The warehouse also appears to be individually eligible for listing in the Elk Grove Registry as a local landmark under Criterion A-i

During the late nineteenth century and early decades of the twentieth century, the area south of Elk Grove Boulevard and east of the Southern Pacific Railroad (SPRR) tracks, consisted of a district of warehouses and industrial buildings. Some of these buildings were used for the storage of agricultural products. Others were constructed for the production of wine. One of the early wine warehouses established in the area was the Elk Grove Winery Warehouse.

The Elk Grove Winery Warehouse was part of a facility established by Edward L. Da Roza in circa 1900. Da Roza and his partner Joseph P. Neves, established the community's first winery in 1888 at what is now the southeast corner of Grove Street and Railroad Avenue. During the early 1890s, a new facility was constructed at the present intersection of Jonnell Court and Jan Marie Way, northeast of Railroad Avenue. In 1900, Da Roza bought Neves' interest in the facility and renamed it the Elk Grove Winery. Da Roza expanded the winery in circa 1900 by building a new brick wine storage warehouse on the west side of Railroad Avenue. Also during this period, Da Roza constructed a new sherry house and doubled the size of the winery's main facility on the east side of Railroad Avenue to meet increased demand of his wine outside of California. (see continuation sheet)

B11. Additional Resource Attributes: none

***B12. References:**

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, Calif.
Sanborn Map Company.

B13. Remarks:

***B14. Evaluator:**

James Williams and Monte Kim, Ph.D.
ICF International, 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** June 15, 2014

(This space reserved for official comments.)



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*Resource Name or # Elk Grove Winery Warehouse

*Recorded by: Monte Kim, ICF International

*Date: June 15, 2014

☒ Continuation ☐ Update

***B10. Significance** (continued):

Da Roza died in 1909, leaving the winery to his son Edward Da Roza. Edward's short tenure at the helm of the company included two fires at the winery—one in 1911, and the other in 1913. The latter incident destroyed the entire facility, with the exception of a brick warehouse, and led to the release of 150,000 gallons of wine into the streets of Elk Grove. A 1915 rebuilding effort included the construction of a new distillery, two brick warehouses, an office east of the railroad spur that ran along the current alignment of Railroad Avenue, and a bunk house west of the spur.²⁴

In 1920, Da Roza sold the winery to Colonial Grape Products, a San Francisco-based company with additional wineries in Sacramento, Napa, and Sonoma counties. Da Roza apparently sold the company, in part, because of production restrictions during Prohibition, but also because he was burdened with tax problems. The San Francisco firm continued to manufacture wine during Prohibition, though the federal government allowed it to only distill products for medicinal and religious purposes.²⁵

A process of consolidation in the national wine industry began after the repeal of Prohibition in 1933. The Elk Grove Winery changed hands more than once during the 1930s and 1940s. New Colonial Grape Products sold the facility in 1935, but it later repurchased the winery in 1937. In 1942, Schenley Distilleries, an operator of several California wineries, purchased the plant and rechristened it as the Cresta Blanca Winery. By the early 1950s, however, the company had ceased production at the facility due to a decline in market share. By circa 1967, all of the buildings associated with the Elk Grove Winery, except for Bldg. 1, had been demolished.²⁶

Evaluation

Under Criteria A, 1, and A-i, the Elk Grove Winery Warehouse retains sufficient integrity to convey its historical identity as a brick warehouse constructed at the turn of the twentieth century. It stands on its original location adjacent to the former Southern Pacific Railroad tracks and near other early twentieth-century buildings used for storage or related industrial purposes, including the production of wine. The property also retains a substantial amount of its original industrial setting and feeling, despite the removal of some of the older adjacent buildings and the encroachment of modern residential properties to the east. The property was one of a number of early warehouses that lined the Southern Pacific tracks and facilitated the industrial development of Elk Grove during the first half of the twentieth century. As such, the Elk Grove Winery Warehouse appears to be significant under NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i.

The Elk Grove Winery Warehouse, however, does not appear to possess sufficient associative significance to meet NRHP Criterion B, CRHR Criterion 2, or local Criterion A-ii. Although Edward Da Roza was one of the early businessmen involved in the wine industry in Elk Grove, his contribution to the development of that industry does not rise to the level of singular importance necessary to meet Criteria B, 2, and A-ii.

The Elk Grove Winery Warehouse also does not appear to possess sufficient architectural distinction to meet NRHP Criterion C, CRHR Criterion 3, or local Criterion A-iii. Although this masonry vernacular-style, brick warehouse retains a substantial amount of its integrity of design, materials, and workmanship, it is an undistinguished example of its type and style. As such, the warehouse lacks sufficient design and construction value to meet Criteria C, 3, and A-iii.

In conclusion, the Elk Grove Winery Warehouse appears to be eligible for listing in the NRHP and the CRHR as a contributing property to the Elk Grove Winemaker Historic District under Criterion A and 1 respectively because of its association with the development of the warehousing and wine industries in Elk Grove during the early decades of the twentieth century. Additionally, the warehouse appears to be individually eligible for listing in the Elk Grove Registry as a local landmark under Criterion A-i. As such, the current evaluation has assigned a 5S3 and a 3D California Historical Resource status code to this property. The Elk Grove Winery Warehouse was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be historical resource for the purposes of CEQA.

²⁴ Ibid., 110.

²⁵ *Pacific Rural Press*, October 12, 1920; Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 145, 112.

²⁶ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 145-146, 173

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*Resource Name or # Elk Grove Winery Warehouse

*Recorded by: Monte Kim, ICF International

*Date: June 15, 2014

☒ Continuation ☐ Update

*P5a. Photographs (continued):



Photograph 2. Front façade (east elevation) of Elk Grove Winery Warehouse. Camera facing west.



Photograph 3. South and east elevations of Elk Grove Winery Warehouse. Camera facing northwest.

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*Resource Name or # Elk Grove Winery Warehouse

*Recorded by: Monte Kim, ICF International

*Date: June 15, 2014

☒ Continuation ☐ Update

*P5a. Photographs (continued):



Photograph 4. North and east elevations of Elk Grove Winery Warehouse. Camera facing southwest.



Photograph 5. North and west elevations of Elk Grove Winery Warehouse. Camera facing southeast.

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 3D, 5S3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: Elk Grove Vineyard Association Winery

P1. Other Identifier: Bldgs. 3, 4, 5, & 6; MR-94

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

***a. County:**

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T** 6N **R** 6E; SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec . 6 **B.M.**

c. Address: 9723 Railroad Avenue

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0050-077

Elevation: 50 ft. AMSL

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

The former Elk Grove Vineyard Association (EGVA) Winery consists of four historic buildings identified on the sketch map as Bldg. 3 (Fermenting & Wine Storage Facility), Bldg. 4 (Warehouse), Bldg. 5 (Storage Bldg.), and Bldg. 6 (Bottling Facility & Sherry Oven). The buildings are situated on an irregularly shaped, 4.4-acre industrial lot located east of the former Southern Pacific Railroad (SPRR) tracks and south of the southern terminus of Railroad Avenue. Paved areas for circulation, parking, and outdoor storage separate the buildings. Landscaping is limited mostly to trees lining segments of the parcel boundary. The buildings are in overall good condition.

Constructed in circa 1915, Bldg. 5, and 6 are located near the center of the lot and share a common interior wall. Building 5 is the westernmost of the two buildings. Constructed as a wine storage facility, Bldg. 5 has a rectangular ground plan and a reinforced concrete structural system with board-formed concrete walls. A wooden truss system supports a flat roof with composition roll cladding and a skylight that appears to be flush with the roof. The front façade (north elevation) faces a gravel-lined loading area and features a large central bay with two horizontally-sliding suspended metal doors flanked by a pair of resized door openings. The left opening has been infilled with a single-leaf, wooden entry door and a sliding aluminum window. The opening on the right has been infilled with a single aluminum sliding window. (see continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial buildings

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

P5a. Photograph 1.



P5b. Description of Photo

Bldg. 5. North and west elevations.
Photo taken April 11, 2014.

***P6. Date Constructed/Age and Sources:** 1909 & ca. 1915. Source: Interview with Chris Fellersen, current owner of the property on 4/11/2014/
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Pacific Modern Homes
PO BOX 670
Elk Grove, CA 95759

***P8. Recorded by:**

Monte Kim
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** April 11, 2014.

***P10. Survey Type:** Intensive

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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

Page 2 of 7

*NRHP Status Code 3D, 5S3

*Resource Name or # Elk Grove Vineyard Association Winery

B1. Historic Name: Elk Grove Vineyard Association Winery

B2. Common Name: none

B3. Original Use: winery

B4. Present Use: storage

***B5. Architectural Style:** masonry vernacular

***B6. Construction History:** Bldgs. 3 & 4 were constructed in 1909. Bldgs. 5 and 6 were constructed in circa 1915. Addition appended to west elevation of Bldg. 5 in circa 1940. A long addition was affixed to the entire length of the west wall of Bld. 3 between 1941 and 1957. The southern half of Bldg. 4 was rebuilt in 1984 with a wood-frame structural system and corrugated metal siding.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

***B8. Related Features:** none

B9a. Architect: Bldgs. 3 & 4- E. G. Meakin; Bldgs. 5 & 6-unknown **b. Builder:** unknown

***B10. Significance. Theme:** Development of the Warehouse and Wine Industry in Elk Grove

Area: Elk Grove

Period of Significance: 1909-1950

Property Type: industrial building

Applicable Criteria: A, 1, A-i

The four historic buildings that comprise the Elk Grove Vineyard Association (EGVA) Winery—Bldgs. 3, 4, 5, and 6—appear to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) as contributing properties to the Elk Grove Winemaker Historic District, a proposed historic district that appears to be individually eligible at the local level of significance for listing in the NRHP under Criterion A and the CRHR under Criterion 1 for its association with the development of Elk Grove's wine and warehousing industry during the period between 1900 and 1950. Additionally, Bldgs. 3, 4, 5, and 6 appear to be individually eligible for listing in the Elk Grove Registry as local landmarks under Criterion A-i

During the late nineteenth century and early decades of the twentieth century, the area south of Elk Grove Boulevard and east of the Central Pacific/Southern Pacific (now Union Pacific) Railroad tracks, consisted of a district of warehouses and industrial buildings. Some of these buildings were used for the storage of wine or agricultural products. Others were constructed for the production of wine. The four historic buildings that comprise the EGVA Winery served as both warehouses and wine production facilities.

The EGVA Winery traces its development to the founding of the EGVA in 1902. The EGVA was established as a cooperative for farmers specializing in the cultivation of wine grapes. Under the leadership of Thomas Johnston, the EGVA initially operated as a supplier of grapes to local wineries. In 1908, however, the cooperative's inability to secure sufficient grape prices for its members from local wineries led the organization to establish its own winery. The EGVA commissioned noted winery designers Toulouse and Delorieux to draw up plans for its new winery. The EGVA Winery was completed in 1909, and included an office, a grape crushing house, a 15,000 gallon tank; a railroad spur, and three, concrete block buildings--a Fermenting and Wine Storage Facility (Bldg. 3) located near the entrance of the property, a Wine Warehouse (Bldg. 4) situated at the south end of the parcel, and a third wine storage building located about 60 feet east of Bldg. 3.²⁷ (See continuation sheet).

B11. Additional Resource Attributes: none

***B12. References:** Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, Calif. Sanborn Map Company.

B13. Remarks:

***B14. Evaluator:** James Williams & Monte Kim, Ph.D.
ICF International, 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** June 20, 2014

(This space reserved for official comments.)



²⁷ Interview with current property owner Chris Fellersen, Senior Vice President of Pacific Modern Homes, Inc., on April 11, 2014; Sanborn Map 1912.

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*Resource Name or # Elk Grove Vineyard Association Winery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P3a. Description (continued):**

The original west elevation of Bldg. 5 appears to have been an uninterrupted board-formed concrete wall. A circa-1940 addition, however, has been affixed to the west elevation near the northwest corner. The addition features a hipped roof with asphalt shingles, stuccoed exterior walls, three wood entry doors, and three wood-sash windows. The interior of the building features two parallel rows of wood post roof supports, which anchor the wood ceiling truss to a bare concrete floor.

Directly east and adjacent to Bldg. 5 sits Bldg. 6. Constructed on a 50' x 100' rectangular ground plan, the former wine bottling facility includes a brick structural system on its north, south, and east sides. The west wall is a common wall with Bldg. 5 and is constructed of reinforced concrete. The ceiling displays a steel truss system supporting a complex roof with a ridge monitor and sidelights. The front (north) elevation features an off-center bay with a suspended, horizontally sliding, wood plank door. Appended to the south end of Bldg. 6 is a 50 x 70-foot addition with a corrugated metal roof and walls constructed between 1941 and 1957.²⁸ Affixed to the east end of this addition is a second addition constructed between 1964 and 1993.²⁹ This addition features a concrete slab foundation, a wood and steel structural system, a gabled roof with corrugated cladding and fiberglass skylights, and exterior walls clad with T1-11 siding.

Directly west of Bldg. 5 is a fermenting and wine storage facility (Bldg. 3) constructed in 1909. Oriented parallel to the former SPRR tracks, this one-story building sits on 100 x 150-foot rectangular-shaped ground plan and has a gable roof concealed behind a stepped parapet. The building has a concrete block structural system with non-original, stuccoed exterior walls. A shed roof addition was affixed to the entire length of the west elevation between 1941 and 1957.³⁰ The windowless building features a loading bay on the north and east elevations, and two loading bays on the south elevation.

South of Bldg. 3 along the east side of the SPRR tracks is the EGVA wine warehouse (Bldg. 4). The rectangular ground plan measures 60 x 70 feet, not including a 25 x 50-foot modern addition appended to the north elevation of the original building. Built in 1909, the building features a moderately-pitched, front-gabled roof clad with corrugated metal and exposed wooden rafter tails. The main elevation faces north and displays a large, open bay, a double-hung wood sash window just below the gable peak, and a modern addition along the eastern half of the facade. The original building featured a concrete block structural system. In 1984, the southern half of the building was rebuilt with a wood-frame structural system and covered with corrugated metal siding.

In addition to the four historic buildings, there are three modern buildings that do not contribute to the significance of the property. One of these buildings is a gable-roof ancillary building located between Bldg. 3 and Bldg. 4. Based on historic aerials, this building was constructed sometime after 1964 and prior to 1993. The office adjacent to the northeast corner of Bldg. 6 was constructed in 1972 and expanded in 1979, and the pole barn at the eastern end of the property was built in 1976.³¹ These three buildings all lack a significant association with the original four winery buildings on the property.

***B10. Significance (continued):**

By circa 1915, however, the easternmost of the Toulouse and Delorieu concrete-block buildings had been replaced with two, large side-by-side buildings.³² The westernmost of these two buildings (Bldg. 5) was constructed of board-formed, reinforced concrete and was used to store wine. The adjacent brick building to the east (Bldg. 6) housed a bottling facility and a sherry oven. Of the buildings constructed during this early phase of development at the EGVA Winery, only Buildings 3, 4, 5, and 6 remain extant

With a production capacity of 20,000 gallons per day and a planned storage capacity of 180,000 gallons, the winery became a viable alternative for cooperative members eager to find better prices for their grapes. The EGVA's winery remained in continuous operation until the start of Prohibition in 1919.³³

With the repeal of Prohibition in 1933, the facility resumed operation as the Woodbridge Winery. Under the new owners, the winery shifted its sourcing mostly to grapes from Lodi-area vineyards. Production included a new focus on kosher wines for the Jewish market in New York.³⁴

During the 1940s, the winery went through a period of unstable ownership. In 1943, the Woodbridge Winery was sold to the Midwest Distilling Company of Wisconsin and renamed the Sunny Crest Winery. The following year, the winery was purchased by the Gibson Wine Company, a Cincinnati-based firm founded by Robert H. Gibson during the 1930s. In circa 1950, Gibson expanded its operation

²⁸ Sanborn Maps, 1941; Historic aerial photograph from 1957 accessed through NETR Online 2014.

²⁹ Historic aerial photograph from 1957 accessed through NETR Online 2014 and Google Earth Pro historic aerial images.

³⁰ Sanborn Maps, 1941; Historic aerial photograph from 1957 accessed through NETR Online 2014.

³¹ Interview with Chris Fellersen, current owner of the property on April 11, 2014.

³² Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), p. 111.

³³ *Ibid.*, pp. 110-112.

³⁴ *Ibid.*, p. 146.

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*Resource Name or # Elk Grove Vineyard Association Winery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***B10. Significance** (continued):

by building a new winery complex on Kent Street outside of the proposed historic district on an adjacent parcel just south of the original EGVA Winery buildings. The complex consisted of eight pre-fabricated steel-frame, industrial buildings, of which all but one remains extant.³⁵ With the completion of the new facility, Gibson ceased production at the original EGVA winery site and leased the property to the Aerojet Company beginning in the late 1950s. During the 1970s, the Elk Grove Ready Mix Company used the facility for its operations. The property is currently owned by Pacific Modern Homes, a prefabricated home builder.³⁶

Evaluation

Under Criteria A, 1, and A-i, the four historic buildings that comprise the EGVA Winery—Bldgs. 3, 4, 5, and 6— retain sufficient integrity to convey their historical identity as early twentieth century industrial buildings. They stand on their original location near or adjacent to the former SPRR tracks. They also retain a substantial amount of their original industrial setting and feeling, despite the removal of some of the older adjacent buildings and the encroachment of modern industrial properties to the south. These four buildings were among a number of industrial buildings that lined the Southern Pacific tracks and facilitated the industrial development of Elk Grove during the first half of the twentieth century. As such, EGVA Winery Bldgs. 3, 4, 5, and 6 appear to be significant under NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i.

Bldgs. 3, 4, 5, and 6, however, do not appear to possess sufficient associative significance to meet NRHP Criterion B, CRHR Criterion 2, or local Criterion A-ii. Although Thomas Johnston was an effective leader of the EGVA, his contribution to the development of the wine industry does not rise to the level of singular importance necessary to meet Criteria B, 2, and A-ii.

Additionally, because of their diminished integrity and lack of sufficient architectural distinction, Bldgs. 3, 4, 5, and 6 do not appear to meet NRHP Criterion C, CRHR Criterion 3, or local Criterion A-iii. Although Bldgs. 3 and 4 were designed by the architect E. G. Meakin of the well-known San Francisco industrial engineering firm of Toulouse and Delorieux, substantial alterations have compromised the integrity of both buildings and greatly diminished their ability to convey their historical identity as early examples of concrete block construction. As such, Bldg. 3 and Bldg. 4 no longer represent particularly good examples of Toulouse and Delorieux's work. Bldgs. 5 and 6 have also sustained alterations in the form of additions that have compromised their integrity of design, materials, and workmanship. As undistinguished examples of their type and style, Bldgs. 3, 4, 5, and 6 appear to lack sufficient design and construction value to meet criteria C, 3, and A-iii.

In conclusion, EGVA Winery Bldgs. 3, 4, 5, and 6 appear to be eligible for listing in the NRHP and the CRHR as contributing properties to the Elk Grove Winemaker Historic District under Criterion A and 1 respectively because of their association with the development of the warehousing and wine industries in Elk Grove from 1909 to 1950. Additionally, Bldgs. 3, 4, 5, and 6 appear to be individually eligible for listing in the Elk Grove Registry as local landmarks under Criterion A-i. As such, the current evaluation has assigned a 5S3 and a 3D California Historical Resource status code to each of these buildings. EGVA Winery Bldgs. 3, 4, 5, and 6 were also evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and they each appear to be a historical resource for the purposes of CEQA.

³⁵ Ibid., pp. 146, 173.

³⁶ Interview with current property owner Chris Fellersen, Senior Vice President of Pacific Modern Homes, Inc., on April 11, 2014

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*Resource Name or # Elk Grove Vineyard Association Winery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P5a. Photographs (continued):**



Photograph 2. Left to right: Non-contributing office building constructed in 1972 and enlarged in 1979; north elevation of Bldg. 6; and east half of north elevation of Bldg. 5.



Photograph 3. North and west elevations of Bldg. 5. The half-hipped, truck-scale office appended to the west elevation is not an original feature of the building as constructed in 1915.



Photograph 4. South and west elevations of Bldg. 5. Note the unpainted, board-formed, reinforced concrete wall, a character-defining feature of this 1915 industrial building.



Photograph 5. At the left and center are two later additions affixed to the south end of the original 1915 facility housing the sherry oven. The gable roof pole barn at the right is a non-contributor to the district built in 1976.



Photograph 6. South elevation of circa 1970s office building (non-contributor).



Photograph 7. South and west elevations of modern pole barn built in 1976 (non-contributor).



Photograph 8. South elevation of shed built between 1964 and 1993 (non-contributor).

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*Resource Name or # Elk Grove Vineyard Association Winery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P5a. Photographs (continued):**



Photograph 9. Bldg. 5. features a timbered -truss roof system supported by knee-braced, square timber posts.



Photograph 10. Bldg. 6, by contrast, displays a steel-truss roof system and no interior posts due to the narrower width of the building.



Photograph 11. Board-formed, reinforced concrete interior wall of Bldg. 5.



Photograph 12. Structural brick interior wall of the bottling facility of Bldg. 6.



Photograph 13. Overview showing the two surviving 1909 EGVA winery buildings designed by the firm of Toulouse & Delorieux. Bldg. 4 (left) and Bldg. 3 (right). Camera facing northwest.



Photograph 14. East elevation of Bldg. 4. Less than half of the building displays its original concrete-block walls. The southern half of the building was rebuilt corrugated metal in 1984

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*Resource Name or # Elk Grove Vineyard Association Winery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P5a. Photographs (continued):**



Photograph 15. North elevation of Bldg. 4 with an affixed 1984 addition. Camera facing south.



Photograph 16. North & east elevations of Bldg. 5. The original concrete block exterior walls of this building have been altered with a layer of stucco .



Photograph 17. Bldg. 4-north & west elevations of winery warehouse.



Photograph 18. Bldg. 4-Section of concrete-block wall.



Photograph 19. Bldg. 4-Closeup of original concrete block wall.

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 3D, 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Benjamin Hoover General Warehouse

P1. Other Identifier: Bldg. 2, MR-95

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T 6N R 6E; NW ¼ of NE ¼ of Sec. 6 B.M.**

c. Address: 9699 Railroad Avenue

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0050-082

Elevation: 50 ft. AMSL

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

The Benjamin Hoover Warehouse (Bldg. 2) is a circa 1900 warehouse located on an industrial parcel between the former Southern Pacific Railroad (SPRR) tracks to the west and Railroad Avenue to the east, and approximately 0.25 miles south of Grove Street. The masonry vernacular, industrial building rises from a 100' x 60' rectangular-shaped ground plan to a height of one story. Its brick structural system supports a parallel-gabled roof with corrugated metal cladding that is concealed behind a stepped, brick parapet along the north and south facades. The east elevation features three symmetrically placed, segmental arch docking bays. The two outer bays are infilled with non-original concrete. The center bay has been infilled with concrete and a wooden entry door accessed by a concrete stoop with a metal rail. Flanking the center bay are narrow brick columns that meet the brick coping running the length of the facade. Exposed anchor bolts appear at regular intervals along the wall. The west elevation is essentially identical, although it lacks the stoop and entry door found on the east elevation. The symmetrical north and south elevations both feature stepped parapet walls pierced with two circular openings. The north elevation features a solid brick wall. The south elevation is punctuated by two segmental arch bays similar to those found elsewhere on the building. Above the bays are two circular openings in the brick parapet. A brick column separates the bays on the north elevation, and additional columns mark all four exterior wall junctions. Additional details include exposed anchor bolts—below the brick coping and near the ground level—and ground-level iron vents. A chain-link fence encloses the mostly vacant land around the building. Landscaping is limited mostly to grass and weeds, but also includes a large aloe plant growing adjacent to the building's east elevation. The building is currently in a deteriorated condition.

***P3b. Resource Attributes:** HP8. Industrial building

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

P5a. Photograph 1.



P5b. Description of Photo:

North. and east elevations.
Camera facing southwest.
Photo taken 4/11/2014.

***P6. Date Constructed/Age and Sources:** Circa 1900

☒ Historic ☐ Prehistoric ☐ Both
Source: Sanborn Maps.

***P7. Owner and Address:**

Nancy Blue/George W. & Robin J. Whiting
PO BOX 72410
Davis, CA 95617

***P8. Recorded by:**

Monte Kim
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:**

April 11, 2014

***P10. Survey Type:** Intensive

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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

Page 2 of 3

*NRHP Status Code 3D, 5S3

*Resource Name or # Benjamin Hoover General Warehouse

B1. Historic Name: Benjamin Hoover General Warehouse

B2. Common Name: none

B3. Original Use: warehouse

B4. Present Use: vacant

***B5. Architectural Style:** masonry vernacular

***B6. Construction History:**

Constructed circa 1900. Alterations include the infilling of loading bays with concrete at an unknown date.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location:

***B8. Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

***B10. Significance: Theme:** Development of the Warehousing and Wine Industry in Elk Grove

Area: Elk Grove

Period of Significance: 1900-1950

Property Type: industrial building

Applicable Criteria: A, 1, A-i

The Benjamin Hoover General Warehouse appears to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) as a contributing property to the Elk Grove Winemaker Historic District, a proposed NRHP historic district that appears to be individually eligible at the local level of significance for listing in the NRHP under Criterion A and the CRHR under Criterion 1 for its association with the development of Elk Grove's wine and warehousing industry during the period between 1900 and 1950. The warehouse also appears to be individually eligible for listing in the Elk Grove Registry as a local landmark under Criterion A-i

During the late nineteenth century and early decades of the twentieth century, the area south of Elk Grove Boulevard and east of the Central Pacific/Southern Pacific (now Union Pacific) Railroad tracks, consisted of a district of warehouses and industrial buildings. Some of these buildings were used for the storage of agricultural products. Others were constructed for the production of wine. One of the early warehouses established in the area was the Benjamin Hoover General Warehouse. This brick warehouse was constructed by Benjamin Hoover in circa 1900. The warehouse served local farmers, who were eager to take advantage of the SPRR's double-tracked main line, which was completed through Elk Grove in 1895. The parallel-gabled, brick warehouse was located south of W.E. Lane's Grain and General Warehouse (non-extant), which was constructed in circa 1895. By 1926, the warehouse was under the ownership of Burr Latta, who leased the building to the Pioneer Fruit Company. No other information was uncovered about the history of the Benjamin Hoover General Warehouse. See continuation sheet.

B11. Additional Resource Attributes: none

***B12. References:**

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, Calif.
Sanborn Map Company.

B13. Remarks:

***B14. Evaluator:**

James Williams and Monte Kim, Ph.D.
ICF International, 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** June 15, 2014

(This space reserved for official comments.)



Page 3 of 3

*Resource Name or # Benjamin Hoover General Warehouse

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

***P3a. Significance** (continued):

Evaluation

Under Criteria A, 1, and A-i, the Benjamin Hoover General Warehouse retains sufficient integrity to convey its historical identity as a brick warehouse constructed at the turn of the twentieth century. It stands on its original location adjacent to the former Southern Pacific Railroad tracks and near other early twentieth-century buildings used for storage or related industrial purposes, including the production of wine. The property also retains a substantial amount of its original industrial setting and feeling, despite the removal of some of the older adjacent buildings and the encroachment of modern residential properties to the east. The property was one of a number of early warehouses that lined the Southern Pacific tracks and facilitated the industrial development of Elk Grove during the first half of the twentieth century. As such, the Benjamin Hoover General Warehouse appears to be significant under NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i.

The Benjamin Hoover General Warehouse, however, does not appear to possess sufficient associative significance to meet NRHP Criterion B, CRHR Criterion 2, or local Criterion A-ii. Although Benjamin Hoover was one of the early local businessmen involved in the warehousing industry in Elk Grove, his contribution to the development of that industry does not rise to the level of singular importance necessary to meet criteria B, 2, and A-ii.

The Benjamin Hoover General Warehouse also does not appear to possess sufficient architectural distinction to meet NRHP Criterion C, CRHR Criterion 3, or local Criterion A-iii. Although this masonry vernacular-style, brick warehouse retains a substantial amount of its integrity of design, materials, and workmanship, it is an undistinguished example of its type and style. As such, the warehouse lacks sufficient design and construction value to meet any of these criteria.

In conclusion, the Benjamin Hoover General Warehouse appears to be eligible for listing in the NRHP and the CRHR as a contributing property to the Elk Grove Winemaker Historic District under Criterion A and 1 respectively because of its association with the of the warehousing and wine industries in Elk Grove during the early decades of the twentieth century. Additionally, the warehouse appears to be individually eligible for listing in the Elk Grove Registry as a local landmark under Criterion A-i. As such, the current evaluation has assigned a 5S3 and a 3D California Historical Resource status code to this property. The Benjamin Hoover General Warehouse was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be historical resource for the purposes of CEQA.

***P5a. Photographs** (continued):



Photograph 2. West elevation. Camera facing east.



Photograph 3. South and east elevations. Camera facing northwest.

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

Primary #
HRI #
Trinomial

Page 1 of 11

*NRHP Status Code 3S, 5S3

*Resource Name or # Elk Grove Winemaker Historic District

D1. Historic Name: none

D2. Common Name: none

***D3. Detailed Description:**

The Elk Grove Winemaker Historic District is situated on four parcels adjacent to the east side of the former Southern Pacific Railroad (SPRR) tracks, the east and south sides of Railroad Avenue, the west side of Kent Street, and north of the East Elk Grove Industrial Park. There are six industrial buildings constructed between circa 1900 and circa 1915 that contribute to the significance of the district. These buildings include the Elk Grove Winery Warehouse (Bldg. 1), the Benjamin Hoover General Warehouse (Bldg. 2), and four buildings associated with the Elk Grove Vineyard Association (EGVA)—the Fermenting & Storage Facility (Bldg. 3), the Winery Warehouse (Bldg. 4), Winery Storage Building (Bldg. 5), and the Winery Bottling Facility and Sherry Oven (Bldg. 6). Each of the parcels within the district contains large areas of open space. Paved areas are used for parking, loading, storage, or as paths for circulation. (See continuation sheet).

***D4. Boundary Description:**

Beginning at the northwest corner of the district, the boundary runs in a northeasterly direction along the northern parcel line of APN 134-0050-043 (9676 Railroad Avenue) for 160 feet. At this point, the boundary line turns south, paralleling Railroad Avenue to the main entrance of APN 134-0050-074 (9723 Railroad Avenue). The district boundary line then follows the northern parcel line of APN 134-0050-074 eastward for 180 feet, then southeastward for 125 feet, then northeastward around the footprint of the modern office building for 100 feet, before turning to the southeast for 500 feet to the southern parcel line of APN 134-0050-074. From this point the district boundary runs westward along the southern parcel line of APN 134-0050-074, before turning northwestward along a parallel course with the railroad right-of-way for 1,375 feet. At this point, the boundary line turns eastward for 40 feet, before running in a northwestward direction for 225 feet to the northwest corner of the district.

***D5. Boundary Justification:**

The boundary of this contiguous district includes six extant buildings historically associated with the development of Elk Grove's wine industry between 1900 and 1950. Four buildings at the periphery of the district—a modern outbuilding, a storage building, an office, and a pole barn—were excluded because they were built after the 1900 to 1950 period of significance established for the district. Although these buildings are located on parcels that are part of the district, they are not situated between, or surrounded by, eligible resources, but rather in peripheral areas that do not contribute to the district's significance. As such, exclusion of these four buildings is justified under guidelines established by the National Park Service for defining boundaries for National Register of Historic Places (NRHP) properties.³⁷ Additionally, seven buildings constructed in the early 1950s in the East Elk Grove Industrial Park, just south of the EGVA Winery complex, have been excluded from the district. Although these buildings are associated with the Gibson Winery, a former owner of the EGVA Winery, they represent a distinct period of development after 1950, when Elk Grove's two original winery complexes ceased operations and wine production moved to a new Gibson Winery facility outside the parcels containing the early-twentieth century winery buildings.

***D6. Significance:** Theme: Development of the Warehousing and Wine Industry in Elk Grove Area: Elk Grove
Period of Significance: 1900-1950 Applicable Criteria: NRHP Criterion A; CRHR Criterion 1; local Criterion A-i.

The Elk Grove Winemaker Historic District appears to be individually eligible at the local level of significance for listing in the NRHP under Criterion A, the California Register of Historical Resources (CRHR) under Criterion 1, and the Elk Grove Registry under Criterion A-i, for its association with the development of Elk Grove's wine and warehousing industry during the period between 1900 and 1950.

Of the six buildings that contribute to the significance of the proposed historic district, three were previously recorded in 2012 as part of a reconnaissance-level survey conducted by Page & Turnbull for the City of Elk Grove. These three buildings include the Elk Grove Winery (Da Roza & Neves) Warehouse at 9676 Railroad Avenue (Bldg. 1) and two Elk Grove Vineyard Association (EGVA) Winery buildings at 9723 Railroad Avenue—the Winery Storage Building (Bldg. 5) and the Winery Bottling Facility/Sherry Oven (Bldg. 6). Page & Turnbull concluded that these three buildings appeared to comprise an industrial historic district eligible for listing in the NRHP. The current evaluation concurs with this finding, but it also makes the case for including three additional buildings as contributing elements to the district. These three buildings include the Benjamin Hoover General Warehouse at 9699 Railroad Street (Bldg. 2), the EGVA Fermenting & Storage Building (Bldg. 3) at 9723 Railroad Avenue, and the EGVA Winery Warehouse (Bldg. 4) also at 9723 Railroad Avenue. ICF has assigned a historical resource status code of 3D to these three newly recorded buildings, which have also been recorded on individual DPR 523 forms (see continuation sheet).

***D7. References :**

NETR Online. "Historic Aerials." Aerials photographs 1957, 1964, and 2005; Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, CA; Tom Russell, *Inventory of Elk Grove Historic Resources*, on file at the Elk Grove Historical Society, Elk Grove, CA; Sanborn Map Company. 1895, 1905, 1912, 1926, and 1926, revised 1941.

***D8. Evaluator:** Monte Kim, Ph.D.

Date: May 22, 2014

Affiliation and Address: ICF International, 630 K Street, Suite 400, Sacramento, CA 95814

DPR 523D (1/95)

*Required information

³⁷ U.S. Department of the Interior, National Park Service, *National Register Bulletin #15: How To Apply The National Register Criteria For Evaluation* (Washington D.C.: National Park Service, 1995), p. 6; U.S. Department of the Interior, National Park Service, *National Register Bulletin #21: Defining Boundaries for National Register Properties* (Washington D.C.: National Park Service, 1997), p. 2;

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D3. Description (continued):

Landscaping is mostly limited to a few planted trees immediately adjacent to buildings or at parcel boundaries, with other areas covered in grass and weed species growing wildly. The alignment of the former SPRR spur—which was removed in the mid-1950s and paved over as Railroad Avenue—defines a substantial portion of the eastern perimeter of the district.³⁸ The adjacent properties to the east of this roadway are industrial, vacant, or residential. The residences are all part of a modern subdivision developed in 1985 and largely screened from view by a brick sound wall, mature trees and shrubs.

Provided below is a table listing the contributing properties to the proposed district and a sketch map showing the location of these properties.

Table 1. Contributing Elements to the Elk Grove Winemaker Historic District

Bldg. No.	Building Description	Address	APN	Year Built	Status Code
1	Elk Grove Winery Warehouse (Da Roza-Neves Warehouse)	9676 Railroad Ave.	13400500430000	ca. 1900	3D, 5S3
2	Benjamin Hoover General Warehouse	9699 Railroad Ave.	13400500350000	ca. 1900	3D, 5S3
3	EGVA Winery Fermenting & Wine Storage Facility	9723 Railroad Ave.	13400500770000	1909	3D, 5S3
4	EGVA Winery Warehouse	9723 Railroad Ave.	13400500770000	1909	3D, 5S3
5	EGVA Winery Storage Building	9723 Railroad Ave.	13400500770000	ca. 1915	3D, 5S3
6	EGVA Winery Bottling Facility & Sherry Oven	9723 Railroad Ave.	13400500770000	ca. 1915	3D, 5S3

Figure 1. Sketch Map of the Elk Grove Winemaker Historic District



³⁸ This circa date is based on USGS topographic maps and historic aerials, which show that the spur line was extant in the 1947 topo and removed by the time the 1957 aerial photograph was taken. The 1957 aerial also indicates that after the tracks were removed, the alignment was used as an unpaved roadway. By 1964, an aerial photograph from that year shows that the roadway had been improved and paved with asphalt.

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D6. Significance (continued):

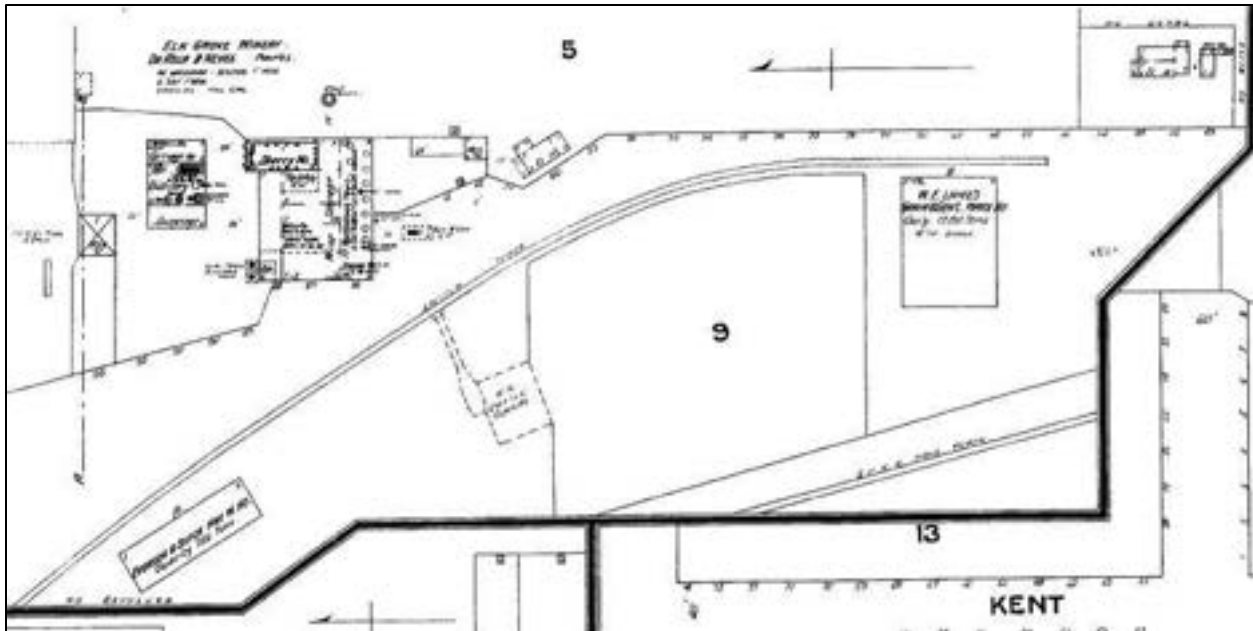


Figure 2. Sanborn Map from 1895 showing the emerging industrial district adjacent to the SPRR trunk line (near the bottom right corner). At the upper left corner, just above the proposed railroad “switch track”, is the Elk Grove Winery complex. Situated below the proposed tracks are the Emerson & Sitch warehouse, a cattle corral, and the W.E. Lane Warehouse. Neither the Elk Grove Winery Warehouse nor the Benjamin Hoover Warehouse had been built yet.

During the late nineteenth century and early decades of the twentieth century, the area south of Elk Grove Boulevard and east of the Central Pacific/Southern Pacific (now Union Pacific) Railroad tracks, consisted of a district of warehouses and industrial buildings. Some of these buildings were used for the storage of agricultural products. Others were constructed for the production of wine. There were also industrial enterprises located outside of this area scattered in and around downtown Elk Grove. The community traces its initial industrial development to the emergence of the wine industry during the early 1880s, when George Harvey Kerr planted the area's first vineyard on his ranch. In 1888, industrial wine production began at a new facility established by Edward L. Da Roza and Joseph P. Neves. The Da Roza & Neves Winery was located at what is now the southeast corner of Grove Street and Railroad Avenue. During the early 1890s, a new winery was constructed at the present intersection of Jonnell Court and Jan Marie Way. The new facility was renamed the Elk Grove Winery (Figures 2 and 3).³⁹



Figure 3. Circa 1905 photograph showing the Elk Grove Winery complex to the right and the circa 1895 Da Roza residence to the left. Photograph courtesy of the Elk Grove Historical Society, Elk Grove, CA.

³⁹ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), p. 71.

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D6. Significance (continued):

With the completion of the Central Pacific Railroad (CPRR) through Elk Grove in 1868, local farmers and businessmen gained access to new markets throughout the country and abroad. With the acquisition of the CPRR by the Southern Pacific Railroad (SPRR), a second set of tracks was constructed through the town between 1884 and 1895. The SPRR later constructed a 1,110-foot spur line south of Elk Grove Boulevard along an alignment that is now paved over as Railroad Avenue. The improvement in rail access led to further growth in the warehousing and wine production industries in Elk Grove. One of the new warehouses established along the tracks was the W.E. Lane Grain and General Warehouse (no longer extant), which was built in circa 1895. Another new storage facility was the Benjamin Hoover General Warehouse (extant), built in circa 1900 (Figure 4). The Elk Grove Winery also expanded in circa 1900 with the construction of a new brick wine storage warehouse (extant) adjacent to the new SPRR double-tracked corridor (Figures 5 and 6). The wine industry in Elk Grove continued to grow during the years prior to World War I, as local growers affiliated with EGVA established their own winery south of the Elk Grove Winery.⁴⁰



Figure 4. Benjamin Hoover General Warehouse, built circa 1900. South & east elevations. Camera facing northwest.



Figure 5. Elk Grove Winery Warehouse, built circa 1900. North & east elevations. Camera facing south.

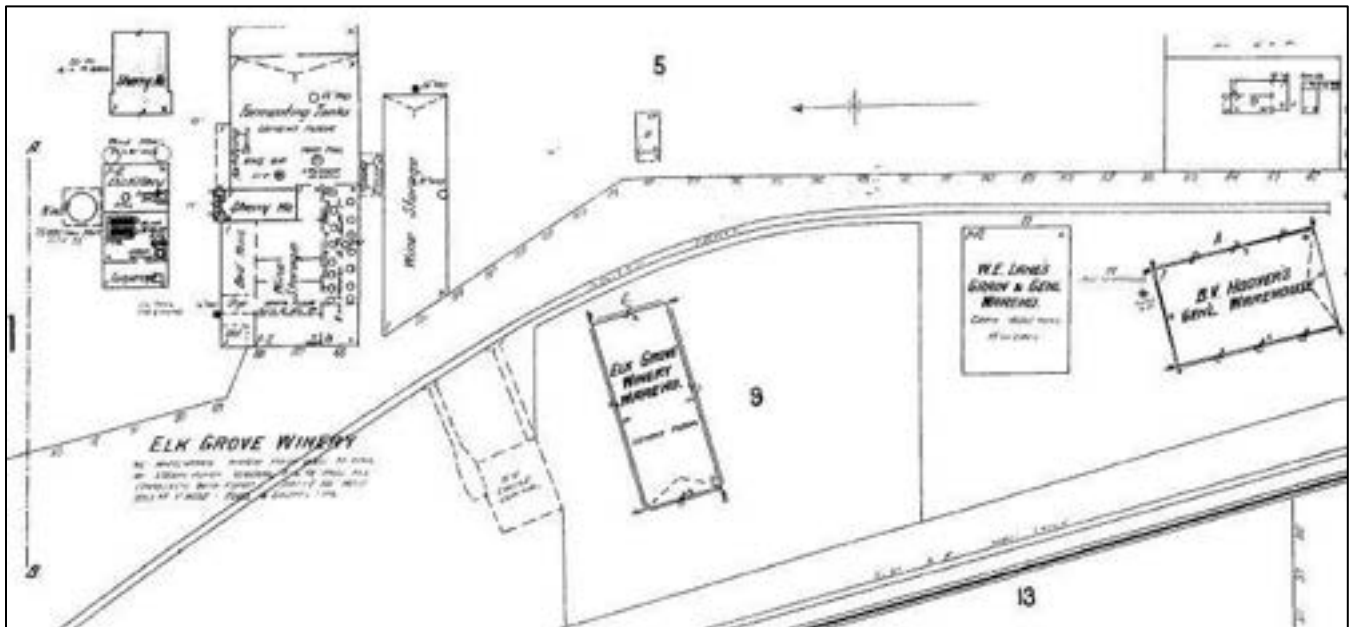


Figure 6. Sanborn Map from 1905 showing two new warehouses, the Elk Grove Winery Warehouse (center) and the Benjamin Hoover General Warehouse (far right).

⁴⁰ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 4, 71, 108-111,

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D6. Significance (continued):

In 1919, federal laws that banned the sale and manufacture of alcohol had a devastating effect on Elk Grove's wine industry. The Prohibition forced the EGVA Winery to close and greatly curtailed production at the Elk Grove Winery, which by then was under the ownership of Colonial Grape Products. The new owners of the Elk Grove Winery were able to secure an exemption during Prohibition that allowed them to continue limited production of wine sold for medical or religious purposes.⁴¹

With the repeal of Prohibition, Elk Grove's wine industry, now under the operation of regional and national brands, began to recover. This recovery, however, was relatively short-lived. The Elk Grove Winery facility, under the operation of Schenley Distilleries closed the plant during the early 1950s. The EGVA Winery, which was acquired by Gibson Wineries in 1944, also shut down operations in the early 1950s, when Gibson moved its operations to a new facility on Kent Street, adjacent to the EGVA site.⁴²

Currently, there are six extant buildings from the early twentieth century associated with Elk Grove's warehousing and wine industry. Historical information about each of these buildings is provided below.

Benjamin Hoover General Warehouse

This brick warehouse (Bldg. 2) was constructed by Benjamin Hoover in circa 1900 (Figure 4). The building was part of the initial development of the industrial district along the east side of the SPRR trunk line, south of Elk Grove Boulevard. The warehouse served local farmers, who were eager to take advantage of the SPRR's double-tracked main line and new spur line. The parallel-gabled, brick warehouse with a stepped parapet was located near W.E. Lane's Grain and General Warehouse (non-extant), which was built just to the north in circa 1900. By 1926, Burr Latta owned the warehouse and leased it to the Pioneer Fruit Company. Available sources reveal nothing further about the building's history. The warehouse is currently vacant.

Elk Grove Winery

Elk Grove's wine industry began in the early 1880s, when local grower George Harvey Kerr planted what was likely Elk Grove's first vineyard. In 1888, two Portuguese immigrant entrepreneurs, Edward L. Da Roza and Joseph P. Neves, established the community's

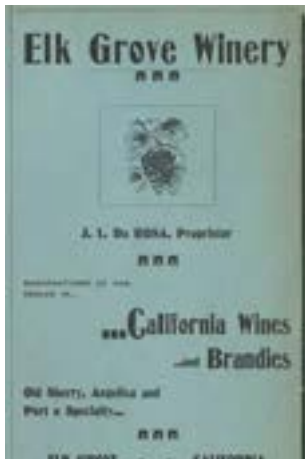


Figure 7. Elk Grove Winery advertising pamphlet, ca. 1886.
Courtesy of Sacramento Public Library.

first winery at what is now the southeast corner of Grove Street and Railroad Avenue, just north of the district boundary. A new facility was constructed during the early 1890s at the present intersection of Jonnell Court and Jan Marie Way, northeast of the proposed historic district. In 1900, Da Roza bought Neves' interest in the facility and renamed it the Elk Grove Winery. Da Roza expanded the winery in circa 1900 by building a new brick wine storage warehouse (Bldg. 1), currently addressed as 9678 Railroad Avenue. Also during this period, Da Roza constructed a new sherry house and doubled the size of the winery's main facility to meet increased demand of his wine outside of California. Advertising material such as the pamphlet shown in Figure 7 also allowed the firm to expand its geographical reach to Hawaii and the eastern United States, where the company had an office in New York City.⁴³

Da Roza died in 1909, leaving the winery to his son Edward Da Roza. Edward's short tenure at the helm of the company included two fires at the winery—one in 1911, and the other in 1913. The latter incident destroyed the entire facility, with the exception of a brick warehouse, and led to the release of 150,000 gallons of wine into the streets of Elk Grove. A 1915 rebuilding effort included the construction of a new distillery, two brick warehouses, an office east of the rail spur (now paved over as Railroad Avenue), and a bunk house west of the original rail spur.⁴⁴

In 1920, De Roza sold the winery to Colonial Grape Products, a San Francisco-based company with additional wineries in Sacramento, Napa, and Sonoma counties. Da Roza apparently sold the company, in part, because of production restrictions during Prohibition, but also because he faced growing tax problems. The San Francisco firm continued to manufacture wine during Prohibition, though the federal government allowed it to only distill products for medicinal and religious purposes.⁴⁵

A process of consolidation in the national wine industry began after the repeal of Prohibition in 1933. The Elk Grove Winery changed hands more than once during the 1930s and 1940s. New Colonial Grape Products sold the facility in 1935, but it later repurchased the winery in 1937. In 1942, Schenley Distilleries, an operator of several California wineries, purchased the plant and rechristened it as the Cresta Blanca Winery. By the early 1950s, however, the company had ceased production at the facility due to a decline in market share. By circa 1967, all of the buildings associated with the Elk Grove Winery, except for Bldg. 1, had been demolished.⁴⁶

⁴¹ Ibid, p. 112

⁴² Ibid., pp. 4, 71, 108-111, 145-146, 173-174.

⁴³ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 71-72, 109.

⁴⁴ Ibid., 110.

⁴⁵ *Pacific Rural Press*, October 12, 1920; Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 145, 112.

⁴⁶ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), pp. 145-146, 173

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D6. Significance (continued):

Elk Grove Vineyard Association (EGVA) Winery

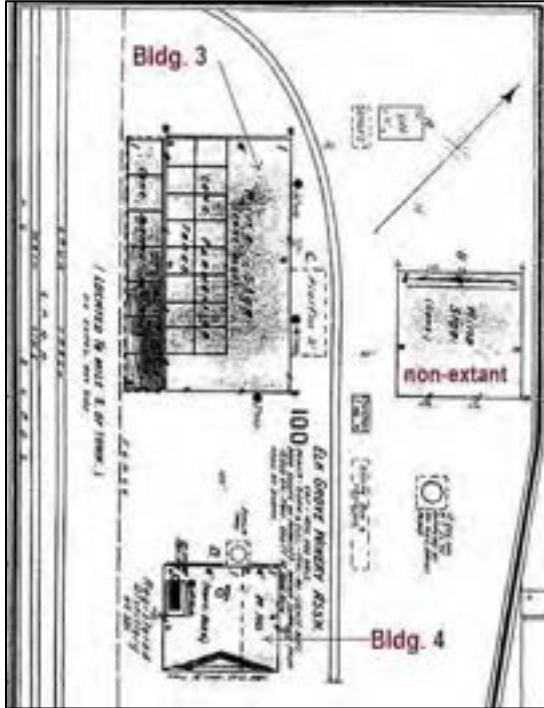


Figure 8. Sanborn Map from 1912 showing the three original concrete-block buildings designed by the firm of Toulouse & Delorieux.

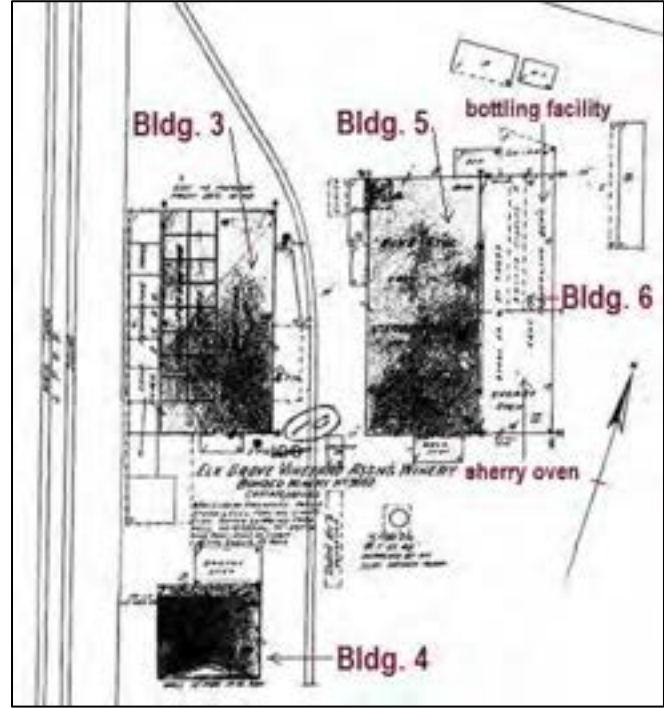


Figure 9. Sanborn Map from 1941 showing the spatial layout of the EGVA Winery after the construction of the side-by-side buildings, Bldg. 5 and Bldg. 6.

At the southern end of the proposed district is the former EGVA Winery complex. The EGVA was founded in 1902 as a cooperative for farmers specializing in the cultivation of wine grapes. Under the leadership of Thomas Johnston, the EGVA initially operated as a supplier of grapes to local wineries. In 1908, however, the cooperative's inability to secure sufficient grape prices for its members from local wineries led the organization to establish its own winery. The EGVA commissioned noted winery designers Toulouse and Delorieux to draw up plans for its new winery. The EGVA Winery was completed in 1909, and included an office, a grape crushing house, a 15,000 gallon tank; a railroad spur, and three, concrete block buildings--a Fermenting and Wine Storage Facility (Bldg. 3) located near the entrance of the property, a Wine Warehouse (Bldg. 4) situated at the south end of the parcel, and a third wine storage building located about 60 feet east of Bldg. 3 (Figure 8).⁴⁷ By circa 1915, however, the easternmost of the Toulouse and Delorieux concrete-block buildings had been replaced with two, large side-by-side buildings (Figure 9).⁴⁸ The westernmost of these two buildings (Bldg. 5) was constructed of board-formed, reinforced concrete and was used to store wine. The adjacent brick building to the east (Bldg. 6) housed a bottling facility and a sherry oven. Of the buildings constructed during this early phase of development at the EGVA Winery, only Buildings 3, 4, 5, and 6 remain extant (Figures 10, 11, and 12).



Figure 10. Bldg. 3- Fermenting & Wine Storage Facility.



Figure 11. Bldg. 4-Winery Warehouse.



Figure 12. Bldg. 5-Storage Bldg. (right) and Bldg. 6-Bottling facility & Sherry Oven (left).

⁴⁷ Interview with current property owner Chris Fellersen, Senior Vice President of Pacific Modern Homes, Inc., on April 11, 2014; Sanborn Map 1912.

⁴⁸ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), p. 111.

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D6. Significance (continued):

With a production capacity of 20,000 gallons per day and a planned storage capacity of 180,000 gallons, the winery became a viable alternative for cooperative members eager to find better prices for their grapes. The EGVA's winery remained in continuous operation until the start of Prohibition in 1919.⁴⁹

With the repeal of Prohibition in 1933, the facility resumed operation as the Woodbridge Winery. Under the new owners, the winery shifted its sourcing mostly to grapes from Lodi-area vineyards. Production included a new focus on kosher wines for the Jewish market in New York.⁵⁰

During the 1940s, the winery went through a period of unstable ownership. In 1943, the Woodbridge Winery was sold to the Midwest Distilling Company of Wisconsin and renamed the Sunny Crest Winery. The following year, the winery was purchased by the Gibson Wine Company, a Cincinnati-based firm founded by Robert H. Gibson during the 1930s. In circa 1950, Gibson expanded its operation by building a new winery complex on Kent Street outside of the proposed historic district on an adjacent parcel just south of the original EGVA Winery buildings. The complex consisted of eight pre-fabricated steel-frame, industrial buildings, of which all but one remains extant.⁵¹ With the completion of the new facility, Gibson ceased production at the original EGVA winery site and leased the property to the Aerojet Company beginning in the late 1950s. During the 1970s, the Elk Grove Ready Mix Company used the facility for its operations. The property is currently owned by Pacific Modern Homes, a prefabricated home builder.⁵²

Evaluation

Considered together, the six buildings that comprise the proposed historic district retain sufficient integrity to convey their historical identity as a collection of industrial buildings constructed in Elk Grove during the early twentieth-century. Although the district's integrity of setting has been diminished by the construction of the modern 1950s Gibson buildings to the south, an early 1980s residential subdivision to the east, and the removal of the original railroad spur and its replacement with an asphalt-paved road, its historic railroad setting directly to the west remains intact. The area paralleling the district's western boundary is still marked by the tracks of the Southern Pacific Railroad (currently UPRR), which played a pivotal role in the development of the district. Additionally, the area within the district boundaries retains a remarkably high degree of feeling as a complex of early industrial buildings. Even with the demolition of some of the associated original buildings, the district retains a sufficient concentration of contributing elements to impart a sense of time, place, and historical development evocative of the early phases of the wine industry in Elk Grove. Additionally, the district retains its overall integrity of design, materials, and workmanship as expressed through the spatial layout of the six remaining buildings, the orientation of these buildings toward the railroad tracks, and the surviving character-defining physical features of these industrial-vernacular buildings. Despite alterations, the contributing buildings retain the necessary amount of integrity to convey their collective importance as an industrial district shaped for the production of wine and the warehousing of goods.

Because of its association with the development of the wine and warehousing industry in Elk Grove between 1900 and 1950, the Elk Grove Winemaker Historic District appears to meet NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i at the local level of significance. Although the wineries that originally comprised this district were not among the first established in California or in Sacramento County, they do represent the earliest wineries founded in the Elk Grove area.⁵³ Together with the warehouses that once lined the former SPRR tracks, the winery-related buildings played a key role in the industrial development of the town, transforming Elk Grove into a prominent wine producing center during the first half of the twentieth century. As such, the proposed historic district appears to possess associative significance under NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i.

The Elk Grove Winemaker Historic District, however, does not appear to possess sufficient associative significance to meet NRHP Criterion B, CRHR Criterion 2, or local Criterion A-ii. Although the founders of the Elk Grove Winery, Edward L. Da Roza and Joseph P. Neves, as well as the founder of the Gibson Wine Company, Robert H. Gibson, were prominent businessmen, their contribution to the development of the wine industry in Elk Grove does not rise to the level of singular importance necessary to meet Criteria B, 2, or A-ii. Additionally, research did not uncover any other individuals whose work contributed significantly to the development of the wine industry or, more generally, to the industrial development of the area. As such, the historic district does not appear to be eligible under Criteria B, 2, or A-ii.

Under NRHP Criterion C, CRHR Criterion 3, and local Criterion A-iii, the Elk Grove Winemaker Historic District does not appear to be important for its design or construction value. Although two of the former EGVA Winery buildings constructed in 1909—Bldg. 3 and Bldg. 4—were designed by the architect E. G. Meakin of the well-known San Francisco industrial engineering firm of Toulouse and

⁴⁹ Ibid., pp. 110-112.

⁵⁰ Page & Turnbull, *Elk Grove Historic Context and Survey Report* (2012), p. 146.

⁵¹ Ibid., pp. 146, 173.

⁵² Interview with current property owner Chris Fellersen, Senior Vice President of Pacific Modern Homes, Inc., on April 11, 2014

⁵³ The first winery established in California was the Buena Vista Winery, which was founded in Sonoma in 1857.

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Delorieux, substantial alterations have compromised the integrity of both buildings and greatly diminished their ability to convey their historical identity as early examples of concrete block construction. As such, Bldg. 3 and Bldg. 4 no longer represent particularly good



Figure 13. Listing from the 1910 Crocker Langley Directory.

examples of Toulouse and Delorieux's work. The partners of the firm, Bernard Toulouse and John Delorieux, were master machinists and engineers known throughout California for their designs of specialized winery machinery and winery-related buildings. Earlier in their careers (circa 1886), the two machinists established a shop at 620 Commercial Street in San Francisco. By 1906, they operated under the business name of Toulouse & Delorieux Engineering Works. A few years later, the firm changed its name to Toulouse & Delorieux Company (Figure 13) and expanded its staff to include not only machinists and engineers, but also architects such as E. G. Meakin, who designed the original concrete-block winery buildings at the EGVA complex. The remaining buildings within the district—Bldg. 1, Bldg. 2, Bldg. 5, and Bldg. 6—were designed by unknown architects and represent undistinguished

examples of masonry-vernacular, industrial buildings from the early twentieth century.

In conclusion, the Elk Grove Winemaker Historic District appears to be individually eligible at the local level of significance for listing in the NRHP under Criterion A, the CRHR under Criterion 1, and the Elk Grove Registry under Criterion A-i for its association with the development of the wine industry in Elk Grove between 1900 and 1950. Thus under the current evaluation, the property has been assigned a 3S and a 5S3 California Historical Resource status code. The historic district and its contributing elements were also evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and they all appear to be historical resources for the purposes of CEQA.

***P5a. Photographs (continued):**



Photograph 1. Left to right: Non-contributing office building constructed in 1972 and enlarged in 1979; north elevation of Bldg. 6; and east half of north elevation of Bldg. 5.



Photograph 2. North and west elevations of Bldg. 5. The half-hipped, truck-scale office appended to the west elevation is not an original feature of the building as constructed in 1915.



Photograph 3. South and west elevations of Bldg. 5. Note the unpainted, board-formed, reinforced concrete wall, a character-defining feature of this 1915 industrial building.



Photograph 4. At the left and center are two later additions affixed to the south end of the original 1915 facility housing the sherry oven. The gable roof pole barn at the right is a non-contributor to the district built in 1976.

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***P5a. Photographs (continued):**



Photograph 5. Bldg. 5. features a timbered -truss roof system supported by knee-braced, square timber posts.



Photograph 6. Bldg. 6, by contrast, displays a steel-truss roof system and no interior posts due to the narrower width of the building.



Photograph 7. Board-formed, reinforced concrete interior wall of Bldg. 5.



Photograph 8. Structural brick interior wall of the bottling facility of Bldg. 6.



Photograph 9. West & north elevation of non-contributing pole barn.



Photograph 10. East elevation of non-contributing storage bldg.

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***P5a. Photographs (continued):**



Photograph 11. Overview showing the two surviving 1909 EGVA winery buildings designed by the firm of Toulouse & Delorieux. Bldg. 4 (left) and Bldg. 3 (right). Camera facing northwest.



Photograph 12. East elevation of Bldg. 4. Less than half of the building displays its original concrete-block walls. The southern half of the building was rebuilt corrugated metal in 1984



Photograph 13. North elevation of Bldg. 4 with an affixed 1984 addition. Camera facing south.



Photograph 13. North & east elevations of Bldg. 5. The original concrete block exterior walls of this building have been altered with a layer of stucco .



Photograph 14. West & south elevations of Bldg. 2. Camera facing northeast.



Photograph 15. West elevation of Bldg. 2. Camera facing east.

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***P5a. Photographs** (continued):



Photograph 16. South & east elevations of Bldg. 1. Camera facing northwest.



Photograph 17. Non-contributing shed built ca. 1970. The shed does not appear on the 1964 aerial, but it is on the 1993 aerial.

update

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

Primary # P-34-647
HRI # _____
Trinomial CA-SAC-523H
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) REF 36-H, 41-H, 45-H

P1. Other Identifier:

*P2. Location: ☒ Not for Publication ☐ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Placer, Sacramento, Yolo

*b. USGS 7.5' Quad Roseville, Sacramento East Date 1967 (1975) T _____; R _____; _____ of Sec _____; _____ B.M.

c. Address _____ City _____ Zip _____

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

See P3a, Description

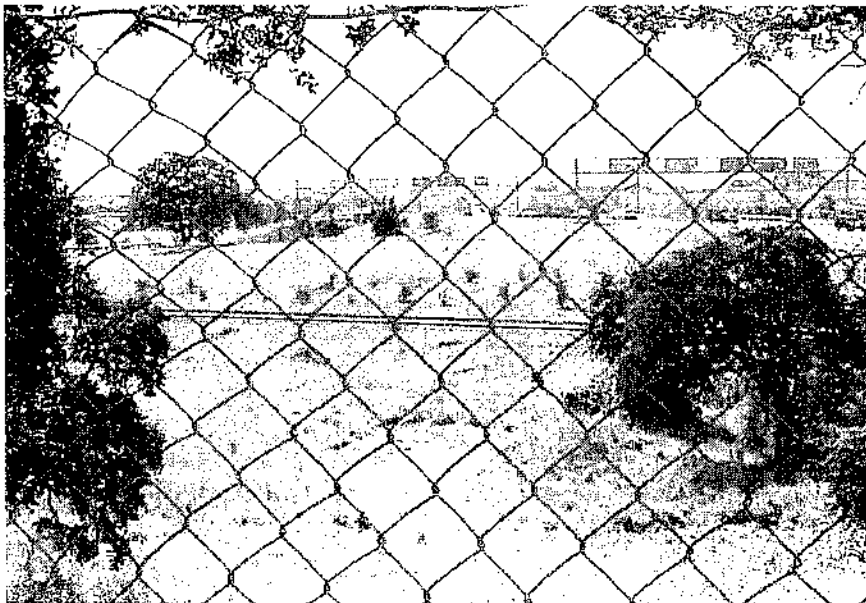
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

REF 41-H and REF 45-H are located at the crossing of the Elverta - Hurley and Folsom-Roseville transmission lines and the Southern (now the Union) Pacific Railroad. The Southern Pacific Railroad tracks are listed as part of State Historic Landmark Number 780. Both of these sites have restricted access and are encumbered by Union Pacific Railroad access and safety requirements. JRP did not have access to either of these sites. REF-36-H is located at the I-5 and Yolo County Road 14.

*P3b. Resource Attributes: (List attributes and codes) (AH7) Roads/trails/railroads

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) May 23, 2002, from overpass looking south

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
circa 1860s

*P7. Owner and Address:
Southern Pacific Railroad
Sacramento, CA 95833

*P8. Recorded by: (Name, affiliation, address)
Amanda Blosser and Toni Webb
JRP Historical Consulting Services
1490 Drew Ave, Suite 110
Davis, CA 95616

*P9. Date Recorded: May 23, 2002

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, AFC Enron Roseville Energy Facility, Yolo, Sacramento, Placer and Sutter Counties, June 2002

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) _____

7130

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-34-647-H
HRI # _____
Trinomial 1

Page 2 of 4

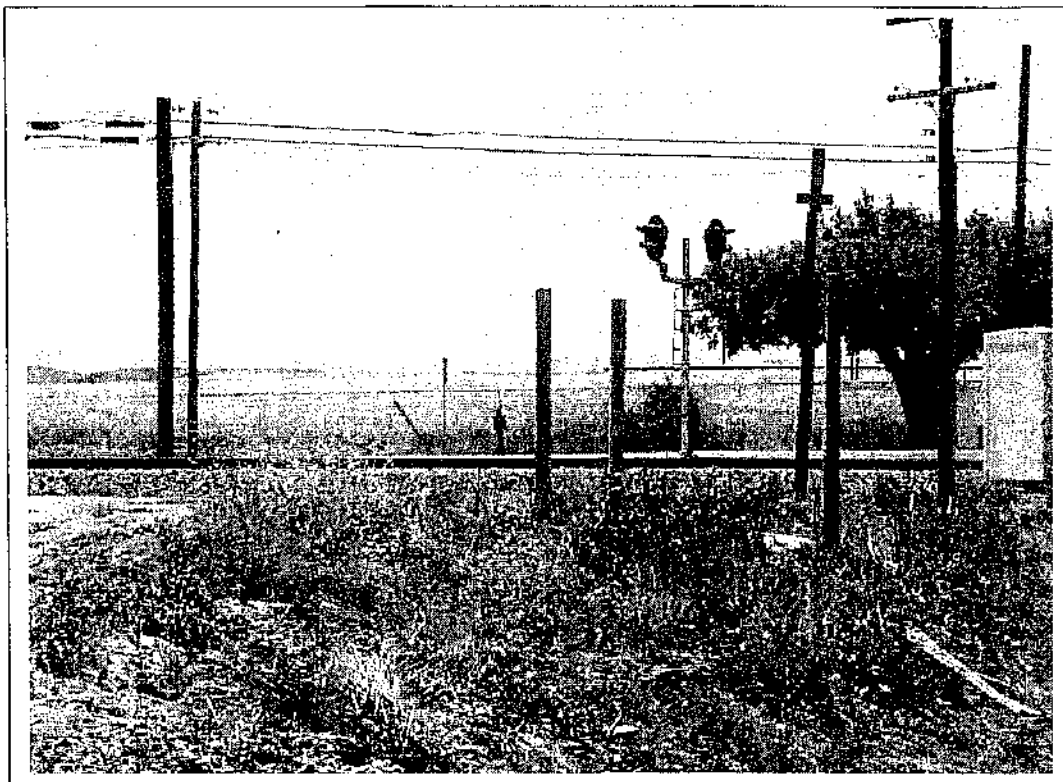
*Recorded by Amanda Blosser and Andy Walters

*Resource Name or # (Assigned by recorder) REF 41-H, 45-H

Date May 10, 2002

☒ Continuation ☐ Update

Photographs



Photograph 2. REF-36-H. camera facing southeast, May 24, 2002

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-34-647-H
HRI # _____
Trinomial _____

Page 3 of 4

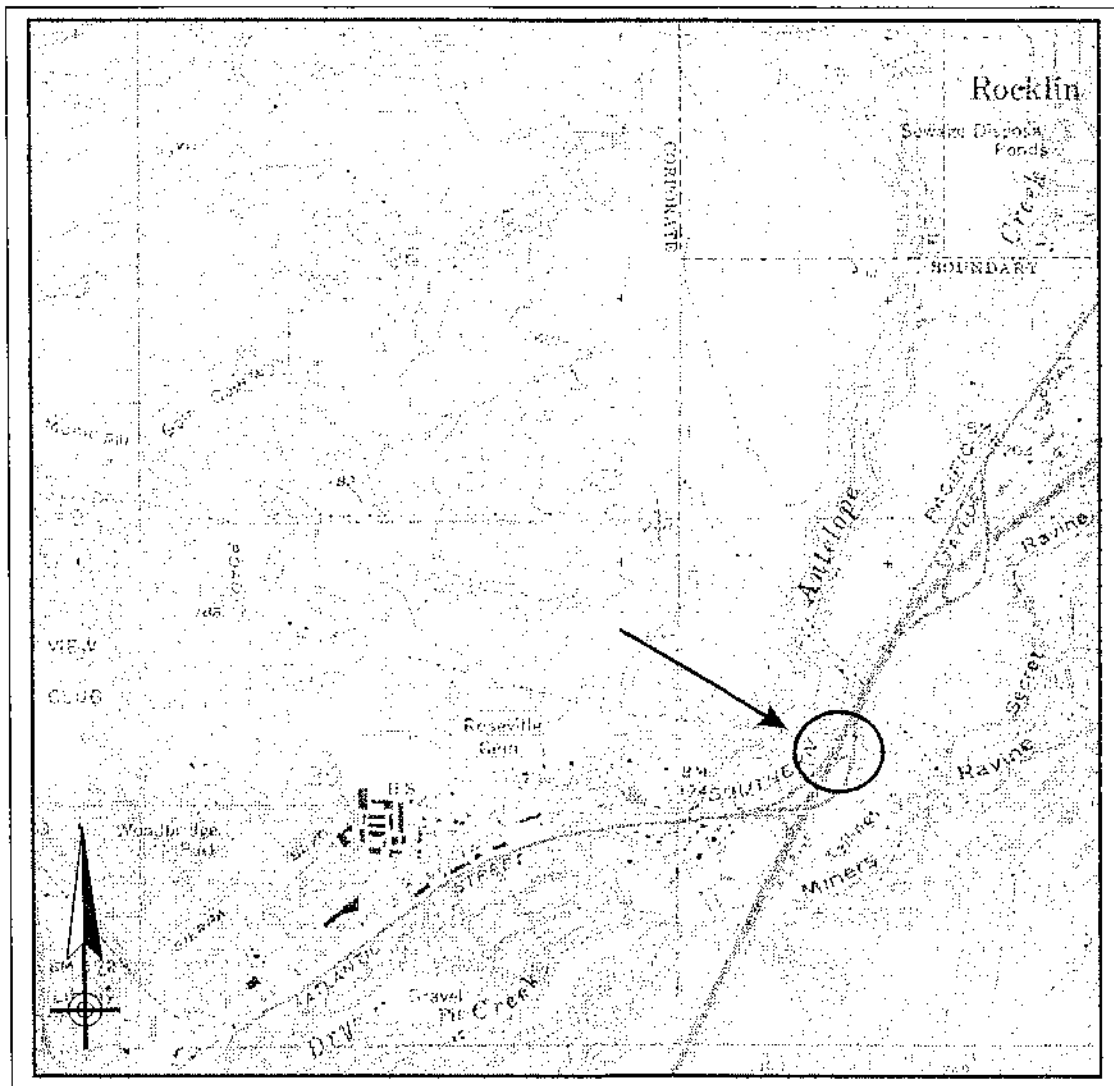
*Recorded by Amanda Blosser and Andy Walters

*Resource Name or # (Assigned by recorder) REF 41-H, 45-H

Date May 10, 2002

☒ Continuation ☐ Update

Location Map



REF 41-H (Roseville Quadrangle)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-34-647-H
HRI # _____
Trinomial # _____

Page 4 of 4

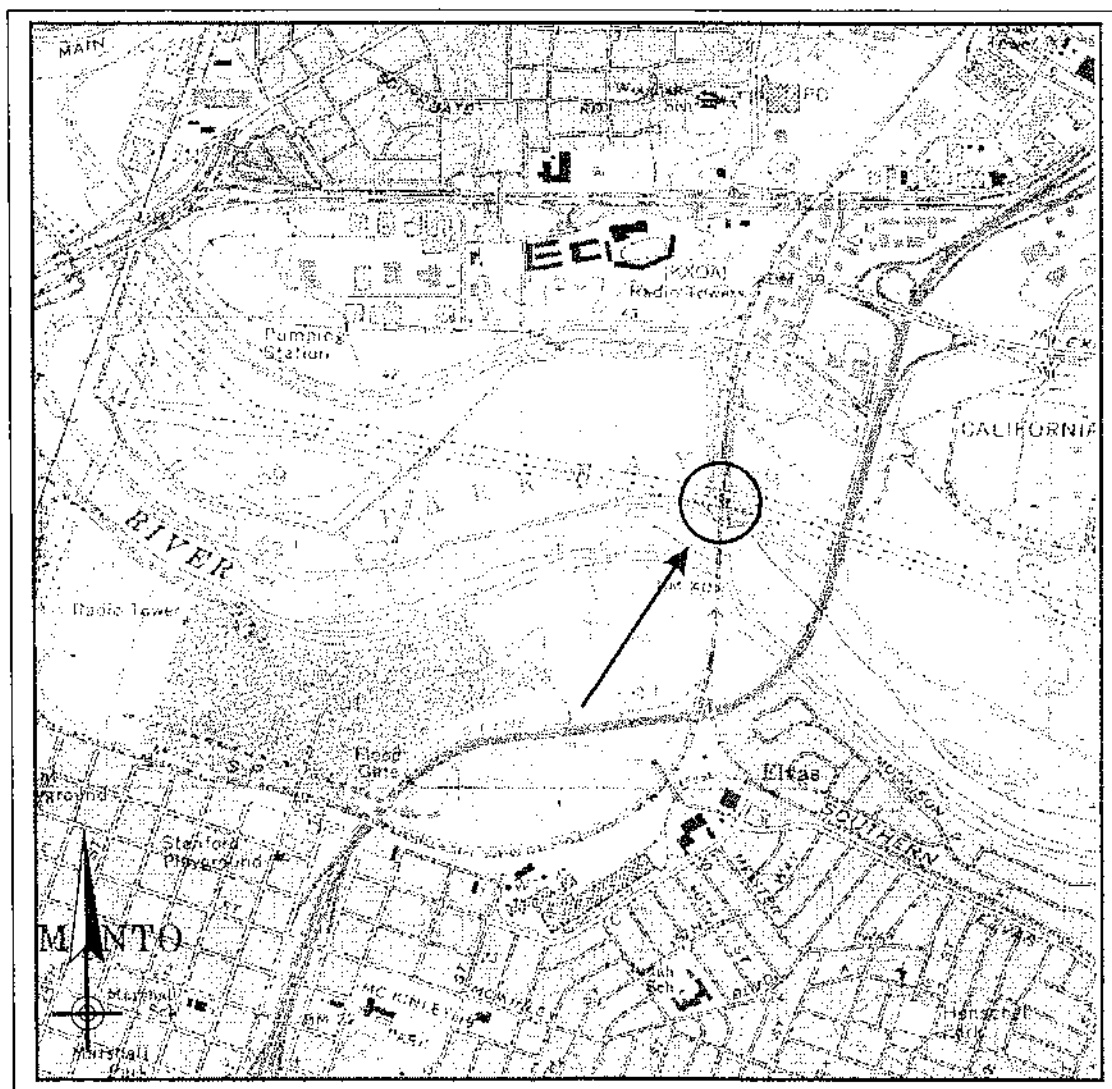
*Recorded by Amanda Blosser and Andy Walters

*Resource Name or # (Assigned by recorder) REF 41-H, 45-H

Date May 10, 2002

☒ Continuation ☐ Update

Location Map



REF 45-H (Sacramento East Quadrangle)

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

Primary # P-84-047-4

HRI # _____

Trinomial CA-JAC-523-5

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) EGWS-2

UPDATE

P1. Other Identifier: _____

*P2. Location: ☒ Not for Publication ☐ Unrestricted *a. County Sacramento

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Elk Grove Date 1968 (1979) T 6N ; R 6E ; NW 1/4 of NE 1/4 of Sec 6 ; MDM B.M.

c. Address _____ City _____ Zip _____

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

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

UTM A (north end of resource): Zone 10: 642940mE; 4252100mN

UTM B (approximate south end of resource): Zone 10: 643080mE; 4251800mN

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

This historic linear site is a branched railroad spur that serviced the first Elk Grove Winery circa 1895. The multiple spurs largely parallel Railroad Street on its west side between Elk Grove Boulevard on the north and Grove Street on the south. One spur departs from the main spur south of Grove Street and probably serviced the main buildings of the first Elk Grove Winery. Another branch spur was switched from the main spur just south of the first branch. This latter branch has been mostly dismantled, but headed toward the west end of the northernmost brick warehouse along the UPRR main line. The main spur continues south to the southernmost brick warehouse on Railroad Street. Here the spur is mostly covered by the pavement of Railroad Street. The length of the main spur is approximately 1,600 feet. There is no grade, per se. The spurs appear at ground level, ties are buried, and portions of the main spur are embedded in the pavement of Railroad Street. Condition of the site is generally poor. The tracks are partly dismantled and the setting, except for the existing historic brick warehouses, has been considerably altered.

*P3b. Resource Attributes: (List attributes and codes) AH7. Railroad Grade

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

P5b. Description of Photo: (view, date, accession #) Looking south; 6-27-2005; Acc. # EGWS 2005-103

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

☐ Prehistoric ☐ Both
1895-1912 (estimated)

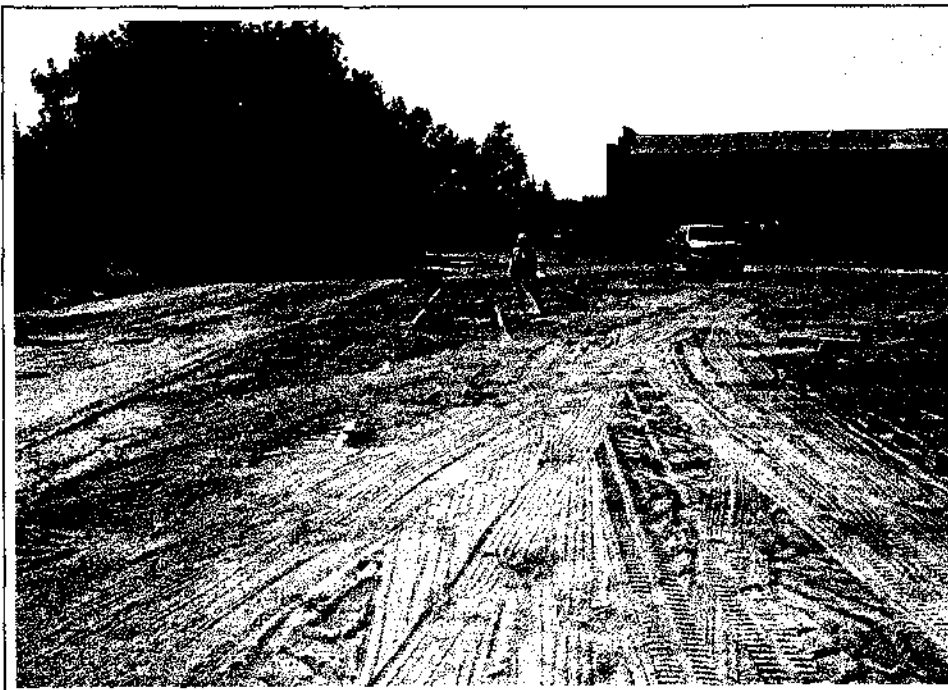
*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address) Ric Windmiller
Consulting Archaeologist
9145 Elk Grove Blvd.
Elk Grove, CA 95624

*P9. Date Recorded: 6-27-2005

*P10. Survey Type: (Describe)

Intensive
CEQA Review



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Windmiller, R. 2005. Elk Grove Water Service Pipeline Project: Archaeological Resources Inventory, Elk Grove, Sacramento County, California. Ric Windmiller, Consulting Archaeologist. Submitted to Ecosystem Restoration. Copies available from the North Central Information Center, California State University, Sacramento.

*Attachments: ☐ NONE ☒ Location 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): Sketch Map

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

Primary # P-34-147-B
HRI # _____
Trinomial 11 SA 5234

Page 2 of 4

Resource Name or #: (Assigned by recorder) EGWS-2

L1. Historic and/or Common Name: _____

L2a. Portion Described: ☒ Entire Resource ☐ Segment ☐ Point Observation Designation: _____

b. Location of point or segment: (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

UTM A (north end of resource): Zone 10: 642940mE; 4252100mN

UTM B (approximate south end of resource): Zone 10: 643080mE; 4251800mN

L3. Description: (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

This historic linear site consists of branched railroad spur remnants associated with the first Elk Grove Winery circa 1895. There is no railroad grade per se. Ties and existing tracks lie embedded in and alongside Elk Grove's Railroad Street.

L4. Dimensions: (In feet for historic features and meters for prehistoric features)

a. Top Width ca 8 feet

b. Bottom Width N/A

c. Height or Depth N/A

d. Length of Segment ca 1,600 feet

L4e. Sketch of Cross-Section (include scale)

Facing: N/A

L5. Associated Resources:

Brick warehouses on Railroad Street

UPRR main line

Railroad spur at site of last train
depot in Elk Grove

L6. Setting: (Describe natural features, landscape characteristics, slope, etc., as appropriate.):

Built environment of Elk Grove's old commercial (and residential) district

L7. Integrity Considerations: Poor condition

L8a. Photograph, Map or Drawing

L8b. Description of Photo, Map, or
Drawing (View, scale, etc.)
N/A

L9. Remarks:

L10. Form Prepared by: (Name,
affiliation, and address)
Ric Windmiller
Consulting Archaeologist
9145 Elk Grove Blvd.
Elk Grove, CA 95624

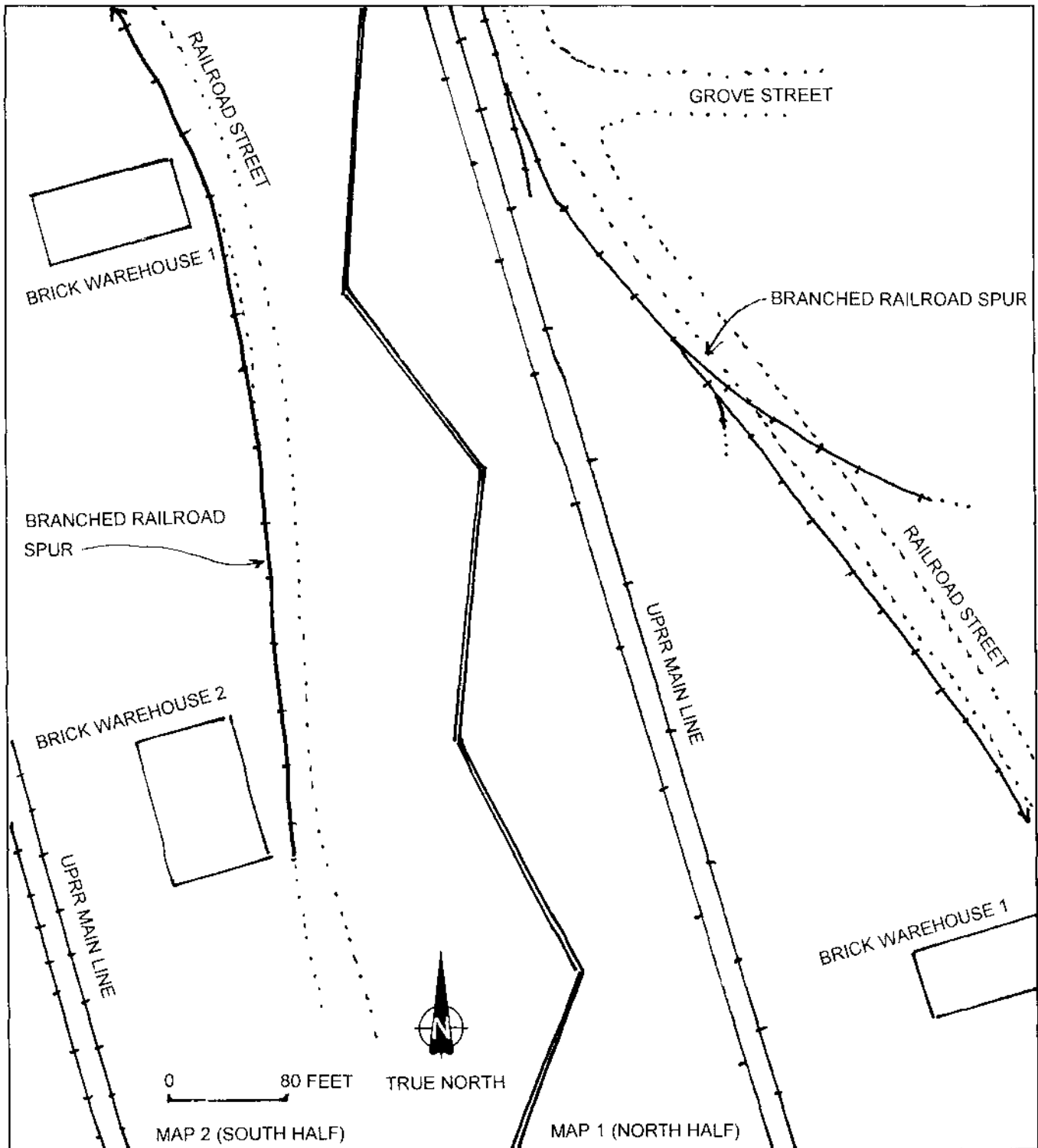
L11. Date: 6-27-2005

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary # P-34- 645-4
HRI# _____
Trinomial AL 510- 5234

Page 3 of 4
*Drawn by: Ric Windmiller

*Resource Name or # (Assigned by recorder) EGWS-2
*Date of map: 6-27-2005

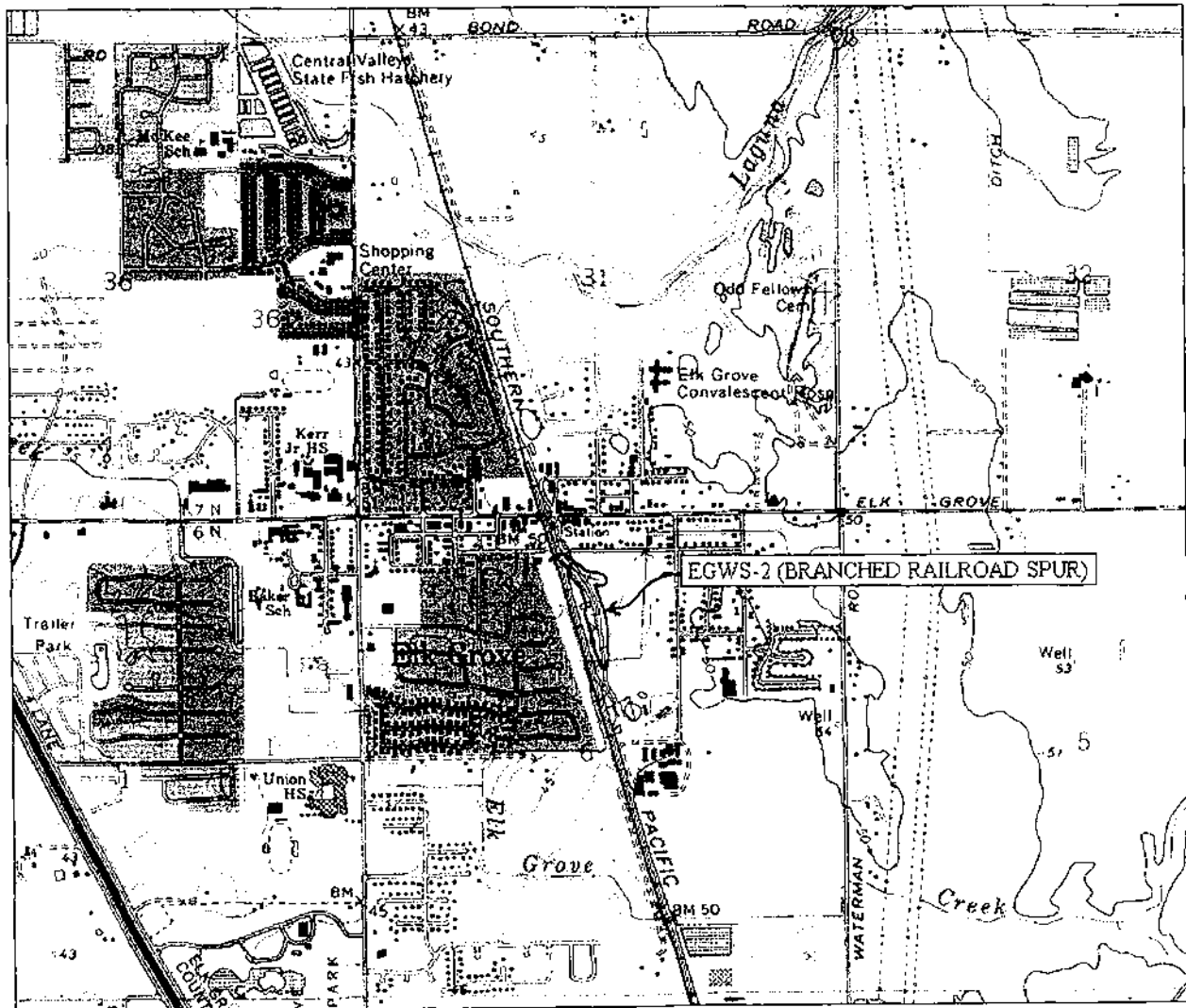


NOTE: Include bar scale and north arrow.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # P-34- 647-4.
HRI# _____
Trinomial U-31- 518-1

Page 4 of 4 *Resource Name or # (Assigned by recorder) EGWS-2
*Map Name: Elk Grove, Calif. *Scale: 1:24,000 *Date of map: 1968 (1979)



TN* / MN
15°



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

Primary # P-34-647-1
HRI # _____
Trinomial CA-2AP-52311
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

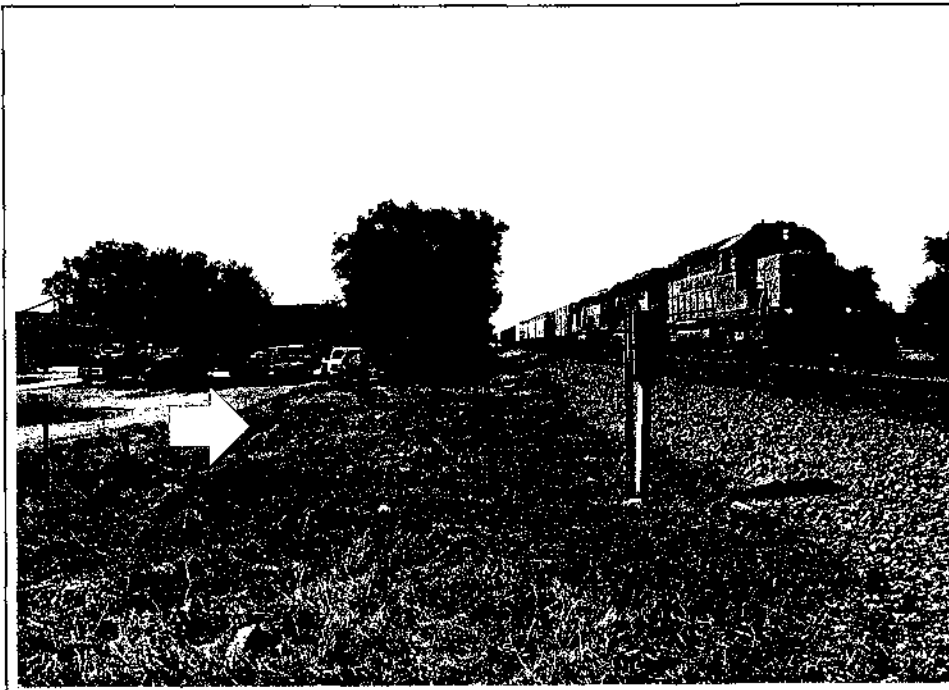
Page 1 of 4 *Resource Name or #: (Assigned by recorder) EGWS-1
P1. Other Identifier: _____
*P2. Location: ☒ Not for Publication ☐ Unrestricted *a. County Sacramento
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Elk Grove Date 1968 (1979) T 6N R 6E SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec 6 MDM B.M.
c. Address _____ City _____ Zip _____
d. UTM: (Give more than one for large and/or linear resources) Zone 10 643100mE mE/ 4251660 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

This linear historic archaeological site is a railroad spur grade that connects with the present double-track main line grade of the Union Pacific (formerly Southern Pacific). The spur begins at that connection which is approximately 2000 feet south of the main line's intersection with Elk Grove Boulevard. The spur grade recorded here is approximately 300 feet long, 12 feet wide across the top, 20 feet wide across the bottom and 3-6 feet high and slopes downward north to south where it ends at the northern fence line boundary of the "second" Elk Grove Winery built circa 1912. The railroad grade is in poor condition. A portion of the grade is currently used as an impromptu parking lot. Discarded rails and cleats lie in a hollow between the spur grade and the main line grade. A partly buried tie is exposed in the parking area. Otherwise, the rails and ties appear to have been completely removed from the study area.

*P3b. Resource Attributes: (List attributes and codes) AH7. Railroad Grade

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



P5b. Description of Photo: (view, date, accession #) Looking south, 6-27-2005; Acc #EGWS 2005-102

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1895-1912 (estimated)

*P7. Owner and Address: Unknown

*P8. Recorded by: (Name, affiliation, and address) Ric Windmiller
Consulting Archaeologist
9145 Elk Grove Blvd.
Elk Grove, CA 95624

*P9. Date Recorded: 6-27-2005

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Windmiller, R. 2005. Elk Grove Water Service Pipeline Project: Archaeological Resources Inventory, Elk Grove, Sacramento County, California. Ric Windmiller, Consulting Archaeologist. Submitted to Ecosystem Restoration. Copies available from the North Central Information Center, California State University, Sacramento.

*Attachments: ☐ NONE ☒ Location 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): Sketch Map

6465

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

Primary # P-34-647-4
HRI # _____
Trinomial 7-31-523-4

Page 2 of 4

Resource Name or #: (Assigned by recorder) EGWS-1

L1. Historic and/or Common Name: _____

L2a. Portion Described: ☐ Entire Resource ☒ Segment ☐ Point Observation Designation: Spur Segment A

b. Location of point or segment: (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

Zone 10: 643100mE; 4251660mN; between Railroad Street on the east and the Union Pacific Main Line on the west

L3. Description: (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

This linear historic site is a railroad spur grade segment approximately 300 feet long. The grade drops slightly in elevation from north to south where it meets the northern boundary of the "second" Elk Grove Winery. The grade is constructed of local earth. The ballast, most of the ties and rails have been removed.

L4. Dimensions: (In feet for historic features and meters for prehistoric features)

a. Top Width 12 feet

b. Bottom Width 20 feet

c. Height or Depth 3-6 feet

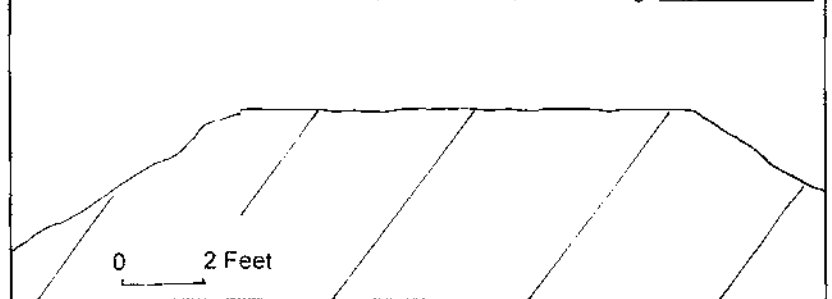
d. Length of Segment 300 feet

L5. Associated Resources:

Second Elk Grove Winery (adjacent)
Union Pacific Main Line (nearby)

L4e. Sketch of Cross-Section (include scale)

Facing: South



L6. Setting: (Describe natural features, landscape characteristics, slope, etc., as appropriate.):

The built environment of Elk Grove's old commercial (and residential) district

L7. Integrity Considerations: Poor condition.

L8a. Photograph, Map or Drawing

L8b. Description of Photo, Map, or Drawing (View, scale, etc.)
See Primary Record

L9. Remarks:

L10. Form Prepared by: (Name, affiliation, and address)
Ric Windmiller
Consulting Archaeologist
9145 Elk Grove Blvd.
Elk Grove, CA 95624

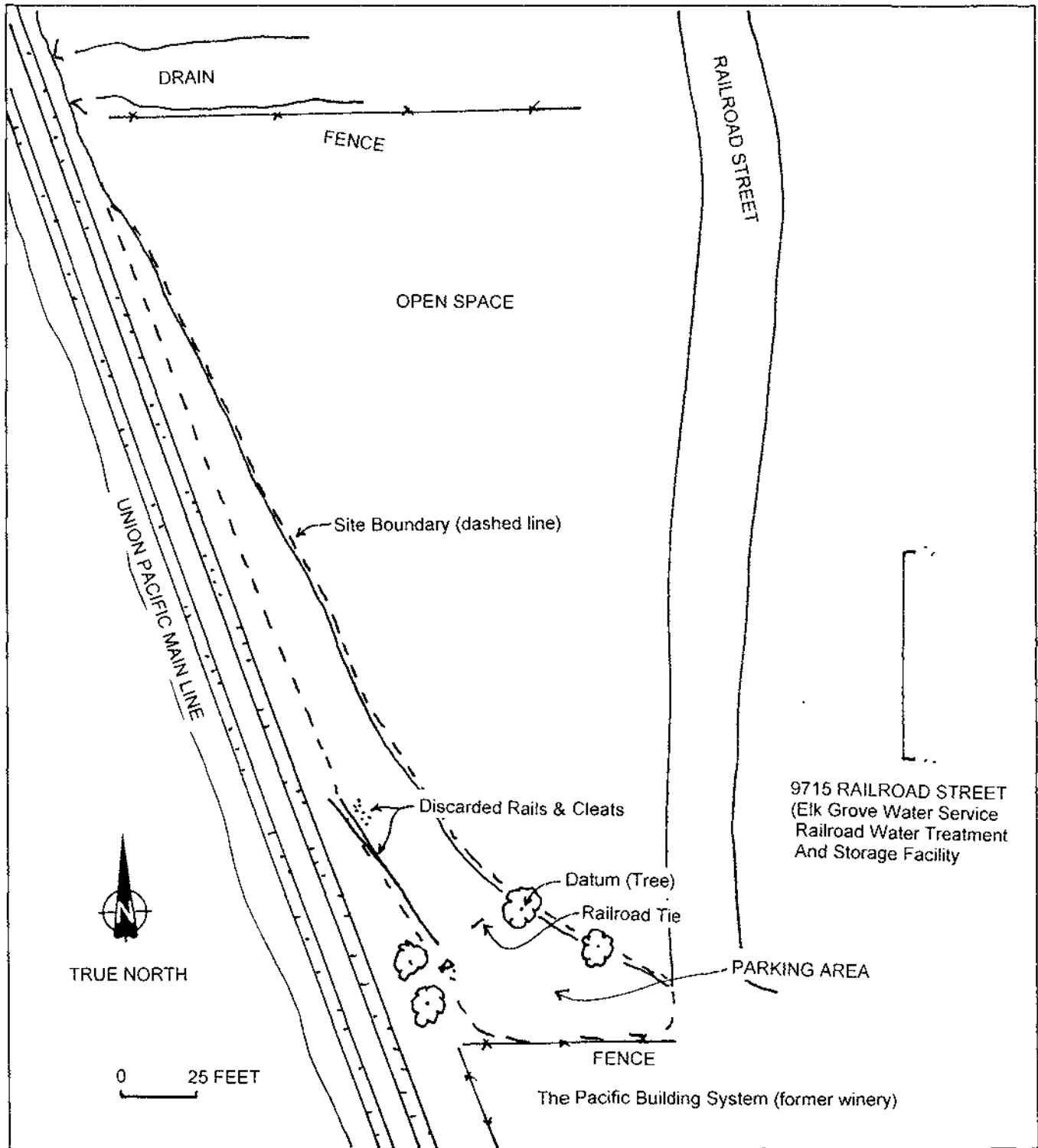
L11. Date: 6-27-2005

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary # P-34-143-11
HRI# _____
Trinomial PA-CAD-523-14

Page 3 of 4
*Drawn by: Ric Windmiller

*Resource Name or # (Assigned by recorder) EGWS-1
*Date of map: 6-27-2005



NOTE: Include bar scale and north arrow.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # P-34-647-H
HRI# _____
Trinomial W-31-523-H

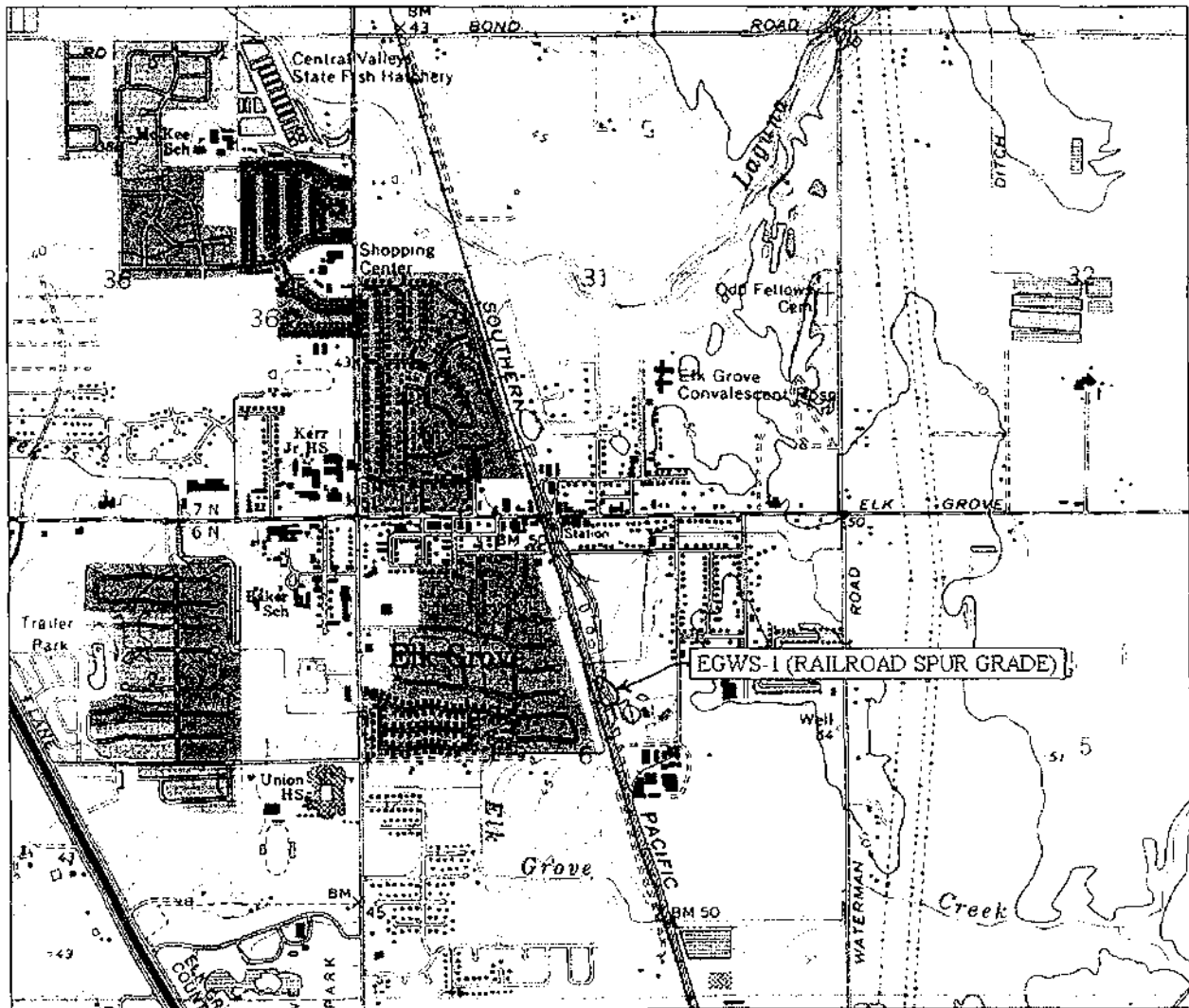
Page 4 of 4

*Resource Name or # (Assigned by recorder) EGWS-1

*Map Name: Elk Grove, Calif.

*Scale: 1:24,000

*Date of map: 1968 (1979)



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PRIMARY RECORD

Primary # P-34-647

HRI # _____

Trinomial CA-SAC-523-H

NHRP Status Code 6Z1

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name: Union Pacific/Arcade Creek Bridge

Map Reference No. 3

P1. Other Identifier:

P2 Location: Unrestricted

a. County: Sacramento

b. USGS 7.5' Quad: Sacramento East, Calif. Date: 1967, photorev. 1980 T 9 N; R 5 E; SE 1/4 of NW 1/4 of Sec. 2; MDM B. M.

c. Address: Union Pacific Tracks at Arcade Creek City Sacramento Zip 95833

d. UTM 10/633919/4275678 500

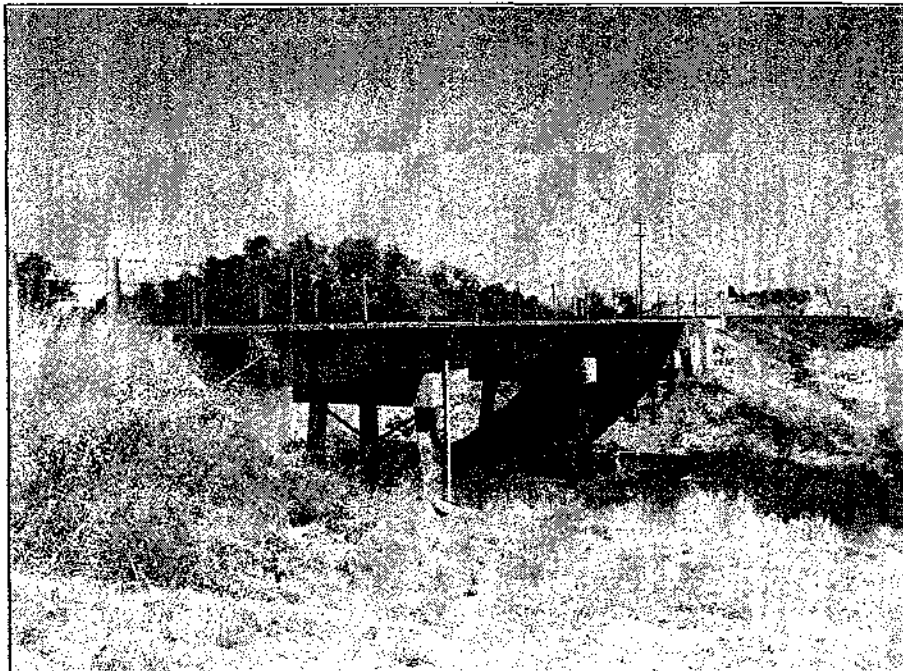
e. Other Locational Data

P3a. Description:

This steel and concrete trestle bridge measures about 60 feet long, 12 feet wide, and 15 feet high. Running down the center of the deck are two rails atop closely spaced ties. Rip-rap flanks the rails. At each edge of the deck is a concrete walkway and a railing with narrow steel posts linked by metal rope. Supporting the deck is a concrete girder that extends from one abutment to the other. The girder rests upon two bents. Each has a concrete beam set perpendicular to the girder and supported by three steel posts in the form of I-beams. The outer posts slant outward at the bottom. Diagonal rods brace the posts. The abutments are made of concrete. Beneath the bridge are what appear to be remnants of timber bents used in an earlier structure. The property's boundary is its immediate surroundings.

P3b. Resource Attributes: HP19—Railroad Bridge

P4. Resources Present: Structure



P5b. Description of Photo:
South and West Elevations
August 2001

P6. Date Constructed:
1970 Estimated

P7. Owner and Address:
Union Pacific Railroad
1416 Dodge Street
Omaha, NE 68179

P8. Recorded by:
Donald S. Napoli
1614 26th Street
Sacramento, CA 95816

P9. Date Recorded: 9/12/01

P10. Survey Type: Intensive

P11. Report Citation: Napoli, Donald S. 2001. "Bridge Evaluation Report, Ueda Parkway Project, Sacramento County, California." Prepared for Foothill Associates, Roseville, CA. Copies available from the North Central Information Center, California State University, Sacramento.

Attachments: Building, Structure, and Object Record; Location Map
DPR 523A - (1/95)

6452

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____

HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NHRP Status Code 6Z1

Resource Name: Union Pacific/Dry Creek Bridge

B1. Historic Name: Unknown

B2. Common Name: None

B3. Original Use: Bridge

B4. Present Use: Bridge

B5. Architectural Style: N/A

B6. Construction History: Structure appears unaltered

B7. Moved: No

B8. Related Features: Arcade Creek

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme: Transportation

Area: Sacramento

Period of Significance: 1839-1951

Property Type: Bridges

Applicable Criteria: N/A

This bridge was constructed too recently to have historical significance. Probably put up ca. 1970, it replaced a wood trestle bridge at the same location. The earlier bridge was one link of Western Pacific's line from Oakland to Salt Lake City, which opened to traffic through Sacramento in 1910. Examples of original wood trestle bridges remain in Sacramento County and elsewhere on the Western Pacific (now Union Pacific) line. This bridge uses modern materials and lacks historical associations. It is ineligible for the National Register and the California Register.

B11. Additional Resource Attributes:

B12. References: R. W. "Dick" Bridges, "Eighty Candles on the Final Cake." *Mileposts*, March 1983, reprinted on the website of the Western Pacific Historical Society <<http://www.wprhs.org/wphistory.html>>.

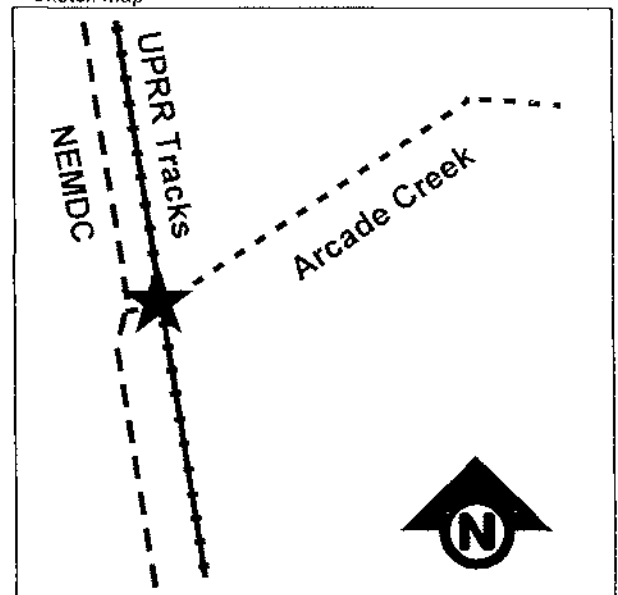
B13. Remarks:

B14. Evaluator: Donald S. Napoli

Date of Evaluation: 09/12/01

(This space reserved for official comments.)

Sketch Map



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

LOCATION MAP

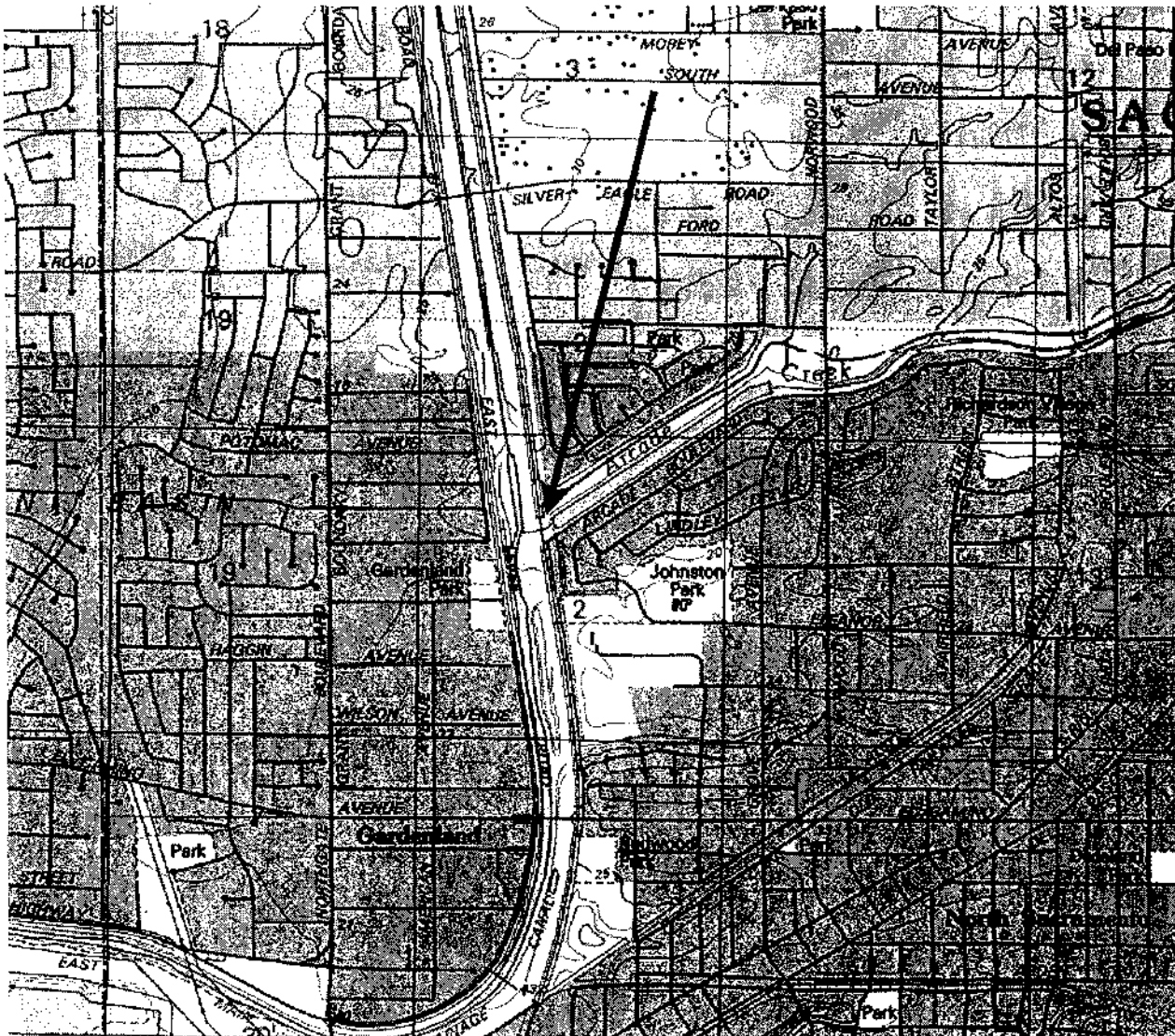
Page 3 of 3

Resource Name: Union Pacific/Arcade Creek Bridge

Map Name: Sacramento East, Calif.

Scale: 1:24,000

Date of Map: 1967, photorev, 1980



Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 55

*Resource Name or # Kunsting Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View north of the south elevation.

Elk Grove Register of Historic Resources Eligibility:

The Kunsting residence was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-iii as a relatively rare local example of a Queen Anne-style residence. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1895 Queen Anne-style residence remains eligible for listing in the Elk Grove Register under updated Criterion 3 (Criterion Consideration 2). Criterion Consideration 2 is used for buildings removed from their original location but which are primarily significant for architectural value, or are the surviving structure most importantly associated with a historic person or event.

Integrity Assessment: The Kunsting residence does not maintain integrity of location as it was moved to its present location in 1976. It maintains compromised integrity of setting as it was previously located in the rural town of Franklin and is currently located in a rural residential enclave. It displays integrity of design, materials, and workmanship due its original doors, windows, and decorative elements. It maintains the feeling of a circa 1895 Queen Anne-style residence and thus retains its association with its historic context.

In conclusion, the Kunsting residence appears individually eligible for listing in the Elk Grove Register under Criterion 3 (Criterion Consideration 2) as it embodies the distinctive characteristics of Queen Anne-style architecture. It retains integrity to its period of significance (circa 1895).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 1, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Kunsting Residence

P1. Other Identifier: MR-10

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Florin Date: 1968 T 6N R 5E; SW ¼ of SE ¼ of Sec. 8B.M.

c. Address: 4625 Bilby Road

City: Elk Grove

Zip: 95757

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

e. Other Locational Data: APN 132-0030-049-0000

Elevation: 22 ft. AMSL

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

The Kunsting Residence is a relocated, circa-1895 Queen Anne-style house located in a semi-rural section of Elk Grove at 4625 Bilby Road. Situated centrally on a 145,000 square-foot parcel, the two-story house rises from an irregular ground plan and is surmounted with a complex roof with slight eaves, wood shake shingles, and a decorative roof ridge oriented east-to-west. Its exterior walls are clad primarily in channeled horizontal wood planks. The asymmetrical main façade looks south toward Bilby Road and is the only exterior wall visible from the public right-of-way. It features a slightly off-center porch that is sheltered by a pent roof extension that is supported by three elaborated wooden posts. Spandrels fill the gaps between these posts, while a wooden decorative rail stretches the width of the porch roof. There are two front doors on the porch. One is glazed, wood-panel entry door sheltered beneath a hipped roof projection partially covered by the porch roof. The other, also a wood-panel door, is set into the main south elevation, just west of the other entry door. Further west is a double-hung window set within a wood surround with a cornice running across its top. Three essentially identical window assemblies punctuate a canted bay east of the porch. This bay extends upward to the second floor, where three additional double-hung windows are arranged in the manner in which they appear on the ground level. Above the windows is a pediment clad in wooden fish-scale shingles, punctuated by a louvered gable vent. In addition to landscaping marked by a wide front lawn, several mature trees, and a large flower garden in front of the house, the Kunsting Residence shares its parcel with the relocated Elliot Ranch Foreman House.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

Camera facing N, taken April 10, 2014, #DSC000720.

*P6. Date Constructed/Age and Sources: 1895

City of Elk Grove.

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Dennis H. Buscher
4625 Bilby Road
Elk Grove, CA 95757

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded:

April 10, 2014

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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

Page 2 of 2

*Resource Name or # Kunsting Residence

*Recorded by: James Williams, ICF International

*Date: April 10, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Dennis Buscher relocated the residence to its present site in 1976 and subsequently restored it (Russell 2003). It previously belonged to Frank Kunsting, who emigrated from Germany and settled in the nearby community of Franklin in the late 1880s. Kunsting operated the Franklin General Store and, later, the post office that was housed within it (Gebers 2009). Despite its relocation, the Kunsting Residence retains sufficient integrity to convey its importance as a relatively rare local example of a Queen Anne-style residence constructed during Elk Grove's 1893-1926 period of residential development. The Kunsting Residence appears to be eligible for listing in the Elk Grove Registry as a Heritage Resource under local Criteria C-3.

Reference:

Gebers, K. 2009. "Kunsting Park Dedicated." *Elk Grove Citizen*. August 19, 2009. < <http://www.egcitizen.com/articles/2009/08/22/news/doc4a8c227e0e7c1167567029.txt> > Accessed April 18, 2014.

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: May 19, 2014



Figure 1. Sketch map of 4625 Bilby Road. Source Google Earth 2014.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 56

*Resource Name or # Elliot Ranch Foreman House

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View north of the south elevation.

Elk Grove Register of Historic Resources Eligibility:

The Elliot Ranch foreman house was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-iii as a good representative example of a circa 1940 vernacular-style residence. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1940 vernacular-style residence remains eligible for listing in the Elk Grove Register under updated Criterion 3 (Criterion Consideration 2). Criterion Consideration 2 is used for buildings removed from their original location but which are primarily significant for architectural value, or are the surviving structure most importantly associated with a historic person or event.

Integrity Assessment: The Elliot Ranch foreman house does not maintain integrity of location as it was moved to its present location in 1986. It does partially maintain integrity of setting as it was previously located on a ranch on Franklin Boulevard and is currently located in a rural residential enclave. It displays a high degree of integrity of design, materials, and workmanship due to its original doors, windows, and wall cladding. It maintains the feeling of a circa 1940 vernacular-style residence and retains its association with its historic context.

In conclusion, the Elliot Ranch foreman house appears individually eligible for listing in the Elk Grove Register under Criterion 3 (Criterion Consideration 2), as a distinctive example of a circa 1940 vernacular-style residence. It retains integrity to its period of significance (circa 1940).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 1, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Elliot Ranch Foreman House

P1. Other Identifier: MR-11

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Florin Date: 1968 T 6N R 5E; SW ¼ of SE ¼ of Sec . 8

B.M.

c. Address: 4629 Bilby Road

City: Elk Grove

Zip: 95757

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

e. Other Locational Data: APN 132-0030-049-0000

Elevation: 20 ft. AMSL

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

The Elliott Ranch Foreman House is a circa-1940 residence relocated to its current site at 4629 Bilby Road. It shares a parcel in a residential and agricultural area of Elk Grove with another relocated building, the Kunsting Residence (recorded in a separate DPR form), which was originally constructed in the late 1890s (City of Elk Grove 2013). The main mass of the building rises to a height of one story from a rectangular-shaped ground plan and concrete block piers. Its wood-frame structural system supports a medium-pitched, intersecting gable roof clad with asphalt shingles. A non-original, secondary porch with a gable roof projects off of the east elevation, while the main porch is centered along the south elevation and displays a pedimented gable supported by square wooden supports. Wall cladding consists of original horizontal drop redwood siding, and windows are all replacements with bronzed aluminum sashes, except for one double-hung, 1/1-light wood sash window at the rear of the house. The glazed front entry door is original, and the French doors at the back of the house are replacements. The building is in excellent condition.

The residence was originally located on a 6,000-acre ranch on Franklin Boulevard owned by John Elliott. The house was constructed by James Lillico—one of three local home builders in the Elk Grove area during the 1940s—with salvaged materials from a demolished 1880s bunkhouse on the ranch. The bunkhouse was used by Elliott's ranch hands, including the foreman Alfred Buscher. In 1940, Buscher married Amanda Hinsz. The Elliott family subsequently decided to demolish the bunkhouse and to reuse the materials to construct a house for the couple. In 1942, a second bedroom was added to the rear of the house. In 1986, Dennis Buscher (Alfred and Amanda's nephew) relocated the residence from the Elliott Ranch to its present site on Bilby Road to save it from being demolished.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

South elevation. Camera facing north.
Photograph taken April 10, 2014.

*P6. Date Constructed/Age and

Sources: ca 1940. Source-City of Elk Grove. ☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Dennis Buscher
4629 Bilby Road
Elk Grove, CA 95757

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: Apr 10, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 2

*Resource Name or # Elliott Ranch Foreman House

*Recorded by: James Williams, ICF International

*Date: April 10, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Although the residence has lost its integrity of location, setting, and association, it retains a high degree of its integrity of design, materials, workmanship, and feeling. The building remains a good representative example of a circa 1940, vernacular-style residence. As such, the Elliott Ranch Foreman House appears to be eligible for individual listing in the Elk Grove Registry as a heritage resource under Criterion C-3.

Reference:

Elk Grove. 2013. "Elk Grove CLG Survey List." Resource on file at ICF International, Sacramento.

Form Prepared by: James Williams, & Monte Kim, Ph.D.

ICF International, 630 K Street, Suite 400, Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of Elliott Ranch Foreman House (4629 Bilby Rd).

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 57

*Resource Name or # Bader Family Home

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southeast of the north and west elevations.

Elk Grove Register of Historic Resources Eligibility:

The Bader family home was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criteria A-i and A-iii for its association with Elk Grove's agricultural development during the period between 1893 and 1926, and because the building represents a good local example of a large vernacular-style farm house with Queen Anne-style elements. The previous evaluation also noted that the residence merits an intensive-level evaluation to determine whether the building meets Criterion C of the National Register of Historic Places and Criterion 3 of the California Register of Historical Resources.

The residence remains eligible for listing in the Elk Grove Register under updated Criteria 1 and 3.

Integrity Assessment: The Bader family home maintains integrity of location and setting as it is located in its original construction location on an agricultural parcel. It displays integrity of design, materials, and workmanship due to its original wall cladding, windows, and doors, and having no notable major alterations. It maintains the feeling as a circa 1910 vernacular-style farm house with Queen Anne-style elements, and thus retains its association with its historic context.

In conclusion, the Bader family home appears individually eligible for listing in the Elk Grove Register under Criterion 1 for its association with Elk Grove's agricultural development during the period between 1893 and 1926, and under Criterion 3 as a good local example of a large vernacular-style farm house with Queen Anne-style elements. It displays a high degree of integrity to its period of significance (circa 1910).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 2, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Bader Family Home

P1. Other Identifier: MR-12

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; NW ¼ of NE ¼ of Sec. 33 B.M.

c. Address: 9870 Bond Road

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 127-0120-067-0000

Elevation: 60 ft. AMSL

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

Built in circa 1910, the Bader Family Home is a vernacular-style residence with Queen Anne elements located south of the intersection of Bond and Bader roads in a rural section of Elk Grove. The two-story house shares an 86,000 square-foot agricultural parcel with ten additional outbuildings. The house has an irregular ground plan, a continuous concrete foundation, a wood-frame structural system, and a steeply-pitched, intersecting-gable on hip roof clad with asphalt shingles, and a slight eave overhang. The gable peaks are accentuated and enclosed with an unusual conical-shaped bay projecting outward from the edge of the roof rake. Exterior wall cladding includes horizontal wood plank siding and wood shingles. The asymmetrical main elevation faces north toward Bond Road and features a covered porch at its northeast corner. A wooden railing encloses the front of the porch. From the porch a front door of an undetermined design opens to the east. Fenestration along the main façade includes a picture window in a projecting bay. The east elevation includes three, double-hung wood-sash windows on a canted bay, a wood-sash window on the pent-roof addition, and a pair of gable-end wood-sash casement windows set behind a wooden railing. The western elevation includes several windows and a door of undetermined design and a brick exterior chimney. The building is in overall good condition and retains excellent integrity of design, materials, and workmanship. (See continuation sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

Camera facing SW.
Photo taken April 10, 2014,
#DSC00762.

*P6. Date Constructed/Age and Sources: circa 1910. Source-City of Elk Grove. ☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Rahat Saied Trust
5101 Turnsberry Ct
Elk Grove, CA 95758

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 10, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 3

*Resource Name or # Bader Family Residence

*Recorded by: James Williams, ICF International

*Date: April 10, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Ancillary buildings on the parcel occur in two clusters; one group is situated to the south and east of the residence, and the other is located to the west of the residence. South of the residence is a pre-1957, side-gabled, detached garage with board and batten siding and a modern roll-up garage door. To its immediate east is an outbuilding of an undetermined age with exterior walls sheathed in horizontal wood plank siding and a gabled roof clad with wood shake shingles. Further east is a shed with board-and-batten siding. Just south of the shed is a post-1964 trailer home with T1-11 siding and a low-pitched, side-gabled roof. East of the trailer home are two low-slung, wood-frame buildings, both built after 1964 (NETR Online 2014).

East of the residence, several buildings are clustered around an early twentieth-century barn. The barn stands on a rectangular ground plan. Its wood-frame structure is partially open on the north elevation and clad in vertical wood plank siding. On the west elevation, a hay hood extends from the gable peak. The east elevation features a large open bay. Located near the southeast corner of the barn is a pre-1957, concrete-block ancillary building with a gabled roof clad in corrugated metal. West of the barn are two modern, wood-frame buildings currently used as fruit stands (NETR Online 2014).

Landscaping on the parcel consists primarily of open crop fields, although the area north of the residence includes a lawn. Several large, mature trees line the the property boundary adjacent to Bond Road.

The Bader family, led by Mary Bader, settled in the vicinity of Elk Grove sometime around 1850. In 1883 Mary transferred a large property that included a section north of the present Bond Road near Bader Road to her son William (*Sacramento Daily Union* 1883). Available sources do not indicate the use to which the Baders put their property or for how long the family maintained ownership of the land. By all appearances, however, it has long been a farm property, as it is presently.

Because of its association with the agricultural development of the Elk Grove area during the period between 1893 and 1926, and because the building represents a good local example of a large, vernacular-style farm house, the Bader Family Residence appears to be eligible for listing in the Elk Grove Registry as a Landmark under local Criteria A-i and A-iii. The Bader Residence also merits an intensive-level evaluation to determine whether the building meets Criterion C of the National Register of Historic Places and Criterion 3 of the California Register of Historical Resources.

References:

NETR Online. 2014. "Historic Aerials." Accessed April 28, 2014.

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Sacramento Daily Union. November 21 1883. "Transfers of Real Estate."

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014

Page 3 of 3

*Resource Name or # Bader Family Residence

*Recorded by: James Williams, ICF International

*Date: April 10, 2014

☒ Continuation ☐ Update



Figure 1. Sketch map of MR-12 (9870 Bond Road). Source: Google Earth, 2014.

Page 1 of 2

*Recorded by: Volunteer

Map Reference #: 58

*Resource Name or # 8701 East Stockton Boulevard

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View east of the west elevation of Residence 1.



Photograph 2. View northeast of the south and west elevations of Residence 2.

Page 2 of 2

*Recorded by: Volunteer

Map Reference #: 58

*Resource Name or # 8701 East Stockton Boulevard

*Date: February 2019 ☒ Update

Elk Grove Register of Historic Resources Eligibility:

The two residences at 8701 East Stockton Boulevard were evaluated in 2014 as eligible for listing in the Elk Grove Register as heritage resources under Criterion C-i for their association with Elk Grove's residential development during the periods of 1893–1926 and 1927–1945. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

Residence 1, a circa 1910 vernacular-style residence, appears eligible for listing in the Elk Grove Register under updated Criterion 1, while Residence 2 does not appear eligible for listing in the Elk Grove Register, due to lack of integrity.

Integrity Assessment: Residence 1 at 8701 East Stockton Boulevard maintains integrity of location as it is located in its original construction location. Integrity of setting has been compromised as the building was originally along a rural highway, overlooking open agricultural fields with very few neighboring residences, and it currently overlooks Highway 99 with nearby encroaching residential subdivisions. It displays integrity of design, materials, and workmanship through original windows and wall cladding. It maintains the feeling of a circa 1910 vernacular-style residence and retains its association with its historic context.

Residence 2 at 8701 East Stockton Boulevard maintains integrity of location as it is in its original construction location. Integrity of setting has been compromised as the building was originally along a rural highway, overlooking open agricultural fields with very few neighboring residences, and it currently overlooks Highway 99 with nearby encroaching residential subdivisions. It displays compromised integrity of design, materials, and workmanship due to door, window, and partial wall cladding replacements. It does not maintain the feeling of a circa 1930 vernacular-style residence and thus loses its association with its historic context.

In conclusion, Residence 1 at 8701 East Stockton Boulevard appears individually eligible for listing in the Elk Grove Register under Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926. It maintains integrity to its period of significance (circa 1910). Residence 2 does not appear eligible for listing in the Elk Grove Register due to its lack of integrity to its period of significance (circa 1930).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 2, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 8701 East Stockton Boulevard

P1. Other Identifier: MR-15

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Florin Date: 1968 T 7N R 5E; SE ¼ of SW ¼ of Sec . 23 B.M.

c. Address: 8701 E. Stockton Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 115-0161-019

Elevation: 50 ft. AMSL

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

The property at 8701 East Stockton Boulevard consists of two, one-story residences sharing a 70,000 square-foot parcel just northeast of the intersection of East Stockton Boulevard and Bow Street. It is one of several agricultural properties located in an area of Elk Grove that is otherwise urban and residential in character. Highway 99 runs parallel to East Stockton Boulevard, opposite the property. Near the southwest corner of the property is Residence 1 (Photograph 1), a circa 1910, vernacular-style house. The building rises from an irregular ground plan, and its wood-frame structure supports exterior walls clad primarily with horizontal plank siding. The building has a cross-gabled roof with a moderate pitch, moderately wide eaves, and asphalt shingles. The north-elevation eave end includes exposed rafter tails, while the west-elevation gable end features modest ornamentation in the form of a horizontal plank set near the gable's peak. On the north elevation, the main façade was largely obscured at the time of recordation. A small, centered porch and a wood-sash window were apparent, however. Fenestration on the street-facing west elevation includes a double-hung, wood-sash window and a pair of fixed-pane wood-sash windows. South of the windows is an addition made apparent by a seam in the wood plank siding. Further south is another addition with a shingle-clad pent roof and corrugated metal exterior walls. A gravel driveway bisects the property, separating Residence 1 from the second house on this property, Residence 2 (Photograph 2). (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple-family property

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

P5a. Photograph 1.



P5b. Description of Photo: Residence 1, North and west elevations. View southeast. Photo taken April 10, 2014. Photo #DSC 00737.

*P6. Date Constructed/Age and Sources: circa 1910 (Residence 1), Source-City of Elk Grove; and circa 1930 (Residence 2), source-professional opinion ☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
, Gilbert A. & Katherine L. Albiani
10221 Sheldon Rd
Elk Grove, CA 95624

*P8. Recorded by:
James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 10, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 3

*Resource Name or # 8701 East Stockton Boulevard

*Recorded by: James Williams, ICF International

*Date: April 10, 2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

Residence 2 is a circa 1930 building with an irregular ground plan and a wood-frame structural system. Most of the exterior walls include lapped horizontal wood plank siding, though a portion of the south elevation is clad in T1-11 siding. The roof includes two parallel front-gabled projections joined by a side-gabled segment. It is moderately pitched throughout and includes asphalt shingles, relatively wide eaves, and exposed rafter tails on the eave ends. The main elevation faces south toward Residence 1. While much of the front façade was not visible at the time of recordation, a front door with a metal security gate and a horizontally-sliding, aluminum-sash window were noted. A fixed-pane, wood-sash window and a double-hung window punctuate the west elevation, while a second entry door with a recessed concrete porch opens to the north. While it appears that there have been several alterations to the building—including the addition with T1-11 siding and non-original windows—the building's footprint has not changed significantly since 1957 (NETR Online 2014).

The houses are set back from the street at approximately the same distance. Landscaping at the front of the parcel includes a large lawn, several mature trees, and several flowering plants and cactus.

Aerial photographs show that prior to 1957 and until 2007 there was another house on the property that was situated just west of Residence 2 (NETR Online 2014; Google Earth Pro 2014). The building was demolished, apparently to accommodate roadwork on East Stockton Boulevard (Google Earth Pro 2014).

Despite alterations, both building retain sufficient integrity to represent Elk Grove's residential development during the period between 1927 and 1945. As such, both residences appear to be eligible for listing in the Elk Grove Registry as a heritage resource under local Criterion C-1.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014

***Photographs** (continued):



Photograph 2. Residence 2, south and west elevations. Camera facing northeast.
Taken April 10, 2014.

Page 3 of 3

*Resource Name or # 8701 East Stockton Boulevard

*Recorded by: James Williams, ICF International

*Date: April 10, 2014

☒ Continuation ☐ Update



Figure 1. Sketch map of MR-15 (8701 Stockton Boulevard). Source: Google Earth, 2014.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 2

*Recorded by: Volunteer

Map Reference #: 59

*Resource Name or # Elk Grove House

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View north of southwest and southeast elevations.

Elk Grove Register of Historic Resources Eligibility:

The Elk Grove House was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii for its association with the first development and the initial founding of Elk Grove. Former Criterion B-ii designated historical resources that possessed outstanding historical significance but lacked integrity.

The building is a reconstruction of Elk Grove's first circa 1850s stage stop, hotel, and post office, which was demolished in 1957. Construction began in 1982 and was completed in 2002. The building remains eligible for listing in the Elk Grove Register under updated Criterion 1 (Criteria Consideration 4), which allows designation of reconstructed buildings when they are accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived. The Elk Grove House appears to meet all these requirements. It was reconstructed based on detailed architectural drafts of the original building made before its demolition. It is currently set overlooking a major road, just as it was at its original location, and it is the only building associated with Elk Grove's first building.

In conclusion, the Elk Grove House appears individually eligible for listing in the Elk Grove Register under Criterion 1 (Criterion Consideration 4) for its association with the initial development and founding of Elk Grove.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 2, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Elk Grove House

P1. Other Identifier: MR-18

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Florin **Date:** 1968 **T** 6N **R** 5E; SE ¼ of SE ¼ of Sec. 1 **B.M.**

c. Address: 9941 E. Stockton Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 132-0061-013-0000

Elevation: 45 ft. AMSL

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

The Elk Grove House is a reconstructed, two-story vernacular-style building located on the western side of Heritage Park in Elk Grove. The build shares its 44,000 square-foot parcel with four additional relocated historic buildings: Reese School, the Foulks House, San Joaquin Justice Court and Jail, and an unnamed concrete-block building. Constructed between 1982 and 2002, the brick building stands on an irregular ground plan and culminates in a primary hipped roof clad in asphalt shingles and punctuated on the north and south ends by a pair of substantial brick interior chimneys with tapered, metal chimney caps. The symmetrical main elevation faces west toward East Stockton Boulevard. It features a full-width concrete porch set behind a wooden railing with molded wooden balusters and columns. The centrally placed, wood-paneled front door with ovular-shaped glazing and a wood-frame surround with sidelights and a transom spanning the combined width of the door and the sidelights. This assembly sits inside a brick surround that is flanked with unornamented brick pilasters capped with a segmental arch. Additionally, there are four double-hung, wood-sash windows on the ground level of the west façade. The second story includes a full balcony enclosed by a wooden rail with molded balusters and square posts. Second story fenestration includes five symmetrically placed, multi-light wooden doors. Above the doors is a deep, bracketed, corniced eave that wraps around the perimeter of the second story. Fenestration on the south elevation includes seven double-hung wood-sash windows—four on the ground level and three on the second story. (see continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP15. Educational building

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

P5a. Photograph 1.



P5b. Description of Photo:

West & south elevations of Elk Grove House. Camera facing northeast
Photo taken April 7, 2014

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

Sources: Circa 1850s. Reconstructed between 1982 and 2002.

Source- City of Elk Grove.

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Cosumnes Community Services District
1112 I Street
Sacramento, CA 95814

***P8. Recorded by:**

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** April 7, 2014

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

***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):

Page 2 of 2

*Resource Name or # Elk Grove House

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

The north elevation is similar, though the spacing of the windows follows a slightly different pattern. The east elevation includes a single-story, gabled addition. Its northern side is roughly flush with that of the main section of the building, while its southern wall meets the building's primary east elevation roughly at its midpoint. The northern eave-end side of the addition includes two double-hung, wood-sash windows and a multi-light wood door, while the eastern elevation includes one double-hung, wood-sash window and a recessed entry at its southeastern corner. Just west of the entry is an additional wood panel door on the south elevation of the addition. On the main portion of the east elevation are two off-set, double-hung wood-sash windows on the ground level and four such windows placed asymmetrically on the second floor. Landscaping in the immediate vicinity of Elk Grove House includes a lawn crossed by concrete paths, several mature deciduous and evergreen trees, and a garden of native shrubs and ground cover.

James Hall built the original Elk Grove House in 1850. Located along the Monterey Trail, the building served as a stage stop, hotel, and post office. It stood until 1957, when it was demolished to make way for the widening of Highway 99. Detailed architectural drafts were made before its demolition, and the present building was reconstructed using those drawings. (Elk Grove Historical Society 2014).

Because the original building was associated with the first development and the initial founding of Elk Grove, and because the reconstructed building represents a fairly accurate representation of the town's first building, the Elk Grove House appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria B-2.

References:

Elk Grove Historical Society. 2014. "Elk Grove House History." <<http://www.elkgrovehistoricalsociety.com/elk-grove-house-history/>> Electronic resource accessed April 11, 2014.

Google Earth. 2014. Aerial photographs of Heritage Park. Electronic resource accessed April 11, 2014.

NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 11, 2014.

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of MR-18 (9941 E. Stockton Boulevard). Source: Google Earth, 2014.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 60

*Resource Name or # Rhoads School

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View north of east and north elevations.

Elk Grove Register of Historic Resources Eligibility:

The Rhoads School was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii for its association with Elk Grove's educational development during the period between 1868 and 1892. Former Criterion B-ii designated historic resources that possessed outstanding historical significance but lacked integrity.

The 1872 Greek Revival-style building appears eligible for listing in the Elk Grove Register under updated Criterion 1 (Criteria Consideration 2). Criteria Consideration 2 applies to buildings removed from their original location but that are primarily significant for their architectural value or are the surviving building most importantly associated with a historic person or event.

Integrity Assessment: The Rhoads School does not maintain integrity of location or setting as it was moved in 1976 to its present location in Elk Grove Regional Park where it was restored. It displays integrity of design, materials, and workmanship due to its original doors, windows, wall cladding, and decorative elements. It maintains the feeling of an 1872 Greek Revival-style school and thus retains its association with its historic context.

In conclusion, the Rhoads School appears individually eligible for listing in the Elk Grove Register under updated Criterion 1 (Criteria Consideration 2) as the only remaining Greek Revival-style one-room schoolhouse associated with the Sloughhouse and Cosumnes areas and Elk Grove's educational development during the period between 1868 and 1892. It maintains integrity to its period of significance (1872).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 2, 2019

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Rhoads School

P1. Other Identifier: MR-19

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Florin Date: 1968 T 6N R 5E; SE ¼ of SE ¼ of Sec. 1 B.M.

c. Address: 9941 E. Stockton Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 132-0061-006. The building is located on the south side of Park Way in Elk Grove Park.
Elevation: 45 ft. AMSL

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

Constructed in 1872 and relocated and restored in 1976, the Rhoads School is one-story Greek Revival-style building situated in Elk Grove Park. The building includes a brick pier foundation, a rectangular ground plan, and a wood-frame structural system. The wooden frame supports exterior walls clad with channel rustic horizontal wood siding and a front gabled roof with closed, bracketed eaves and wood shake shingles. The main elevation faces east toward a macadam-paved parking lot and features a full-width porch that has been extended slightly to the south to accommodate a wood-railed access ramp. A centrally placed set of wooden stairs allows access to the porch from the east. Supported by four rectangular wooden posts, a hipped roof with wood shake shingles shelters the porch. Wooden rails enclose the porch. Beyond the porch is a centered, wood-paneled, double-door with a pedimented wooden surround. Flanking the doorway is a pair of 6/6-light double-hung, wood-sash windows with pedimented surrounds. The main façade extends above the porch roof. There is a semicircular louvered vent set inside a gable with wide eaves and a bracketed cornice return. The north and south elevations are essentially identical, each featuring a trio of evenly spaced window assemblies of the type found on the main façade. On both eave ends, a bracketed cornice embellishes the eaves. At the rear of the building, the unadorned wood plank wall includes a wide eave and cornice return, as found on the main façade. Additionally, a brick interior chimney emerges from near the rear of the north roof slope. Landscaping around the building includes mature trees, shrubs, flowering plants, and a lawn. There are two additional buildings associated with the Rhoads School: A pent-roof storage shed and a gabled building fashioned to represent an outhouse. The entire complex is encircled with a wood picket fence. (See continuation sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building

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

P5a. Photograph 1.



P5b. Description of Photo:

Camera facing West
Photo taken Apr. 10, 2014
Photo #DSC00798

*P6. Date Constructed/Age and Sources: 1872

Source-City of Elk Grove

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Cosumnes Community Services District
1112 I Street
Sacramento, CA 95814

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 10, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 2

*Resource Name or # Rhoads School

*Recorded by: James Williams, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

The Rhoads School originally served as a one-room schoolhouse for residents of the Sloughouse and Cosumnes areas. It remained in use as a school until its closure in 1946. In the following thirty years the seldom-used building suffered decades of neglect and vandalism until 1976, when it was relocated to its present site in the Elk Grove Regional Park and restored (Elk Grove Historical Society 2014).

Because of its association with the educational development of Elk Grove during the period between 1868 and 1892, the Rhoads School appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria B-2.

References:

Elk Grove Historical Society. 2014. "1872 Rhoads School." <<http://www.elkgrovehistoricalsociety.com/1872-rhodes-school/>> Electronic resource accessed April 11, 2014.

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. Elk Grove, California.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of Rhoads School. Source: Google Earth, 2014.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 61

*Resource Name or # Reese School

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View west of east elevation.

Elk Grove Register of Historic Resources Eligibility:

The Reese School was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii for its association with Elk Grove's educational development during the period between 1868 and 1892. Former Criterion B-ii designated historic resources that possessed outstanding historical significance but lacked integrity.

The 1884 schoolhouse with Greek Revival-style influences appears eligible for listing in the Elk Grove Register under updated Criterion 1 (Criteria Consideration 2). Criteria Consideration 2 applies to buildings removed from their original location that are primarily significant for their architectural value, or as a surviving building most importantly associated with a historic person or event. The Reese School is the only remaining Greek Revival school associated with Elk Grove's educational development during the period between 1868 and 1892 and Florin's early twentieth-century Japanese community.

Integrity Assessment: The Reese School does not maintain integrity of location or setting as it was moved in 1949 from its original location at the Reese family ranch on Bradshaw Road between Calvine Road and Gerber Road to George Brooks's hop ranch on Freeman Road, and then in 2006 to its current location at the Elk Grove Regional Park. It displays overall integrity of design, materials, and workmanship due to its original windows, wall cladding, and decorative elements. However, it is in badly deteriorated condition with no visible door, broken glazing throughout, and structural deficiencies. It maintains the feeling of an 1884 schoolhouse with Greek Revival-style influences and retains its association with Florin's Japanese community during the early twentieth century.

In conclusion, the Reese School appears eligible for listing in the Elk Grove Register under Criterion 1 (Criteria Consideration 2) as the only remaining Greek Revival-style school building associated with Elk Grove's educational development during the period between 1868 and 1892 and Florin's early twentieth century Japanese community. It maintains integrity to its period of significance (1884).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 2, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Reese School

P1. Other Identifier: MR-20

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Florin **Date:** 1968 **T 6N R 5E; SE ¼ of SE ¼ of Sec. 1 B.M.**

c. Address: 9941 E. Stockton Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 132-0061-013-0000

Elevation: 45 ft. AMSL

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

The Reese School is a relocated, 1884 school building currently located in the Elk Grove Heritage Park. The Greek Revival-style schoolhouse shares the 44,000 square-foot park on the east side of E. Stockton Boulevard with three additional historic Elk Grove-area buildings. The one-story building features an irregular ground plan, a wood-frame structural system, horizontal wood plank siding, and some corrugated metal siding. It has a moderately-pitched, cross-gabled roof clad with wood shake shingles and a slight eave overhang. Currently resting on temporary wooden supports, the building has a symmetrical, east-facing main elevation that features a portico with a wooden broken pediment supported by a pair of columns flanking the doorway. The entrance consists of a pair of paneled wood doors with the upper glazing missing. The windows visible from the public right-of-way were also missing glass at the time of recordation. Fenestration along the main façade consists of four symmetrically placed single-pane, wood-sash windows and a horizontally-sliding, aluminum-frame window on the west elevation. An additional doorway punctuates the north elevation near its junction with the west elevation.

***P3b. Resource Attributes:** (List attributes and codes) HP15. Educational building

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

P5a. Photograph 1.



P5b. Description of Photo:

West (rear) elevation. Camera facing east. Photo taken May 11, 2014.
Photo #P1020069

***P6. Date Constructed/Age and Sources:** 1884. Source-Elk Grove Historical Society.

<http://www.elkgrovehistoricalsociety.com/1884-reese-school/>

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Cosumnes Community Services District
1112 I Street
Sacramento, CA 95814

***P8. Recorded by:**

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** May 11, 2014

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report.*

***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):

Page 2 of 2

*Resource Name or # Reese School

*Recorded by: James Williams, ICF International

*Date: May 11, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

In their 2012 *Elk Grove Historic Context and Survey Report*, Page & Turnbull noted:

The Reese School (extant, but moved) was constructed in 1884 outside of Elk Grove's present city limits on the Reese family ranch located on Bradshaw Road between Calvine Road and Gerber Road. Built of redwood and designed with Greek Revival style influences, the building was originally a one-room schoolhouse, although a second room was added later. It served continuously as a school until the late 1940s. In 1949 it was moved to George Brooks' hop ranch on Freeman Road. In 2006, the school was donated by Russell Newland to the Elk Grove Historical Society and moved to Elk Grove Regional Park. It is in badly deteriorated condition, but is slated for rehabilitation [Page & Turnbull 2012: 72-73].

The school was also notable for its association with the nearby Japanese community in Florin during the early twentieth century.

Because of its association with the educational development of Elk Grove during the period between 1868 and 1892, the Reese School appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria B-2.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of MR-18 (9941 E. Stockton Boulevard). Source: Google Earth, 2014.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 62

*Resource Name or # San Joaquin Justice Court and Jail

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southeast of north and west elevations.

Elk Grove Register of Historic Resources Eligibility:

The San Joaquin Justice Court and Jail was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii for its association with Elk Grove's municipal development during the period between 1893 and 1926. Former Criterion B-ii designated historical resources that possessed outstanding historical significance but lacked integrity.

The 1912 jailhouse remains eligible for listing in the Elk Grove Register under updated Criterion 1 (Criterion Consideration 2). Criterion Consideration 2 allows buildings that have been moved from their original location to be considered for the Elk Grove Register if the building is primarily significant for its architectural value, or is the surviving structure most importantly associated with a historic person or event.

Integrity Assessment: The San Joaquin Justice Court and Jail does not maintain integrity of location or setting as it was originally located at the north end of 1st Avenue, then moved to its current location in Elk Grove Regional Park in 1983. It displays overall integrity of design, materials, and workmanship due to its original windows, doors, wall cladding, and jail cells. It maintains the feeling of a 1912 jailhouse from a small community and retains its association with its historic context.

In conclusion, the San Joaquin Justice Court and Jail appears individually eligible for listing in the Elk Grove Register under Criterion 1 (Criteria Consideration 2) as the only remaining court and jail building associated with Elk Grove's municipal development during the period between 1893 and 1926 that utilizes two jail cells salvaged from a Gold Rush-era floating jail ship, the LaGrange. It maintains integrity to its period of significance (1912).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 2, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: San Joaquin Justice Court and Jail

P1. Other Identifier: MR-21

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Florin Date: 1968 T 6N R 5E; SE ¼ of SE ¼ of Sec. 1 B.M.

c. Address: 9941 E. Stockton Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 132-0061-013-0000

Elevation: 45 ft. AMSL

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

The San Joaquin Justice Court and Jail is a municipal building erected in 1912 and moved to its present location in Heritage Park in 1983. Situated in a park with four other relocated historical buildings, the corrugated metal-clad, vernacular-style building stands on a concrete foundation and a rectangular ground plan. Its wood-frame structural system rises one-story to support a metal-clad, front-gabled roof with a moderate pitch and a slight eave overhang. The main elevation faces west and features a glazed wood panel entry door and a wood sash window. The door and window are both behind metal security screens, as is an additional window on the north and south elevations. The east elevation also displays corrugated metal wall cladding. Landscaping around the resource includes a lawn and a large garden. (See continuation sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP14. Government building

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

P5a. Photograph 1.



P5b. Description of Photo:

West & south elevations. Camera facing northeast. Photo taken April 7, 2014, Photo #P1010376.

*P6. Date Constructed/Age and Sources: 1912. Source-*Elk Grove Citizen*, February 3, 1909.
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Cosumnes Community Services District
1112 I Street
Sacramento, CA 95814

*P8. Recorded by:
James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 2

*Resource Name or # San Joaquin Justice Court and Jail

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

In the 2012 *Elk Grove Historic Context and Survey Report*, Page & Turnbull note the following of the resource:

San Joaquin Justice Court and Jail was installed in 1912 at the north end of 1st Avenue, immediately south of the site where the fire department would relocate in 1925. Because this area is located directly behind the Odd Fellows building, the land was likely donated by the Everson family. The building consisted of an 18' x 24' metal building constructed by Jesse McClellan Derr over a concrete slab. The two jail cells inside had been salvaged from Sacramento's Gold Rush era floating jail ship, the LaGrange, and installed in the Sacramento City Jail. The cells became available when the old Sacramento City Jail was torn down. Presiding over the Justice Court was Judge W. E. Everson, and the court appears to have convened only as necessary. Research revealed little information about the origins of law enforcement in Elk Grove, other than it was provided by the Sacramento County Sheriff's office and there were at least two deputy constables serving Elk Grove at the time the jail was installed. Prior to that time, prisoners were frequently housed in Southern Pacific boxcars. The justice court and jail remained in this building until 1950, when operations were moved to a new building at 8978 Elk Grove Boulevard (discussed later in this report). The jail building remained in its original location until 1983, when the Elk Grove Historical Society and the Sacramento County Sheriff's Department moved the facility to the Heritage Park at Elk Grove Regional Park.

Because of its association with the municipal development of Elk Grove during the period between 1893 and 1926, the San Joaquin Justice Court and Jail appears to be eligible for listing in the Elk Grove Registry as a Landmark under local Criteria B-2.

Reference:

Page & Turnbull. 2014. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of the San Joaquin Justice Court & Jail at 9941 E. Stockton Boulevard.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 2

*Recorded by: Volunteer

Map Reference #: 63

*Resource Name or # Stohlgren/Olson Ranch

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the east and north elevations of the Craftsman-style residence.



Photograph 2. View northwest of the south and east elevations of the barn.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 2 of 2

Map Reference #: 63

*Resource Name or # Stohlgren/Olson Ranch

*Recorded by: Volunteer

*Date: February 2019 ☒ Update

Elk Grove Register of Historic Resources Eligibility:

The Stohlgren/Olson Ranch was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criterion A-i for its association with Elk Grove's agricultural development during the period between 1893 and 1926, and Criterion A-iii as a good example of Craftsman-style architecture.

The 1922 ranch complex remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's agricultural development during the period between 1893 and 1926, and Criterion 3, because it is a rare remaining intact example of a ranch complex with a Craftsman-style residence, barn, and two minor outbuildings.

Integrity Assessment: The Stohlgren/Olson Ranch maintains integrity of location and setting as it is located in its original construction location on a rural parcel. However, Elk Grove-Florin Road has been widened and is now much closer to the residence, slightly compromising its setting. It displays integrity of design, materials, and workmanship due to its original wall cladding, windows, and doors. It maintains the feeling as a 1922 ranch complex and retains its association with its historic context.

In conclusion, the Stohlgren/Olson Ranch appears individually eligible for listing in the Elk Grove Register under Criterion 1 for its association with Elk Grove's agricultural development during the period between 1893 and 1926, and under Criterion 3 as a rare remaining intact example of a ranch complex with a Craftsman-style residence, barn, and two minor outbuildings. It maintains a high degree of integrity to its period of significance (1922).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 3, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or #: Stohlgren/Olson Ranch

P1. Other Identifier: MR-22

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T** 7N **R** 5E; SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 25 **B.M.**

c. Address: 9040 Elk Grove-Florin Road

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 116-0042-025-0000

Elevation: 45 ft. AMSL

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

Built in 1922 on a triangular, agricultural parcel in what is now a semi-urban area of Elk Grove, the Stohlgren/Olson Ranch includes a one-story Craftsman-style residence, a barn, and two minor outbuildings. The residence (photo 1) stands on a continuous concrete foundation with an irregular ground plan. Its wood-frame structural system supports exterior walls with clapboard siding and a cross-gabled roof with a moderate pitch, wood shake shingles, exposed rafter tails, and gable-end, triangular knee braces. The main elevation faces Elk Grove-Florin Road and features a central fixed-pane, wood-sash window flanked by a pair of 1/1-light wood-sash windows. At the northeast corner of the building, the front porch and entry door sit under a cross-gabled roof. The porch features two tapered wooden columns and a wooden knee wall railing. Access to the porch is made via concrete steps on the north elevation, where a glazed wood panel door faces north. Double- and single-hung wood-sash windows are found elsewhere on the building, including a canted bay on the south elevation.

North of the residence is a gabled barn (photo 2), which, based on its design and construction materials, appears to date to around the time the house was erected. Notable features include an exterior composed of concrete half walls and (see continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP33. Farm/ranch

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

P5a. Photograph 1.



P5b. Description of Photo:

North elevation. Camera facing south. Photo taken April 11, 2014. Photo #DCS000749.

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

Sources: 1922. Source-County Assessor's records. ☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Delbert L Olson Revocable Living Trust
PO BOX 1686
Elk Grove, CA 95759

***P8. Recorded by:**

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** April 10, 2014

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International, 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

***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):

Page 2 of 3

*Resource Name or # Stohlgren/Olson Ranch

*Recorded by: James Williams, ICF International

*Date: April 10, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

horizontal wood plank siding; metal-sash multi-light windows, and a roof with wood shake shingles, exposed rafter tails, and a ridge vent.

There are, additionally, two small out buildings. One is a gabled, wood-clad shed with a gabled, covered entry located immediately northwest of the residence (photo 3). The other is a shed-roof building adjacent to the barn's north elevation (photo 4). Both appear in a 1957 aerial photograph of the property (NETR Online 2014). The former building's style, form, and exterior wall fabric suggest that it was constructed around the same time as the residence and barn.

There is no evidence that the ranch property remains in use for agricultural purposes. However, the property retains sufficient integrity to convey its historical identity as a ranch complex with a Craftsman-style residence constructed during Elk Grove's 1893 to 1926 period of development. The Stohlgren/Olson Ranch appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria A-i and A-iii.

References:

NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 18, 2014.

Page & Turnbull. 2014. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of Stohlgren/Olson Ranch.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3

*Resource Name or # Stohlgren/Olson Ranch

*Recorded by: James Williams, ICF International

*Date: April 10, 2014

☒ Continuation ☐ Update

***P5a. Photographs** (continued):



Left to right: Photo 2—south and east elevations, camera facing northwest, accession # DSC000752; Photo 3—east and north elevations, gabled outbuilding, camera facing west, accession #DSC000752; Photo 4—north and east elevations, shed-roof outbuilding, camera facing west, accession #DSC000755. All photographs taken April 10, 2014.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 64

*Resource Name or # Markofer Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View east of the west elevation.

Elk Grove Register of Historic Resources Eligibility:

The Markofer residence was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criterion A-i for its association with Elk Grove's residential development during the period between 1927 to 1945 and Criterion A-iii as a good example of Tudor Revival-style architecture.

The 1930 Tudor Revival-style residence remains eligible for listing in the Elk Grove Register under updated Criteria 1 and 3.

Integrity Assessment: The Markofer residence maintains integrity of location as it is located in its original construction location. It does not maintain integrity of setting as the house was originally located in a rural agricultural parcel and is currently set in a residential neighborhood overlooking Elk Grove Regional Park. It displays integrity of design, materials, and workmanship due to its original wall cladding, windows, and doors, with no notable alterations or additions. The building displays typical Tudor Revival style elements. It maintains feeling as a 1930 Tudor Revival-style residence and retains its association with its historic context.

In conclusion, the Markofer residence appears individually eligible for listing in the Elk Grove Register under Criterion 1 for its association with Elk Grove's residential development during the period between 1927 to 1945, and under Criterion 3 as good local example of an intact Tudor Revival-style residence. It maintains a high degree of integrity to its period of significance (1930).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 3, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Markofer Residence

P1. Other Identifier: MR-23

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NW ¼ of Sec . 7 B.M.

c. Address: 10005 Elk Grove-Florin Road

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0370-001-0000

Elevation: 50 ft. AMSL

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

Built in 1930, the Markofer Residence is a two-story, Tudor Revival-style house situated on a 28,000 square-foot parcel in an urban, residential area near Elk Grove Regional Park. Set back from the street, the building faces west toward Elk Grove-Florin Road. It has an irregular ground plan and a wood-frame structural system that supports stuccoed exterior walls and a steeply-pitched, cross-gabled roof with a slight eave overhang and wood shake shingles. The asymmetrical main (west) façade features a shed-roofed porch and a wood panel entry door with multi-light glazing. To the left of the porch is a front-gabled projection with a ribbon of three, multi-light wood-sash casement windows. To the right of the front door is another ribbon of windows of the type found to the left of the door. There are also double-hung wood or vinyl-sash windows on the second story. The partially visible north elevation includes several asymmetrically placed windows of undetermined types and a gabled extension that projects north from the exterior wall. Additionally there are two brick chimneys—one is an interior chimney located on the west gable slope and the other is an exterior chimney on the south gable end wall. Landscaping includes a large front lawn with mature trees and flowering plants. (See continuation sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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

P5a. Photograph 1.



P5b. Description of Photo:

West elevation.

Camera facing east.

Photo taken April 7, 2014.

Photo #P1010398.

*P6. Date Constructed/Age and Sources:

1930. Source-County Assessor Records.

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Wayne L. & Claudia J. Rodrigues

10005 Elk Grove Florin Road

Elk Grove, CA 95624

*P8. Recorded by:

James Williams

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*.

*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):

Page 2 of 2

*Resource Name or # Markofer Residence

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

This building is the former home of Harry and Florence Markofer. Elk Grove Historical Society member Tom Russell identifies Florence Markofer as an early resident of Elk Grove and a historian dedicated to documenting the community's past (Russell 2003).

The Markofer Residence is a good local example of a Tudor Revival-style house constructed during Elk Grove's 1927 to 1945 period of residential development. The Markofer Residence appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criteria A-i and A-iii.

Reference:

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at the Elk Grove Historical Society.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of the Markofer Residence at 1005 Elk Grove-Florin Road.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 65

*Resource Name or # Hunt Family Residence

*Date: February 2019 ☒ Update

Updated Description:

Since the 2014 evaluation, the Hunt family residence and its associated buildings have been demolished and a new residential subdivision is being built in its place.

Updated Photograph:



Photograph 1. View of new construction at the former Hunt Family Residence location.

Elk Grove Register of Historic Resources Eligibility:

The Hunt family residence was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criterion A-i for its association with Elk Grove's agricultural development during the period between 1893 and 1926.

The Hunt family residence has been demolished and is no longer eligible for listing in the Elk Grove Register under any criteria.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 3, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Hunt Family Residence

P1. Other Identifier: MR-44

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T6 N R 6E; SW ¼ of NE ¼ of Sec . 6 MD B.M.

c. Address: 9815 Emerald Park Dr

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0570-060

Elevation: 55 ft. AMSL

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

The property at 9815 Emerald Park Drive is situated on the east side of Emerald Park Drive, between Plaza Park Drive and Victory Way. The parcel contains one residence and at least three ancillary buildings. Its setting is still predominantly rural, although extensive residential subdivisions are visible northeast of Willard Parkway and on the south side of Bilby Road. Because of the mature and overgrown landscaping, visibility of the property from the public right-of-way was limited at the time of recordation.

This vernacular-style residence was built in circa 1900 and first appears on the USGS Topographic Map for Elk Grove in 1909. The building is a 1 ½--story, wood-framed residence. Visible features of the house include horizontal wood board wall cladding and a 1/1-light double-hung, wood-sash window. The window has a wide, wood board casing and a decorative crown. A wooden staircase on the north elevation leads to the main entry (not visible). Aerial views of the property suggest that the house has a rectangular ground plan and a hipped roof clad with composite shingles. A hipped dormer is located on the north elevation. Aerial views of the property also suggest that there are at least three ancillary buildings. The buildings vary in size and have rectangular ground plans and gable roofs. One building appears to be a barn.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations.
Camera facing southeast.
Photo taken 4/9/2014.
Photo #0569

*P6. Date Constructed/Age and

Sources: circa 1900.

Source-Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

George W/Shirley L Parenteau Revocable Trust
9815 Emerald Park Drive,
Elk Grove, CA 95624

*P8. Recorded by:

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/9/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Hunt Family Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

History:

The Elk Grove Historical Society believes that the property was once owned by the Hunt family because it is located at the southernmost line of the Kerr property, and Hunt Road used to run along the current drainage canal that runs to the north of the property (Russell 2012). No other information is known about the Hunt family. The visible characteristics of the house suggest that many of the original architectural details are still intact, and aerial views of the property suggest that the property maintains its integrity as an agricultural property.

As a rare example of an intact farm property, and because of its association with the agricultural development of the Elk Grove area during the period between 1893 and 1926, the Hunt Family Residence appears to be eligible for listing in the Elk Grove Registry as a landmark under local Criterion A-i.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove Historical Resources, on file at the Elk Grove Historical Society, Elk Grove, CA.

Form Prepared by:

Margo Nayyar and Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 14, 2014



Sketch map of 9815 Emerald Park Dr.



Photograph 2. View northeast of west elevation. Taken 4/9/14.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 66

*Resource Name or # Clyde Colton Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the east and north elevations.

Elk Grove Register of Historic Resources Eligibility:

The Clyde Colton residence was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i, because of its association with Elk Grove's residential development during the period between 1946 and 1967

The 1949 Minimal Traditional-style residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1 due to lack of integrity.

Integrity Assessment: The Clyde Colton residence maintains integrity of location as it is located in its original construction location. Integrity of setting has been compromised as it was originally located at the edge of a residential area overlooking agricultural parcels, and currently is in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window, door, and wall cladding replacements. It does not maintain the feeling as a 1949 Minimal Traditional-style residence, and thus does not retain association with its historic context.

In conclusion, the Clyde Colton residence does not appear eligible for listing in the Elk Grove Register due to lack of integrity to its period of significance (1949).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 3, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or #: Clyde Colton Residence

P1. Other Identifier: MR-63

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T** 6N **R** 6E; NE ¼ of NE ¼ of Sec 6 **MD B.M.**

c. Address: 9176 Lark Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0094-002

Elevation: 55 ft. AMSL

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

The Clyde Colton Residence is situated on the south side of Lark Street, just east of Kent Street. The parcel contains two built resources, including a residence and a storage shed. Landscaping on the property consists of a manicured lawn and mature shade trees.

This one story, wood-framed, Minimal Traditional-style residence was built in 1949 and features a rectangular ground plan and a continuous concrete foundation. The house displays replacement vinyl wall cladding and vinyl windows. The side-gable roof is moderately-pitched and clad with composite shingles. The north façade entry is sheltered beneath a partial-width, open porch with a shed roof. A storage shed is located slightly southwest of the residence. It displays a rectangular ground plan, concrete slab foundation, wood-frame structural system, T1-11 siding, and a front-gable roof clad with composite shingles. The house and storage shed are in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations
Camera facing southeast.
Photo, taken 4/10/2014.
Photo #0656

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

1949. Source-Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Susan J. Haas
9176 Lark St
Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/10/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

Page 2 of 2 *Resource Name or # Clyde Colton Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

The City of Elk Grove identified this house as previously owned by Clyde Colton. Clyde and his brother Neal established a dairy farm, the Colton Bros. Dairy, on 180 acres that they inherited from their father Chest Colton, who passed away in 1942. The Colton brothers constructed new buildings and invested in new equipment for the dairy facility. The dairy, however, was only in operation for a short period of time before it was transferred to Herman Saner, Mr. Kidd, and Manuel Tristao, Sr. During the late 1940s, Clyde and his wife move to the residence at 9176 Lark Street (Pers. com. with Tom Russell, Elk Grove Historical Society historian, June 19, 2014).

Because of its association with the residential development of Elk Grove within the period between 1946 and 1967, the Clyde Colton Residence appears to be eligible for individual listing in the Elk Grove Registry as a heritage resource under local Criterion C-1.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 22, 2014



Sketch map of Colton Residence at 9176 Lark Street.



Photograph 2. View southwest of north and east elevations.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 67

*Resource Name or # Nellie & Frank Christensen Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View north of the south elevation.

Elk Grove Register of Historic Resources Eligibility:

The Nellie & Frank Christensen residence was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii for its association with Elk Grove's early residential development during the period between 1868 and 1892. Former Criterion B-ii designated historical resources with outstanding historical significance but lacking integrity.

The circa 1885 vernacular-style residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1 due to lack of integrity.

Integrity Assessment: The Nellie & Frank Christensen residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It lacks integrity of design, materials, and workmanship due to its doors, windows, and wall cladding replacement. It does not maintain the feeling of a circa 1885 vernacular-style residence and thus loses its association with its historic context as one of the oldest structures remaining in Elk Grove.

In conclusion, the Nellie & Frank Christensen residence does not appear eligible for listing in the Elk Grove Register due to its lack of integrity to its period of significance (circa 1885).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 4, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or #: Nellie & Frank Christensen Residence

P1. Other Identifier: MR-64

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T 6N R 6E;** NE ¼ of NE ¼ of Sec 4 **MD B.M.**

c. Address: 9191 Lark Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0093-019

Elevation: 60 ft. AMSL

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

The Nellie & Frank Christensen Residence is situated on the northeast corner of Lark and Eisenbeisz Streets. The parcel contains two built resources, including a residence and storage shed. Landscaping on the property consists of a manicured lawn and mature shade trees.

This one story, wood-framed, vernacular-style residence was built in circa 1885. It first appears on the 1909 Elk Grove USGS Topographic Map. If the 1885 built date is correct then the residence would be one of the oldest extant buildings in Elk Grove. The house displays a rectangular ground plan. The foundation type could not be determined. The walls have been re-clad with T1-11 siding. Original windows have been replaced with double-hung vinyl windows. The south façade entry door is offset to the east; it is a modern wood replacement door with decorative glazing. A second entry is located on the east elevation; it is a modern French door. The side-gable roof is moderately-pitched and clad with composite shingles. The partial-width, south façade porch displays a replacement wood railing. The most notable feature of the house is the double rearward extension, providing the salt-box style roofline.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

South & east elevations
Camera facing northwest.
Photo taken 4/10/2014.
Photo #0658

***P6. Date Constructed/Age and Sources:** circa 1885. Source-
Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Gregory T. Warren
11542 Green Rd
Wilton, CA 95693

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/10/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 2

*Resource Name or # Nellie & Frank Christensen Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation

☐ Update

***P3a. Description** (continued):

There is a small addition off the northwest corner of the house. A storage shed is located slightly west of the residence. It displays a rectangular ground plan, wood-frame structural system, T1-11 siding, and a gable roof clad with composite shingles. It was built at an unknown date. The house and storage shed are in good condition.

According to the Elk Grove Historical Society the house was owned by Nellie & Frank Christensen (Russell 2012). No other information is known of the Christensen family.

Because of its association with the early residential development of Elk Grove within the period between 1868 and 1892, the Nellie & Frank Christensen Residence appears to be individually eligible for listing in the Elk Grove Registry as a landmark under local Criterion B-2.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

1909 Elk Grove USGS Topographic Map

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 22, 2014



Sketch map of Christensen Residence at 9191 Lark Street. Photograph 2. View northeast of south and west elevations, and shed.
Taken 4/10/14, #0657

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 68

*Resource Name or # Vernon Coons Residence

*Date: February 2019 ☒ Update

Updated Description:

The remnants of the exterior brick fireplace on the east elevation have been removed since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the east and north elevations.

Elk Grove Register of Historic Resources Eligibility:

The Vernon Coons residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i for its association with Elk Grove's residential development during the period between 1893 and 1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1925 Craftsman-style residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1 due to lack of integrity.

Integrity Assessment: The Vernon Coons residence maintains integrity of location as it is located in its original construction location. Integrity of setting has been compromised as it was originally located at the edge of a residential area overlooking agricultural parcels, and currently is in a residential neighborhood. It displays compromised integrity of design, materials, and workmanship due to window, door, and wall cladding replacements, and removal of the exterior brick fireplace. It does not maintain the feeling of a circa 1925 Craftsman-style residence, and thus does not retain association with its historic context.

In conclusion, the Vernon Coons residence does not appear eligible for listing in the Elk Grove Register, either individually or as a contributor to a potential locally designated historic district, due to its lack of integrity to its period of significance (circa 1925).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 4, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Vernon Coons Residence

P1. Other Identifier: MR-65

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; SE ¼ of NE ¼ of Sec 6 MD B.M.

c. Address: 9194 Lark Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 134-0094-017

Elevation: 55 ft. AMSL

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

The Vernon Coons Residence is situated on the south side of Lark Street, just west of Webb Street. The parcel contains three built resources, including a residence, shed, and large detached garage. Landscaping on the property consists of a manicured lawn and mature shade trees.

This 1 ½-story, wood-framed, Craftsman-style residence was built in circa 1925 and displays a rectangular ground plan and a continuous concrete foundation. The house exhibits replacement vinyl wall cladding and vinyl windows. The side-gable roof is moderately-pitched and clad with composite shingles. The north façade features a non-original, paneled wood entry door and a partial-width, open porch incised beneath the north gable slope of the roof. An exterior brick chimney is located on the east elevation; the chimney is not functional. Notable alterations include the vinyl windows and wall cladding, and the second story window. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

North & east elevations.
Camera facing southwest.
Photo taken 4/10/2014.
Photo #0659

*P6. Date Constructed/Age and Sources: circa 1925. Source-Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Keith Steele
9194 Lark St
Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Vernon Coons Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/14

☒ Continuation ☐ Update

***P3a. Description (continued):**

A storage shed and large detached garage are located slightly southeast of the residence. The view of the shed and garage are obscured by landscaping and vehicles. The shed appears to have a rectangular ground plan, concrete foundation, T1-11 wall cladding, and a gable roof clad with composite shingles. An aerial view of the garage suggests it is large with a L-shaped ground plan, two large bays, and a cross-gable roof clad with composite shingles. The house, shed and garage are in good condition.

According to the Elk Grove Historical Society the house once belonged to Vernon Coons (Russell 2012). No other information is known about the Coons family.

Despite its alterations, the Coons Residence retains sufficient integrity to meet local Criteria C-1. The residence retains the following three aspects of integrity: location, setting, and association. The building retains its integrity of location, since it remains on its original site. It also retains its integrity of setting, since the neighborhood is still residential and composed of single-family homes. Finally, the subject residence retains its historical association with Vernon Coon and the residential development of Elk Grove during the period between 1893 and 1926. As such, the Coon Residence appears to be individually eligible for listing in the Elk Grove Registry as a heritage resource under local Criteria C-1.

References:

Russell, T. 2003 (revised 2012). Inventory of Elk Grove historical resources, on file at ICF International, Sacramento.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 23, 2014



Sketch map of Coon Residence at 9194 Lark Street.



Photograph 2. View southwest of garage and shed. Taken 4/10/14, #0660.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 69

*Resource Name or # Williamson Ranch Packing Shed

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View east of the west elevation.

Elk Grove Register of Historic Resources Eligibility:

The Williamson Ranch packing shed was evaluated in 2014 as eligible for individual listing in the Elk Grove Register as a landmark under Criterion B-ii, because of its association with Elk Grove's agricultural development during the period between 1927 and 1967. Former Criterion B-ii designated historic resources that possessed outstanding historical significance but lacked integrity.

The 1944 shed maintains eligibility for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's agricultural development during the period between 1927 and 1967.

Integrity Assessment: The Williamson Ranch packing shed maintains integrity of location as it is located in its original construction location in a residential neighborhood. It has lost integrity of setting as it was originally set among other farm buildings amid an orchard and is today set in a park in a residential neighborhood. It retains integrity of design, materials, and workmanship due to original door and wall cladding. It maintains the feeling of a 1944 fruit packing shed and thus retains its association with agricultural development in Elk Grove.

In conclusion, the Williamson Ranch packing shed appears eligible for individual listing in the Elk Grove Register under Criterion 1, for its association with Elk Grove's agricultural development during the period between 1927 and 1967. It has a period of significance of 1944.

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May16, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: Williamson Ranch Packing Shed

P1. Other Identifier: MR-74

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Sacramento
*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 5E; NE ¼ of SE ¼ of Sec 36 MD B.M.
c. Address: 8830 Sharkey Avenue City: Elk Grove Zip: 95624
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN 125-0440-073 Elevation: 50 ft. AMSL

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

The Williamson Ranch Packing Shed is located on the south side of Sharkey Avenue in a circa 1965 residential neighborhood. The property contains two built resources, including the Elk Grove Senior Center and the Williamson Ranch packing shed. The senior center is located on the north half of the parcel, and the packing shed is located on the south half of the parcel within Beeman Park. The senior center is less than 50 years of age and is not documented in this form.

This one-story, wood-framed, packing shed was built in 1944 and displays a long, rectangular ground plan and a concrete slab foundation. The walls are clad with various materials, including replacement corrugated metal and T1-11 siding. The shed is clad mostly with original board-and-batten siding. There are no visible windows. A wood and corrugated metal bay door slides on a runner on the north elevation. The gable roof is clad with corrugated metal. The shed is in poor condition.

*P3b. Resource Attributes: (List attributes and codes) HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

West & north elevations.
Camera facing southeast.
Photo taken 4/9/2014.
Photo #0556

*P6. Date Constructed/Age and Sources: 1944 – Page & Turnbull, Inc., "Elk Grove Historic Context Statement," *City of Elk Grove*. October 2012.
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Cosumnes Community Services
District
1112 I St
Sacramento, CA 95814

*P8. Recorded by:
Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/9/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

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*Resource Name or # Williamson Ranch Packing Shed

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

*P3a. Description (continued):

History:

"The early 20th century was marked by the continued growth of Elk Grove's fruit industry. During the 1920s and 1930s, though, farmers in the Florin area began producing the bulk of the area's strawberries and grapes. Elk Grove's niche was in tree fruit and nut production....These developments were reflected in shifts such as the conversion of W. E. Lane's Grain Warehouse into a packing house leased by the Pioneer Fruit Company. Among the products that came to the fore during this period were pistachios, first grown by the Tribble Brothers at their ranch located east of Elk Grove-Florin Road and north of Bond Road. Not long after purchasing the property in 1901, the brothers planted 35 acres [of] pistachios from government-provided seedlings – the first commercial planting in the United States....Mechanical processing was later introduced on site, and the 1960s the Elk Grove pistachio orchard was the largest commercial pistachio orchard in the United States. This property was subsequently developed as Quail Ranch Estates during the late 20th century..." (Page & Turnbull 2012: 146-147).

"The Williamson Ranch (93 acres) was founded in 1935 by Fenton D. Williamson. This was a fruit orchard located north of Elk Grove Boulevard and west of Elk Grove-Florin Road, encompassing the areas around today's Williamson and Kelsey drives. Japanese farmers had already planted the area with 83 acres of plums, but over time operations were diversified to include apples, pomegranates, persimmons, quince and pears. The latter included a grove of Seckel pears, which at one point comprised ninety percent of all Seckel pears shipped from California. Initially, fruit was packed at the Elk Grove Fruit Growers Association packing shed (originally the Florin Fruit Growers Association packing shed) northwest of the J. M. Derr lumber yard. In 1944, however, Williamson had his own packing shed (extant) constructed behind what is today the Senior Center of Elk Grove at 8830 Sharkey Avenue" (Page & Turnbull 2012: 147).

"This approximately 40' x 40' wood-frame structure is clad with board-and-batten wood siding and capped by a corrugated metal roof. Nearby was a large barn, as well as three houses (none extant), which housed longtime ranch manager, George Okasaki, as well as Hispanic migrant farm workers. At its peak, the Williamson Ranch shipped as many as 50,000 crates of plums per year. When Williamson died in 1976 the property was described as the last orchard in Elk Grove. Nearly all the land was subsequently sold for development, and today the packing shed appears to be the last remaining fruit packing shed in Elk Grove." The Williamson Ranch was slowly sold off for residential development starting in the 1940s (Page & Turnbull 2012: 147-148).

Although the loss of the surrounding orchards and associated farm buildings has substantially diminished the property's integrity of setting, the packing shed retains its integrity of design, materials, workmanship, location (it remains on its original site), and association with Fenton Williamson. As the last remaining packing shed in Elk Grove, the building serves as a visible reminder of the community's agricultural past. Because of its association with the agricultural development of Elk Grove within the period between 1927 and 1967, Williamson Ranch packing shed appears to be eligible for individual listing in the Elk Grove Registry as a Landmark under local Criterion B-2. Thus under the current recordation, the property has been assigned a 5S3 California Historical Resource status code.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 29, 2014

Page 3 of 3

*Resource Name or # Williamson Ranch Packing Shed

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

*Photographs (continued):



Figure1. Sketch map of Williamson Ranch Packing Shed



Photograph 2. View northeast of foundation, frame, and wall cladding; taken 4/9/14, #0559.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 70

*Resource Name or # 8386 Sheldon Road

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View north of the south elevation.

Elk Grove Register of Historic Resources Eligibility:

The residence at 8386 Sheldon Road was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii, for its association with Elk Grove's agricultural development during the period between 1946 and 1967. Former Criterion B-ii designated historic resources that possessed outstanding historical significance but lacked integrity.

The 1950 Minimal Traditional-style farmhouse appears eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's agricultural development during the period between 1946 and 1967.

Integrity Assessment: The residence at 8386 Sheldon Road maintains integrity of location as it is located in its original construction location. Integrity of setting has been compromised due to loss of associated farm buildings as well as proximity to a large subdivision development. It displays integrity of design, materials, and workmanship due to its original doors, windows, and possibly original wall cladding. It maintains the feeling of a 1950 Minimal Traditional-style residence and thus retains association with its historic context as one of the few remaining farmhouses in Elk Grove.

In conclusion, the residence at 8386 Sheldon Road appears eligible for listing in the Elk Grove Register under Criterion 1, for its association with Elk Grove's agricultural development during the period between 1946 and 1967. It maintains integrity to its period of significance (1950).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 4, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: Residence at 8386 Sheldon Road

P1. Other Identifier: MR-75

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Florin Date: 1968 T 7N R 5E; NW¼ of NE¼ of Sec 26

MD B.M.

c. Address: 8386 Sheldon Road

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 116-0030-081

Elevation: 40 ft. AMSL

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

The property at 8386 Sheldon Road is situated on the south side of Sheldon Road just east of Highway 99. The large parcel contains four built resources, including a residence and three ancillary buildings, presumably used for the pet grooming business, Laguna Country Groomers, located on the property. Landscaping on the property consists of a manicured lawn and mature shade trees.

The one-story, wood-framed, Minimal Traditional-style residence was built in 1950 and displays a rectangular ground plan, a raised and vented foundation, and stucco wall cladding. Visible windows include seven, asymmetrically placed, 1/1-light, wood-sash windows, as well as a large, fixed, multi-light picture window on the north elevation. The two, wood-panel entry doors on the west façade appear to be replacements. The west façade also displays a projecting, gabled entryway, and a flat-roof porch. The medium-pitch, cross-gable roof is clad with composite shingles.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property; HP4. Ancillary buildings

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations.
Camera facing southeast.
Photo taken 5/11/2014.
Photo #0003

*P6. Date Constructed/Age and Sources: 1950. Source-Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Larry D. & Kathy A. Wolfe Yenowine
8386 Sheldon Rd
Elk Grove, CA 95624

*P8. Recorded by:
Margo Nayyar & Monte Kim
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 5/11/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # Residence at 8386 Sheldon Road

*Recorded by: Margo Nayyar, ICF International

*Date: 5/11/2014

☒ Continuation

☐ Update

***P3a. Description (continued):**

Buildings 1, 2 and 3 are not extant on either the 1964 aerial map and 1968 USGS Topographic map; therefore, the buildings are not of historic age and do not require recordation. Refer to Photographs 2-4 for views of Buildings 1, 2 and 3.

Historic aerials suggest that the residence was part of a small farm complex. Although the loss of the surrounding agricultural land and associated farm buildings has substantially diminished the property's integrity of setting, the residence retains its integrity of design, materials, workmanship, and location (it remains on its original site). As one of the area's few remaining Minimal Traditional-style farm houses from the early 1950s, the residence serves as a visible reminder of the community's rural past. Because of its association with the agricultural development of Elk Grove within the period between 1946 and 1967, the residence at 8386 Sheldon Road appears to be eligible for individual listing in the Elk Grove Registry as a landmark under local Criterion B-2. Thus under the current recordation, the property has been assigned a 5S3 California Historical Resource status code.

References:

NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed May 11, 2014.
1968 Elk Grove USGS Topographic Map

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: May 11, 2014



Sketch map of 8386 Sheldon Road.



Photograph 2. View southeast of Buildings 1 and 3. Taken 5/11/14.

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*Resource Name or # Residence at 8386 Sheldon Road

*Recorded by: Margo Nayyar, ICF International

*Date: 5/11/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 3. View southeast of Building 2.



Photograph 4. View southwest of Building 3.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 71

*Resource Name or # Buchanan Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southeast of the west and north elevations.

Elk Grove Register of Historic Resources Eligibility:

The Buchanan residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i for its association with Elk Grove's residential development during the period between 1893 and 1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1915 Craftsman-style residence remains eligible for listing in the Elk Grove Register under updated Criterion 1.

Integrity Assessment: The Buchanan residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. Overall it displays integrity of design, materials, and workmanship; however, there have been window and wall cladding replacements. It maintains the feeling as a circa 1915 Craftsman-style residence, and thus retains association with its historic context.

In conclusion, the Buchanan residence appears eligible for listing in the Elk Grove Register under Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926. It maintains integrity to its period of significance (circa 1915).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 4, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Buchanan Residence

P1. Other Identifier: MR-77

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SW 1/4 of SW 1/4 of Sec 31 MD B.M.

c. Address: 8966 Sierra Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0152-002 Elevation: 55 ft. AMSL

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

The Buchanan Residence is situated on the south side of Sierra Street, between 3rd and 2nd Avenues. The parcel contains one residence. Landscaping on the property consists of a manicured lawn and mature shade trees.

This one-story, wood-framed, Craftsman-style residence was built in circa 1915. The house displays a rectangular ground plan and a raised, vented foundation. The walls are clad with replacement, beveled, wood board siding. Replacement vinyl windows are located throughout the residence. The north façade features a partial-width porch, with a wood staircase, and paired porch supports set on a wooden knee wall. The main entrance is offset on the porch. The entry door is fronted by a metal security door. The medium-pitched, gable roof is clad with composite shingles. Exposed rafter tails are visible on the east and west elevations, and exposed purlins are visible at the north gable end. Decorative lattice vents punctuate the two gable peaks along the north elevation. Notable alterations include the vinyl windows and the wood board siding. The house is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5a. Photograph 1.



P5b. Description of Photo:

North & east elevations.
Camera facing southwest.
Photo taken 4/9/2014.
Photo #0562

*P6. Date Constructed/Age and

Sources: Circa 1915. Source-City of Elk Grove ☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Hassan H. Ibrahim
9454 Bowmont Way
Elk Grove, CA 95758

*P8. Recorded by:

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/9/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary #
HRI #
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*Resource Name or # Buchanan Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

According to the Elk Grove Historical Society this house was owned by Mr. Buchanan, an employee of the Southern Pacific Railroad who worked at the depot in Elk Grove (Russell 2012).

Despite its alterations, the Buchanan Residence retains sufficient integrity to meet local Criterion C-1. The residence retains its overall integrity of design, materials, and workmanship to convey its historical identity as a Craftsman-style residence. Because of its association with the residential development of Elk Grove within the period between 1893 and 1926, the Buchanan Residence appears to be eligible for individual listing in the Elk Grove Registry as a heritage resource under local Criterion C-1. Thus under the current recordation, the property has been assigned a 5S3 California Historical Resource status code.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 29, 2014



Sketch map of Buchanan Residence at 8966 Sierra St.



Photograph 2. View southeast of north and west elevations.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 72

*Resource Name or # Gage Ranch Home

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View north of south elevation.

Elk Grove Register of Historic Resources Eligibility:

The Gage ranch home was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii for its association with Elk Grove's agricultural development during the period between 1868 and 1892. Former Criterion B-ii designated historic resources that possessed outstanding historical significance but lacked integrity.

The circa 1880 Folk Victorian-style residence with Italianate and Queen Anne elements appears individually eligible for listing in the Elk Grove Register under updated Criterion 3 (Criteria Consideration 2). Criteria Consideration 2 allows buildings that have been moved from their original location to be considered for the Elk Grove Register if the building is primarily significant for its architectural value, or is the surviving structure most importantly associated with a historic person or event.

Integrity Assessment: The Gage ranch home does not maintain integrity of location as it was moved from its original location on Elk Grove-Florin Road across from Halverson Drive in 1980. It has lost integrity of setting as it was formerly part of a farm complex in a wide-open agricultural parcel overlooking Lagunas Creek, and currently is set in a residential neighborhood, although it is on a relatively large parcel with other farm outbuildings of unknown origin. It displays overall integrity of design, materials, and workmanship due to its original windows, doors, wall cladding, and decorative elements. It maintains the feeling of a circa 1880 Folk Victorian-style residence with Italianate and Queen Anne elements and retains its association with its historic context.

In conclusion, the Gage ranch home appears eligible for listing in the Elk Grove Register under Criterion 3 (Criteria Consideration 2) as the only remaining Folk Victorian-style ranch house associated with Elk Grove's agricultural development during the period between 1868 and 1892. It maintains integrity to its period of significance of circa 1880.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Gage Ranch Home

P1. Other Identifier: MR-78

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Sacramento
b. USGS 7.5' Quad: Florin **Date:** 1968 **T** 7N **R** 5E; **SE** ¼ of **SW** ¼ of **Sec 28** **MD B.M.**
c. Address: 5623 Tegan Road **City:** Elk Grove **Zip:** 95624
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN 119-0151-012 Elevation: 30 ft. AMSL

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

The Gage Ranch Home is situated on the north side of Tegan Road, between Laguna Park Drive and Franklin Boulevard. The parcel contains three built resources including a residence, barn and ancillary building (Building 3). The barn and Building 3 are not visible from the public right-of-way and are not documented in this form. Landscaping on the property consists of mature shade trees that obscure the view of the property.

This two-story, wood-framed, Queen Anne-style residence was built in circa 1880. The house displays a rectangular ground plan. The foundation and wall cladding appears to be wide board siding. Windows appear to be double-hung with wood sashes. The south façade of the house features a full-width porch with a wood staircase, and wood spindle porch supports. The porch features a wood spindle railing and scalloped frieze with drop pendants. The entry door is centered on the south façade and fronted by a wooden screen door. The screen door has wood lace detailing. The porch roof is half-hipped, with a centered cross-gable. The medium-pitched, gable and hipped roof is clad with composite shingles. The house is in good condition. (see continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property; HP4. Ancillary buildings

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

P5a. Photograph 1.



P5b. Description of Photo:

South elevation.
Camera facing north.
Photo taken 4/9/2014
Photo #0550

***P6. Date Constructed/Age and Sources:** circa 1880. Source-City of Elk Grove ☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Richard C. & Shirlyn L. Gage
5623 Tegan Rd
Elk Grove, CA 95758

***P8. Recorded by:**
Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/9/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 2

*Resource Name or # Gage Ranch Home

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

According to the Elk Grove Historical Society, this residence was built in 1880 by Lincoln Cutbirth. It was built for John Dolson and purchased by Charlie and Norman Gage in 1905. The house was moved from its original location on Elk Grove-Florin Road across from Halverson Drive in 1980 (Russell 2012). Aerial and topographic views of the property confirm that the residence, barn and Building 3 were moved onto the parcel after 1980. It is unknown if the barn and Building 3 are also part of the Gage Ranch.

The Gage Ranch "was established in 1870 by Delos Gage. He was a relative of Sullivan Treat, and the ranch was located at the northeast corner of the Treat Ranch near what is today 9500 Elk Grove-Florin Road. Gage's ranch includ[ed] cherry, apricot, peach and prune orchards, as well as a small vineyard" (Page & Turnbull 2012: 69).

The property is a rare surviving element of an agricultural property. "Agricultural resources reflect the evolution of Elk Grove as a farming and wine-making community, but have become increasingly rare as residential development overtakes former agricultural land" (Page & Turnbull 2012: 205). T

Because of its association with the agricultural development of the Elk Grove area within the period between 1868 and 1892, the Gage Ranch Home appears to be eligible for individual listing in the Elk Grove Registry as a heritage resource under local Criterion B-2. Thus under the current recordation, the property has been assigned a 5S3 California Historical Resource status code.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.

NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 29, 2014.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 29, 2014



Sketch map of Gage Ranch Home at 5623 Tegan Road.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 73

*Resource Name or # Lent Ranch

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of east and north elevation.

Elk Grove Register of Historic Resources Eligibility:

Lent Ranch was evaluated in 2014 as eligible for listing individually in the Elk Grove Register as a landmark under Criterion B-ii for its association with Elk Grove's agricultural development during the period between 1885 and 1967. Former Criterion B-ii designated historical resources that possessed outstanding historical significance but lacked integrity.

The ranch complex remains individually eligible for the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's agricultural development during the period between 1885 and 1967. Lent Ranch contains eleven built resources, including two residences (circa 1885 and 1920s), a barn (circa 1920s), shed (unknown), mobile home, two office buildings (circa 1920s and 1980s), pump house (1957), workshop (circa 1954), and two ancillary buildings.

Integrity Assessment: Lent Ranch maintains integrity of location and setting as it is still used as a ranch. Its many buildings display compromised integrity of design, materials, and workmanship due to significant renovations and expansions. It maintains the feeling of a historic ranch added to through time. Only the barn and office building 1 maintain the feeling of circa 1920s ranch buildings and retain association with their historic context.

In conclusion, Lent Ranch appears individually eligible for listing in the Elk Grove Register under Criterion 1, as one of the very few intact ranch complexes left in the Elk Grove area and for its association with Elk Grove's agricultural development during the period between 1885 and 1967. It maintains compromised integrity to its period of significance (1885–1967).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: Lent Ranch

P1. Other Identifier: MR-79

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Sacramento

***b. USGS 7.5' Quad:** Galt **Date:** 1968 **T** 6N **R** 6E; SW¼ of NE¼ of Sec 35 MD B.M.

c. Address: 10551 W. Stockton Blvd.

City: Elk Grove

Zip: 95757

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

e. Other Locational Data: APN 134-1010-011 Elevation: 45 ft. AMSL

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

The Lent Ranch is situated adjacent to southbound Highway 99 and on the north side of W. Stockton Boulevard. The parcel contains eleven built resources, including two residences, a barn, shed, mobile home, two office buildings, pump house, workshop, and two ancillary buildings. The two ancillary buildings are not visible from the public right-of-way, and are not documented in this form. The mobile home is not 50 years of age, and is also not documented in this form. Landscaping on the property consists of manicured lawns, mature shade trees, and gravel driveways.

The large, one-story barn was built at an unknown date. It displays a rectangular ground plan, concrete slab foundation, and board-and-batten wall cladding. A large, sliding, plywood bay door suspended on a metal runner punctuates the east façade. Two additional entrances are located on the east façade; including a large, hinged, plywood, double door, and a smaller hinged, plywood, double door. Four small, fixed paned, wood-sash windows are symmetrically placed the south elevation. The medium-pitched, gable roof is clad with corrugated metal and displays a hood at the north gable end. The south wing of the barn has a shed roof clad with corrugated metal. The barn is in fair condition. (see continuation sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP33. Farm/Ranch; HP2. Single family property; HP4. Ancillary buildings

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

P5a. Photograph 1.



P5b. Description of Photo:

East & south elevations of barn.

Camera facing northwest.

Photo taken 4/9/2014.

Photo #0536

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

Sources: Residence 1-ca 1885;
Residence 2-ca 1920s; Barn & OB 1-ca
1920s; OB 2-ca 1980s; pumphouse-1957
Source-property owner

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Robert H Lent Trust
10551 W Stockton Blvd
Elk Grove, CA 95757

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/9/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

Page 2 of 5

*Resource Name or # Lent Ranch

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Office Building 1 (OB1) is located northeast of the barn. It displays a rectangular ground plan, wood-frame structural system, and board-and-batten wall cladding. The windows throughout the building are metal-sash, sliding windows. A replacement terrarium window is located on the south elevation. The main entrance is located on the east façade. The door appears to be a replacement wood panel door. A partial-width wood porch protrudes off the east façade. The porch displays a gabled roof supported by wooden posts. The medium-pitched, gable roof is clad with corrugated metal. Office Building 2 (OB 2) is located southwest of OB 1 and was once used as a garage. OB 2 displays a rectangular ground plan, concrete foundation, wood-frame structural system, and board-and-batten and T1-11 wall cladding. Windows throughout the building include vinyl replacement windows. The east façade entry door is wood with multi-light glazing. The east façade was once the garage door, which was enclosed at an unknown date. The medium-pitched, gable roof is clad with corrugated metal. Built dates for the buildings are unknown. OB 1 appears to have been built in c. 1920-1930. According to the owner of the ranch, OB 2 was built in the 1980s to match OB 1.

The pump house is located south of OB 2. It displays a rectangular ground plan, concrete foundation, wood-frame structural system, and corrugated metal wall cladding. The shed-roof is clad with corrugated metal. A wood entry door punctuates the north elevation. According to the owner of the ranch, the pump house was built in 1957.

The workshop is located east of the pump house. It displays a rectangular ground plan, concrete slab foundation, wood-frame structural system, and replacement stucco wall cladding. The only view of the workshop is of the east elevation. The east elevation displays two large bays with automatic, metal garage doors. Windows are elevated on the walls, and appear to be fixed-sash, metal framed windows. There are also two, sliding, metal-sash windows. The medium-pitch, gable roof is clad with corrugated metal. The workshop was built at an unknown date, but first appears in the 1954 Elk Grove topographic map.

Residence 1 is located east of the workshop. The house was originally built in 1885, was extensively remodeled in 1940. No historic fabric is left of the house. The two-story house displays a rectangular ground plan, wood-frame structural system, and stucco wall cladding. Vinyl replacement windows are located throughout the residence. A staircase and ramp lead to the paneled, wood entry door on the north façade. The door is flanked by tall sidelights. The one-story, east wing of the house has a flat roof. The two-story, main mass of the house displays a medium-pitch, cross-gable roof clad with straight barrel mission tile. The west wing of the house displays a shed roof clad with straight barrel mission tile. An interior chimney clad with stucco rises from the north gable slope.

A shed is located southwest of Residence 1. It displays a rectangular ground plan, wood-frame structural system, and beveled wood board wall cladding. Windows appear to be replacement, fixed, vinyl windows. The medium-pitch, gable roof is clad with corrugated metal. It was built at an unknown date.

Residence 2 is located east of the shed. This two-story house displays a rectangular ground plan, continuous concrete foundation, wood-frame structural system, and replacement wood board wall cladding. Original wood shingles are located in the dormers. Replacement vinyl windows are located throughout the residence. Wooden staircases lead to wood entry doors on the south and east elevations. A full-width, shed-roof, covered porch is located on the south elevation, and a partial-width, shed-roof, porch is located on the east elevation. Two, hipped dormers are located on the west and east slopes of the roof. An interior brick chimney is located on an east dormer. The medium-pitched, hipped roof is clad with corrugated metal. The house was built at an unknown date, but was likely built in the 1920s, since it displays some characteristics of a Craftsman-style house. It should be noted that Residence 2 has very little historic fabric left due to many renovations.

History:

The 900 acre Lent Ranch "is named for Henry and Sophie Lent, who purchased the property in 1939. It includes a house originally built for the McGillvray family in 1885 (significantly remodeled in 1940), a late 1800s smokehouse, an early 1900s house and hay barn, and a bunk house and shop built in 1927....Recently, approximately 320 acres of the property was sold for residential and commercial development, although fifteen acres of property surrounding the ranch house remains intact.... this remains one of the very few intact ranch complexes left in the Elk Grove area...."(Page & Turnbull 2012: 148).

Despite their alterations, the buildings that comprise the Lent Ranch still convey a visual sense of their historic function as a ranching operation. As one of the very few intact ranch complexes left in the Elk Grove area, and because of its association with the development of local agriculture within the period between 1885 and 1967, the Lent Ranch appears to be eligible for individual listing in the Elk Grove Registry as a landmark under local Criterion B-2.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 5

*Resource Name or # Lent Ranch

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.
NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 23, 2014.
1954 Elk Grove USGS Topographic Map

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 29, 2014

***Photographs (continued):**



Sketch map of Lent Ranch at 10551 W. Stockton Boulevard.

Page 4 of 5

*Resource Name or # Lent Ranch

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 2. View northwest of mobile home.



Photograph 3. View northwest of Office Building 2.



Photograph 4. View northwest of Office Building 1.



Photograph 5. View southwest of pump house.



Photograph 6. View southeast of Residence 1.



Photograph 7. View southwest of workshop.

Page 5 of 5

*Resource Name or # Lent Ranch

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 8. View southwest of Residence 2 and Shed.



Photograph 9. View northeast of Residence 2.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

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*Recorded by: Volunteer

Map Reference #: 74

*Resource Name or # Wackman Ranch/McConnell Estates Winery

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southwest of the northeast elevation of the residence.



Photograph 2. View southwest of Barn 2, Ancillary Building 2, and Barn 1.



Photograph 3. View west of the southeast and northeast elevations of Ancillary Building 1.

Elk Grove Register of Historic Resources Eligibility:

The Wackman Ranch/McConnell Estates Winery was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion A-i as one of the earliest intact ranch properties in Elk Grove and for its association with the early development of local agriculture.

The circa 1860 Vernacular-style ranch house with Greek Revival elements, two nineteenth-century barns, and four ancillary buildings of unknown age currently used as part of the McConnell Estates Winery operations remain eligible for listing in the Elk Grove Register under updated Criterion 1.

Integrity Assessment: The Wackman Ranch/McConnell Estates Winery maintains integrity of location and setting as it is located in its original construction location as a cluster of ranch buildings set in open agricultural land. It displays overall integrity of design, materials, and workmanship; however, the residence has replacement windows and doors. It maintains feeling as a circa 1860 ranch and retains its association with its historic context.

In conclusion, the Wackman Ranch/McConnell Estates Winery appears eligible for listing in the Elk Grove Register under Criterion 1 for its association with Elk Grove's agricultural development during the period between 1846 and 1867 and as one of the earliest intact ranch properties in Elk Grove. It maintains a high degree of integrity to its period of significance (circa 1860).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Wackman Ranch/ McConnell Estates Winery

P1. Other Identifier: MR-80

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Sacramento

*b. USGS 7.5' Quad: Galt Date: 1968 T 6N R 6E; SE ¼ of NE ¼ of Sec 18 DM B.M.

c. Address: 10686 W. Stockton Blvd.

City: Elk Grove

Zip: 95757

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

e. Other Locational Data: APN 134-0220-063 Elevation: 50 ft. AMSL

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

The Wackman Ranch/ McConnell Estates Winery is situated adjacent to southbound Highway 99 and the west side of W. Stockton Boulevard. The parcel contains seven built resources, including a residence, two barns, and four ancillary buildings. Ancillary Building 2 is of modern construction and is not documented in this form. Ancillary Buildings 3 and 4 are not visible from the public right-of-way and are also not documented in this form. Landscaping on the property consists of manicured lawns, mature shade trees, gravel roadways, and various flowers and shrubs. The property is now the McConnell Estates Winery.

This Vernacular-style residence with Greek Revival elements was built in circa 1860. The building is one story in height and displays a rectangular ground plan, a raised masonry foundation, and beveled wood board wall cladding. Replacement vinyl windows are located throughout the residence. The main entry is located on the west façade and appears to be a multi-light wood door with sidelights. Thick decorative wood casing surrounds the door. A wooden staircase leads to a centered, open porch with a barrel-vaulted roof. (see continuation sheet).

*P3b. Resource Attributes: (List attributes and codes) HP33. Farm/Ranch; HP2. Single family property; HP4. Ancillary buildings

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

P5a. Photograph 1.



P5b. Description of Photo:

East & north elevations.
Camera facing southwest.
Photo taken 4/9/2014.
Photo #0531

*P6. Date Constructed/Age and

Sources: circa 1860. Source-City of
Elk Grove ☒ Historic
☐ Prehistoric ☐ Both

*P7. Owner and Address:

Alan C Wackman Trust
10686 W Stockton Blvd
Elk Grove, CA 95757

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

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/9/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 4

*Resource Name or # Wackman Ranch/ McConnell Estates Winery

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation

☐ Update

***P3a. Description** (continued):

The porch roof is supported by turned wood columns. An additional entrance is located on the south elevation. The swinging double door is not original to the house. A large porch area is located off the south elevation. The wood porch is not original to the house. An exterior brick chimney is located near the southwest corner of the house, and displays decorative brick work which includes unevenly laid bricks. The chimney appears to have been reconstructed. The medium-pitched, gable roof is clad with composite shingles. The residence is in good condition.

Located northwest of the residence is Ancillary Building 1. It displays a rectangular ground plan, continuous concrete foundation, wood frame structural system, and wood board wall cladding. There are no visible windows. Two wood board doors slide on metal runners along the south façade. The gable roof is clad with wood shingles. The building was built at an unknown date and is in poor condition.

Located southwest of Ancillary Building 1 is Barn 1. Barn 1 displays a rectangular ground plan, wood-frame structural system, and wood board wall cladding. There are no visible windows, but there are three, hinged double-doors on the east façade, as well as a second-story, hinged door. The medium-pitched, gabled roof with half-gable wing walls is clad with corrugated metal. The barn is in fair condition.

Barn 2 is located south of Barn 1. Barn 2 displays a rectangular ground plan, wood-frame structural system, and wood board wall cladding. There are no visible windows or doors, but there are two large bay doorways on the east façade. Along the south elevation is an open walled area. The steeply-pitched, gable roof is clad with corrugated metal. The barn is in fair condition.

History:

"The Wackman Ranch (1,400 acres, extant) was established in 1856 by Thaddeus McConnell. It stands a short distance south of the intersection of Highway 99 and Grant Line Road, just outside Elk Grove city limits. McConnell purchased the property from Martin Murphy, Jr., namesake of Murphy's Corral which had been at the flashpoint of the Bear Flag Rebellion. Thaddeus and Thomas McConnell are credited with being among the first to bring sheep into Sacramento County. An 1860s ranch house and two 19th century barns remain on the property, today known as the McConnell Estates Winery" (Page & Turnbull 2012: 47).

"Numerous other ranches were established in the area during the 1850s and 1860s, with the original owners and their descendants frequently playing leading roles in the development of what would become Elk Grove." The McConnell family "contributed to the development of the local economy and social institutions," making the Wackman Ranch one of the more prominent early ranches in the area. (Page & Turnbull 2012: 46).

Despite various alterations and the repurposing of the Wackman Residence as a wine tasting room, the property retains sufficient integrity to convey its historic identity as a ranch. As one of the earliest intact ranch properties in Elk Grove, and because of its association with the early development of local agriculture, the Wackman Ranch appears to be eligible for individual listing in the Elk Grove Registry as a landmark under local Criterion A-i. Thus under the current recordation, the property has been assigned a 5S3 California Historical Resource status code.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: May 1, 2014

Page 3 of 4

*Resource Name or # Wackman Ranch/ McConnell Estates Winery

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation

☐ Update

*Photographs (continued):



Sketch map of Wackman Ranch/ McConnell Estates Winery



Photograph 2. View northwest of residence. Taken 4/9/14, #0532.

Page 4 of 4

*Resource Name or # Wackman Ranch/ McConnell Estates Winery

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation

☐ Update

*Photographs (continued):



Photograph 3. View northwest of ancillary building. Taken 4/9/14, #0533.



Photograph 4. View southwest of barns and Ancillary Building 2. Taken 4/9/14, #0534.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 75

*Resource Name or # Elk Grove Grammar School

*Date: February 2019 ☒ Update

Updated Description:

Since the 2014 evaluation, the second-story balustrade has been removed, the porch cornice detailing has been altered, and its exterior walls have been partially reclad with rock veneer. Furthermore, the windows and doors have been replaced.

Updated Photograph:



Photograph 1. View southwest of northeast elevation.

Elk Grove Register of Historic Resources Eligibility:

The Elk Grove Grammar School was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a landmark under Criterion B-ii, for its association with Elk Grove's educational development during the period between 1868–1926. Former Criterion B-ii designated historical resources that possessed outstanding historical significance but lacked integrity.

The circa 1875 Greek Revival-style schoolhouse does not appear eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's educational development during the period between 1868–1926.

Integrity Assessment: The Elk Grove Grammar School maintains integrity of location as it is located in its original construction location. It has lost its integrity of setting since it was originally located in an open agricultural parcel. It lacks integrity of design, materials, and workmanship due to window, door, balustrade, cornice, and partial wall cladding alterations and replacements. It does not maintain the feeling of a circa 1875 schoolhouse and has lost its association with its historic context.

In conclusion, the Elk Grove Grammar School does not appear eligible for listing in the Elk Grove Register due to its lack of integrity to its period of significance (circa 1875–1926).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Elk Grove Grammar School

P1. Other Identifier: MR-81

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 5E; NE¼ of SE¼ of Sec 35 DM B.M.

c. Address: 9392 W. Stockton Blvd.

City: Elk Grove

Zip: 95758

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

e. Other Locational Data: APN 125-0010-023 Elevation: 45 ft. AMSL

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

The Elk Grove Grammar School is situated adjacent to southbound Highway 99 and the west side of W. Stockton Boulevard. The parcel contains one residence. Landscaping on the property consists of a manicured lawn and mature shrubs and shade trees which obscure the view of the residence.

This one-story, Vernacular-style building was built in circa 1875. It displays a rectangular ground plan and a wood-frame structural system. The foundation type is unknown. The walls are clad with wood shingles except in the façade gable, which is clad with composite shingles. The east façade displays four, vinyl replacement windows. The south elevation features a multi-light, wood-sash window. The main entry door is located on the east façade. It appears to be a replacement wood door. A full-width porch features simple wood porch supports, and a cross-braced balustrade. The balustrade is in poor condition. The moderately-pitched, gable roof is clad with composite shingles. The building is in fair condition. Notable alterations include the wall cladding and vinyl windows.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5a. Photograph 1.



P5b. Description of Photo:

East elevation.

Camera facing southwest.

Photo taken 4/9/2014.

Photo #0552

*P6. Date Constructed/Age and

Sources: circa 1875. Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Mary K Nesley Family Trust

9392 W Stockton Blvd

Elk Grove, CA 95758

*P8. Recorded by:

Margo Nayyar

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded: 4/9/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Elk Grove Grammar School

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/142014

☒ Continuation

☐ Update

History:

Although currently a residence, it was originally used as a grammar school, the Second Elk Grove Grammar School. It was in use from circa 1875 until 1922, when a new elementary school opened on Elk Grove Boulevard (Russell 2012). It is one of two extant grammar schools in Elk Grove from the nineteenth century (Page & Turnbull 2012: 92).

Although alterations to the building have compromised its physical integrity, the building possesses outstanding historical significance as one of Elk Grove's few surviving nineteenth-century grammar schools. As such, Elk Grove Grammar School appears to be eligible for individual listing in the Elk Grove Registry as a landmark under local Criterion B-2. Thus under the current recordation, the property has been assigned a 5S3 California Historical Resource status code.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: May 1, 2014



Sketch map of Elk Grove Grammar School



Photograph 2. View northwest of south elevation.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 76

*Resource Name or # Waterman Residence

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View west of the east elevation.

Elk Grove Register of Historic Resources Eligibility:

The Waterman residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i for its association with Elk Grove's residential development during the period between 1893 and 1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1912 vernacular-style residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1, for its association with Elk Grove's residential development during the period between 1893 and 1926, due to lack of integrity.

Integrity Assessment: The Waterman residence maintains integrity of location as it is located in its original construction location. It has compromised integrity of setting as it was originally set in a wide-open agricultural parcel and is currently in a mixed industrial/rural setting. It displays compromised integrity of design, materials, and workmanship due to window and wall cladding replacements. It does not maintain the feeling as a circa 1912 vernacular-style residence and, therefore, has lost its association with its historic context.

In conclusion, the Waterman residence does not appear eligible for listing in the Elk Grove Register due to lack of integrity to its period of significance (circa 1912).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Waterman Residence

P1. Other Identifier: MR-82

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Sacramento
*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 6N R 6E; NE ¼ of NE ¼ of Sec 7 MD B.M.
c. Address: 10130 Waterman Rd City: Elk Grove Zip: 95624
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: APN 134-0181-008 Elevation: 60 ft. AMSL

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

The Waterman Residence is situated on the west side of Waterman Street, between Mosher and Grant Line Roads. The parcel contains one residence and various ancillary buildings. Because of mature and overgrown landscaping views of the property are very limited.

This two story, wood-framed, vernacular-residence was built in circa 1912. Aerial views of the property display a house with a rectangular ground plan. The foundation is unknown. Visible features of the house include replacement vinyl wall cladding, and composite shingles and a sliding metal sash window in the south elevation gable. The side-gable roof is moderately-pitched and clad with composite shingles. Two shed dormers are located on the east and west roof slopes. Other windows and entry ways are not visible.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property; HP4 Ancillary buildings

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

P5a. Photograph 1.



P5b. Description of Photo:

East elevation.
Camera facing northwest.
Photo taken 4/10/2014.
Photo #0667

*P6. Date Constructed/Age and Sources: circa 1912. Source-
Sacramento County Assessor
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Estanislao A. & Maria T. Angeles
10130 Waterman Rd
Elk Grove, CA 95624

*P8. Recorded by:
Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/10/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Waterman Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/10/2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

According to the Elk Grove Historical Society the property was owned by the Waterman family (Russell 2012). No other information is known about the family.

Despite its alterations, the Waterman Residence retains sufficient integrity to meet local Criterion C-1. The residence retains its integrity of location, setting, and association with the Waterman family and the residential development of Elk Grove within the period between 1893 and 1926. As such, the Waterman Residence appears to be eligible for individual listing in the Elk Grove Registry as a heritage resource. The property has been assigned a 5S3 California Historical Resource status code under the current recordation.

References:

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: May 1, 2014



Sketch map of Waterman Residence at 10130 Waterman Rd.



Photograph 2. View southwest of property. Taken 4/10/14.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 77

*Resource Name or # Elk Grove Cemetery

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southeast of Elk Grove Cemetery.

Elk Grove Register of Historic Resources Eligibility:

The Elk Grove Cemetery was evaluated in 2014 as individually eligible for listing in the California Register under Criteria 1 and 2, and Elk Grove Register as a landmark under Criterion D-iv, for its association with the social and community development of Elk Grove between 1874 and 1951 and for its association with members of the community's most prominent pioneer families. The previous Criterion D recognized cemeteries that derive importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

The cemetery, with graves dating back to 1874 and with expanded portions still in use today, remains eligible for listing in the California Register under Criteria 1 and 2, as well as the Elk Grove Register under updated Criterion 1.

Integrity Assessment: The Elk Grove Cemetery maintains integrity of location as it is located in its original construction location. It has lost integrity of setting as it was originally set in a wide-open agricultural parcel and is currently in a mixed-use urban setting. It displays integrity of design, materials, and workmanship as landscape and graves are well maintained and in good condition. It maintains the feeling of a cemetery and retains its association with the noteworthy individuals with grave sites there.

In conclusion, the Elk Grove Cemetery remains eligible for listing in the California Register under Criteria 1 and 2 and appears eligible for listing in the Elk Grove Register under Criterion 1, for its association with the social and community development of Elk Grove between 1874 and 1951 and for its association with members of the community's most prominent pioneer families. It has a period of significance of 1874–1951.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 3CS, 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Elk Grove Cemetery

P1. Other Identifier: MR-83

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Florin Date: 1968 T 6N R 5E; NW ¼ of NE ¼ of Sec. B.M.

c. Address: Elk Grove Boulevard (between E. Stockton Blvd. and Hwy 99)

City: Elk Grove Zip: 95624

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

e. Other Locational Data: APN 125-0030-014

Elevation:

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

Established in 1874, the 4.25-acre Elk Grove Cemetery is located south of Elk Grove Boulevard, between East Stockton Boulevard and Highway 99. Oriented east-west, the roughly rectangular property is landscaped with oak, cypress, juniper, and eucalyptus trees and flower beds. The property is enclosed alternately with metal rail and chain link fencing on all four sides. An arched, metal rail gate allows access on the north side of the cemetery near the Elk Grove Boulevard-Highway 99 overpass. Two hipped-roofed, circa-2000 buildings are located near the western end of the property.

The historic area of the cemetery begins just east of the two, modern buildings near the northwest end of the property. The northern boundary of the site follows the cemetery lot line eastward from the modern buildings for 385 feet. The site boundary then turns south for 220 feet, then west along the parcel line for 450 feet, then north for 115 feet, then eastward around one of the modern buildings for 37 feet, and finally north for 115 feet. The graves are arranged in a grid pattern. The grid is delineated by earthen and gravel walkways, with a broad, centrally-located east-west path bisecting the cemetery and several smaller earthen and gravel walkways running north-south, separating most of the approximately 50 rows of grave sites. Headstones are mostly of granite and marble. Groups of grave sites are bordered by concrete grave curbs, with the surfaces covered in grass, gravel, or concrete. The markers, mostly of granite or marble, display a range of styles, including low-rise bevel markers, simple headstones, and more elaborate monuments. (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP40. Cemetery

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

P5a. Photograph 1.



P5b. Description of Photo:

Camera facing W. Taken April 11, 2014. Photo #20140411 HPC (21).

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

*P7. Owner and Address:

Elk Grove-Cosumnes Cemetery
District

8450 Elk Grove Blvd.

Elk Grove, CA 95624

*P8. Recorded by:

Monte Kim

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded:

April 11, 2014

*P10. Survey Type: Intensive

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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

Page 2 of 4

*NRHP Status Code 3CS, 5S3

*Resource Name or # Elk Grove Cemetery

B1. Historic Name: Elk Grove Masonic Cemetery

B2. Common Name: Elk Grove Cemetery

B3. Original Use: Cemetery

B4. Present Use: Cemetery

***B5. Architectural Style:** N/A

***B6. Construction History:** (Construction date, alterations, and date of alterations) Established in 1874, with additional sections added in subsequent years.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

***B8. Related Features:** Ancillary buildings on premises

B9a. Architect: N/A

b. Builder: N/A

***B10. Significance: Theme:** Social and Community Development

Area: Elk Grove

Period of Significance: 1874-1951 **Property Type:** Cemetery **Applicable Criteria:** CRHR Criteria 1 & 2; Local Criterion D-4
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Elk Grove Cemetery appears to be individually eligible for listing in the California Register of Historical Resources (CRHR) under Criteria 1 and 2 and the Elk Grove Registry under Criteria Consideration D-4 for its association with the social and community development of Elk Grove between 1874 and 1951 and for its association with members of the community's most prominent pioneer families. The Elk Grove Cemetery was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.

In the earliest years of Elk Grove's history, burials usually took place on the deceased person's ranch or farm. In 1861, the first formal cemetery, the San Joaquin Cemetery, was established in the Elk Grove area. The second local cemetery was established in 1874 by the Free and Accepted Masons of Elk Grove Lodge No. 173 at the subject site for the burial of members of its order. Known initially as the Elk Grove Masonic Cemetery, the site was soon expanded with an additional two acres to allow for the burial of non-Mason residents in the Elk Grove area. Several "prominent citizens" of Elk Grove were interred here, including Joseph and George Harvey Kerr and Elitha Donner Wilder, a survivor member of the Donner Party incident (Page & Turnbull 2012: 75-76).

A third cemetery, the Odd Fellows Cemetery, was established in 1878 by the International Order of Odd Fellows, Elk Grove Lodge No. 110, on a 2.5-acre parcel on Waterman Road about a quarter-mile north of Elk Grove Boulevard. This cemetery, however, was seldom used, and as of 2003, it contained fewer than 100 graves.

In 1951, Masonic Lodge 173 deeded the Elk Grove Masonic Cemetery to the current operator, the Elk Grove-Cosumnes Cemetery District. Historic aerial images show that by that by 1954 nearly half of the cemetery's current space was filled in with graves. These burials occurred in the central portion of the property. Burials continued through the late-twentieth century, when many sites at the eastern and western ends of the cemetery were filled in with graves (NETR Online 2014; Google Earth Pro 2014). Please see Sketch Map and Figure 1 for a detailed representation of the expansion of burial space at the cemetery during its history. (See continuation sheet).

B11. Additional Resource Attributes: HP4. Ancillary building

***B12. References:** Google Earth Pro. 2014; NETR Online. 2014. "Historic Aerials"; Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report*. National Parks Service. 1992.

B13. Remarks:

***B14. Evaluators:**

James Williams and Monte Kim, Ph.D.
ICF International, 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** May 27, 2014

(This space reserved for official comments.)

Sketch Map

Yellow line represents current parcel line of the cemetery. Red lines demarcate the historic portion of the cemetery that developed between 1874 and 1951. See Figure 1 for larger version of the map.



Page 3 of 4

*Resource Name or # Elk Grove Cemetery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P3a. Description** (continued):

The markers in this section display diverse stylistic elements. Many include Masonic themes, Romantic or Classical imagery, and scrollwork and other decorative elements that include low-profile, rectangular and segmental arch headstones and larger, monumental forms, such as obelisks.

The cemetery and individual grave sites remain in overall good condition.

***B10. Significance** (continued):

In 2012, Page & Turnbull conducted a reconnaissance-level survey of the property and concluded that the cemetery appeared to be individually eligible for listing in the California Register and the Elk Grove Registry for its association with the social and community development of Elk Grove and for its landscaping features.

While the current evaluation also finds that the Elk Grove Cemetery reflects important aspects of Elk Grove's social and community development, it diverges from the Page & Turnbull conclusion in that it does not find the property to be important for its designed elements or landscaping features.

The Elk Grove Cemetery, however, does appear to be eligible for individual listing in the CRHR under Criteria 1 and 2, as well as the Elk Grove Registry under Criteria Consideration D-1. Although the Elk Grove Cemetery was not among the first cemeteries established in California-- the Old City Cemetery in Sacramento was established in 1849 and the Uniontown Cemetery near Coloma in El Dorado County was established in 1852--nor was it the first established in the area, it was nevertheless an important early cemetery in Elk Grove. The earliest grave dates back to 1874, with a substantial number dating to the mid-1870s to 1900. The cemetery continues to serve as a visible reminder of Elk Grove's social development and the important role that fraternal societies once played in the shaping of this community. Although its integrity of setting has been compromised by the close proximity of Highway 99 and Elk Grove Boulevard, trees along the perimeter of the site effectively screen these modern transportation corridors from view. To a large degree, then, the site retains its overall integrity of feeling as a cemetery associated with its founding organization, the Elk Grove Lodge No. 173 of the Free and Accepted Masons, as well as the area's evolving sense of community until 1951. The year 1951 was chosen as the end of the cemetery's historic period because that is when the Masonic Lodge 173 deeded the Elk Grove Masonic Cemetery to the current operator, the Elk Grove-Cosumnes Cemetery District, thus ending the cemetery's direct association with the Masons.

The Elk Grove Cemetery also appears to possess associative significance under CRHR Criterion 2 A substantial portion of the cemetery contains the grave sites of some of Elk Grove's most noteworthy individuals including Elitha Donner Wilder, a survivor of the Donner Party, whose grave site is listed in the CRHR as Landmark No. 719, as well as members of the Colton, Coons, Darr, Elliott, Everson, Foulks, Gage, Kerby, Kerr, McConnell, Roden, Tribble, Upton, and Webb families. The Elk Grove Cemetery also qualifies under local Criterion D-4, since it contains the graves of "persons of transcendent importance."

Under CRHR Criterion 3, the Elk Grove Cemetery does not appear to be significant for its design values as expressed through aesthetic principles or through the fields of city planning, architecture, landscape architecture, engineering, mortuary art, or sculpture. Although the Elk Grove Cemetery is a good representative example of a late-nineteenth to mid-twentieth century cemetery, it is not particularly distinctive or unique in terms of its design.

In conclusion, the Elk Grove Cemetery appears to be individually eligible for listing in the CRHR under Criteria 1 and 2, and the Elk Grove Registry under Criteria Consideration D-4. As such, the current evaluation has assigned a 3CS and a 5S3 status code to this property. The Elk Grove Cemetery was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.

Page 4 of 4

*Resource Name or # Elk Grove Cemetery

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation

☐ Update

***P5a. Photographs (continued):**



Photographs 2 (right) 3 (left). Overview of the section of Elk Grove Cemetery with high concentration of late-19th century burials. Facing northeast. Taken April 11, 2014.



Figure 1. Map illustrating periods in which several section of Elk Grove Cemetery were put into use for burials. Areas outlined in red represent the historic portion of the park that appears to be eligible for local listing as a landmark.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
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*Recorded by: Volunteer

Map Reference #: 78

*Resource Name or # First Elk Grove Town Site

*Date: February 2019 ☒ Update

Updated Description:

Since the 2014 evaluation, the buildings at the location have been removed and/or demolished and a new neighborhood constructed. An informational plaque regarding the original Elk Grove townsite was installed in 2017. The parking lot remains extant.

Updated Photograph:



Photograph 1. View north of a newly built residential neighborhood.



Photograph 2. View of plaque dedicated on July 1, 2017.

Elk Grove Register of Historic Resources Eligibility:

The First Elk Grove Town Site was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion A-i for its association with the development of the community between 1857 and 1878; however, there are no remaining built features associated with the town site. Because of this, this property does not appear eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with community development between 1857 and 1878.

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: First Elk Grove Town Site

P1. Other Identifier: Kirby Ranch, Capital Nursery, MR-84

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Florin **Date:** 1968 **T** 7N **R** 5E; SE ¼ of SW ¼ of Sec. **B.M.**

c. Address: 8423 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 116-0070-014

Elevation: 40 ft. AMSL

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

The 15.5-acre parcel addressed as 8423 Elk Grove Boulevard represents the site of the original location of the town of Elk Grove. The property currently consists of buildings associated with the Howard Kirby Ranch and the Tribble Brothers Nursery (hereafter cited as Kirby Ranch/Tribble Nursery), including a vernacular-style residence constructed in 1889, a detached garage built in circa 1920, and several modern nursery-related buildings on the east side of the property that were not documented in this evaluation. All of the buildings are situated in a loose cluster near the southern end of the property, set back from Elk Grove Boulevard behind a modern, macadam-paved parking lot. Landscaping consists largely of an open dirt lot with several trees lining the northern, eastern, and western ends of the property. There are additionally several groups of mature trees growing near the ranch house that date to sometime before 1957 (NETR Online 2014). Some are Oak trees that are over 100 years of age (Russell 2014).

The residence appears to have been built as a two-story building with a rectangular ground plan. Since its initial construction, however, the building has been substantially enlarged with three, one-story additions, which have reconfigured the building's footprint into a T-shaped ground plan. Overall, the building features a principal front-facing gable roof, a secondary side-gabled roof, and pent roof extensions. It also displays a continuous concrete foundation, a wood-frame structural system, and exterior walls clad with channel rustic wood siding. The south-facing, main elevation is asymmetrically arranged and features a primary entrance centered along the facade of the original two-story massing. A non-original wood panel door opens onto a concrete stoop that is sheltered beneath a front-gabled porch roof with wood shake singles and wooden post supports. A pair of metal-sash, replacement windows flanks the entry door. The windows have wooden surrounds and a molded wooden hood. Two additional windows of this type punctuate the upper floor (see continuation sheet)

***P3b. Resource Attributes:** HP6. Commercial property

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

P5a. Photograph 1.



P5b. Description of Photo: East elevation. Camera facing west. Photo taken 5/2/2014. Accession #P1010968.

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

Residence built in 1889. Source-County Assessor

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Pappas Arizon LP
2020 L St
Sacramento, CA 95811

***P8. Recorded by:**

Monte Kim
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** May 2, 2014

***P10. Survey Type:** Intensive

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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

Page 2 of 6

*NRHP Status Code 5S3

*Resource Name or # First Elk Grove Town Site

B1. Historic Name: Elk Grove, Howard Kirby Ranch, Tribble Brothers Nursery

B2. Common Name: Capital Nursery

B3. Original Use: town site

B4. Present Use: vacant

***B5. Architectural Style:** Vernacular

***B6. Construction History:** town site from 1857 to 1878; Ranch house built in 1889; garage built circa 1920; several buildings, parking lot added between 1964 and 1993.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

***B8. Related Features:** Nursery lot

B9a. Architect: n/a

b. Builder: n/a

***B10. Significance: Theme:** community development

Area: Elk Grove

Period of Significance: 1857 to 1878

Property Type: site

Applicable Criteria: local Criterion A-i

Although the residence, garage, and other built features associated with the Kirby Ranch/Tribble Nursery at 8423 Elk Grove Boulevard do not appear to be eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the Elk Grove Registry due to a lack of sufficient integrity or significance, the site on which these resources are located does appear to qualify for individual listing in the Elk Grove Registry as a landmark under local Criterion A-i for its association with the original settlement of Elk Grove.

The subject property was previously recorded in 2012 by Page & Turnbull as part of a citywide reconnaissance-level survey for the City of Elk Grove. Based on that survey, Page & Turnbull concluded that the Kirby Ranch/Tribble Nursery appeared to be a good candidate for individual listing in the NRHP under Criteria A and C, as well as the CRHR under Criteria 1 and 3.

Under the current intensive-level evaluation, ICF took a more critical assessment of the property's integrity and reached a different conclusion. ICF determined that the residence lacks sufficient integrity to convey its agricultural or architectural past under Criteria A/1 and C/3. While the property retains its integrity of location, its integrity of setting and feeling has been substantially compromised by the surrounding modern residential subdivisions and commercial development. As such, the property no longer conveys its historical identity and significance under Criteria A/1 as a late nineteenth-century ranch or an early twentieth-century nursery. Additionally, the property's integrity of design—and to a lesser degree, its integrity of materials and workmanship—has been substantially compromised by the numerous additions, which cumulatively have more than doubled the original footprint of the residence. Consequently, because of its diminished physical integrity the property does not appear to possess sufficient design or construction value to meet NRHP Criterion C or CRHR Criterion 3. (See continuation sheet)

B11. Additional Resource Attributes: HP4. Ancillary buildings;

***B12. References:**

Google Earth Pro. 2014; NETR Online. 2014. "Historic Aerials." Accessed April 28, 2014; Kelly Johnson, "Capital Nursery Closing for Good," *Sacramento Business Journal*, Nov. 15, 2012; *Pacific Rural Press*. May 22, 1909. "Who Knows the Queen Victoria Strawberry"; Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, Calif; Tom Russell, "Kirby House," unpublished document on file at the Elk Grove Historical Society, Elk Grove, CA.

B13. Remarks:

***B14. Evaluators:**

James Williams and Monte Kim, Ph.D.

ICF International, 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** July 13, 2014

(This space reserved for official comments.)

Sketch Map



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*Resource Name or # First Elk Grove Town Site

*Recorded by: Monte Kim, ICF International

*Date: May 2, 2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

Appended to the east elevation of the main massing is a single-story, side-gable addition. The addition features a secondary entrance composed of a wood panel door beneath a gabled porch roof with wood shake shingles and triangular knee brace supports. Two windows of the type previously described are located to the east of the secondary entrance. A large, one-story, pent-roof rear addition dominates the northern elevation. Cladding conforms to style and materials found elsewhere on the house, and fenestration includes two ribbons of multi-light wood-sash double-hung windows (composed of three and four windows, respectively), a wood-sash double-hung window, an aluminum sliding window, and a glazed wood panel door. The two-story section of the residence rises above the addition, with its gable end punctuated by two symmetrically placed multi-light metal-sash windows. The eastern elevation of the addition includes two wood-sash double-hung windows. Landscaping in the vicinity of the ranch house includes several mature trees, shrubs, and a lawn on all four sides of the building.

Situated north of the ranch house is a garage constructed in circa-1920. It displays a rectangular ground plan, a wood-frame structural system, and a side-gabled roof with corrugated metal cladding and exposed rafter tails. The exterior walls are clad in horizontal wood plank siding. The south elevation features three, horizontally-sliding, vertical-plank garage doors. An additional entry is on the east elevation, where a standard-sized wood door and a window of an undetermined type punctuate the asymmetrical eave-end elevation. There are, additionally, two fixed-pane wood-sash windows on the north elevation.

Due to limited access, the present recordation did not include a close inspection of the western side of the parcel. Those buildings that were visible appeared to be of relatively recent origin. Aerial photographs support this, as images taken in 1964 and 2014 show that, except for the ranch house and the garage, all of the buildings on the parcel date to sometime between 1964 and the present (NETR Online 2014; Google Earth Pro 2014). In addition to the aforementioned buildings, the property also includes structures associated with the nursery operation. Most notably, there are what appear to be several wood frame and screen shelters, all of which appear to date to sometime after 1964 (NETR Online 2014; Google Earth Pro 2014).

***B10. Significance** (continued):

Additionally, none of the built features currently on the property appear to qualify for listing in the local register. The residence no longer retains its integrity, and it lacks an association with any significant event relating to the development of local agriculture. The garage also lacks a significant association with any event important in the development of local agriculture, and it is not important for its design or construction value. Finally, research did not indicate that any of the remaining modern, utilitarian buildings or structures are of exceptional importance in terms of their historical associations or architecture. These modern resources are all associated with the Capital Nursery, which acquired the property from the Tribble Brothers in circa 1936. Capital Nursery also opened a nursery in Freeport and Citrus Heights also in the mid-1930s (Johnson 2012). Historic aerial photographs and USGS topographical maps show that the property did not change significantly through 1964 (NETR Online 2014). In that year, the 1889 residence was accompanied only by three outbuildings, while the remaining land was either unimproved or in use for growing (NETR Online 2014). By 1993, however, the property had taken on the appearance of a modern retail nursery. Several substantial buildings were completed, a landscaped parking lot was added along Elk Grove Boulevard, and rows of plants and trees appear to have filled much of the land not occupied by buildings or the parking lot. The residence and, possibly, a pre-1954 outbuilding were still standing on the property (Google Earth Pro 2014). Capital Nursery remained in operation at the Elk Grove Boulevard location until late 2012 (Johnson 2012).

The built resources at 8423 Elk Grove Boulevard also do not appear to be eligible under NRHP Criterion B, CRHR Criterion 2, or local Criterion A-ii. Despite their varying degrees of local notability, the available historical sources do not support a conclusion that Howard Kirby or the Tribble brothers made a singularly significant contribution to the development of agriculture or the nursery industry. Howard Kirby was among the early ranchers in the Elk Grove area, but his specific contribution to local ranching does not appear to rise to the level of significance necessary to meet NRHP Criterion B, CRHR Criterion 2, or local Criterion A-ii. Similarly, the Tribble brothers were early horticulturalists in the Elk Grove area, but their contribution to the development of new varieties of fruit and nut trees appears to be important only within the larger context of their contemporaries in California, who together with the Tribble brothers collectively contributed to the diversification of agriculture in places such as Elk Grove.

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*Resource Name or # First Elk Grove Town Site

*Recorded by: Monte Kim, ICF International

*Date: May 2, 2014

☒ Continuation

☐ Update

***B10. Significance** (continued):

The site, however, possesses outstanding significance because of its association with the original town site of Elk Grove. The town was centered at the former intersection of Upper Stockton Road (present-day Highway 99) and Franklin Road (Elk Grove Boulevard) from 1857 to circa 1878. Buckner's Hotel—built in 1852 by Major James Buckner—was the first building constructed in this area. With the establishment of a Post Office in the hotel in 1857, the community became officially known as Elk Grove. In circa 1878, the town relocated eastward along the tracks of the Central Pacific Railroad, which had been completed through the area in 1868. The original town site around Buckner's Hotel remained as a stage stop and later as an automobile stop for travelers along Upper Stockton Road. During the late nineteenth and early twentieth century, the area around the original town site remained largely rural and agricultural. Howard Kirby established a ranch on the north side of Franklin Road (Elk Grove Boulevard), where he later grew strawberries. After the town had relocated to the area closer to the railroad tracks, Kirby constructed the subject ranch house approximately 1,200 feet west of Buckner's Hotel in 1889. (Russell 2014).

In conclusion, the original town site for the community of Elk Grove as embodied in the site currently addressed as 8423 Elk Grove Boulevard appears to be individually eligible for listing in the Elk Grove Registry as a landmark under local Criterion A-i for its association with the development of the community between 1857 and 1878. The site was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be historical resource for the purposes of CEQA.

***P5a. Photographs** (continued):



Photograph 2. South elevation of garage.
Camera facing northwest. Photo taken May 2, 2014.

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*Resource Name or # First Elk Grove Town Site

*Recorded by: Monte Kim, ICF International

*Date: May 2, 2014

☒ Continuation

☐ Update

*P5a. Photographs (continued):



Photograph 3. Front (south) façade. Camera facing northwest.



Photograph 4. Original main entry on south façade. Camera facing north.



Photograph 5. South façade of the addition appended to east elevation of the original two-story massing. Camera facing north.



Photograph 6. North façade of the addition affixed to the north elevation of the original two-story massing and an earlier one-story addition. Camera facing southwest.

Page 6 of 6

*Resource Name or # First Elk Grove Town Site

*Recorded by: Monte Kim, ICF International

*Date: May 2, 2014

☒ Continuation

☐ Update

*P5a. Photographs (continued):



Photograph 7. Northwest corner of the building with a small shed-roof addition on the north elevation of the original massing. Camera facing southeast.



Photograph 8. Closeup of the north elevation of the addition near the northwest corner of the two-story original massing. Camera facing south.



Photograph 9. East elevation of the one-story addition displayed in Photograph 5. Camera facing west.



Photograph 10. Closeup of the rear addition at the northeast corner of the building. Camera facing southwest.



Photograph 11. Overview of the property showing old growth oak trees and nursery-related structures to the left and a modern residential subdivision in the background. Camera facing north.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 79

*Resource Name or # Elk Grove Park

*Date: February 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View east of Elk Grove Park.

Elk Grove Register of Historic Resources Eligibility:

Elk Grove Park was evaluated in 2014 as individually eligible for listing at the local level of significance in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and Elk Grove Register under Criteria A, 1, and A-i respectively, as the area's first public park, a locally rare and contiguous cultural landscape associated with the community's early conservation efforts and the subsequent social and recreational development of Elk Grove during the period between 1891 and 1960.

Elk Grove Park remains eligible for listing in the National Register under Criterion A and the California Register under Criterion 1. Elk Grove Park also remains eligible for listing in the Elk Grove Register under updated Criterion 1.

Integrity Assessment: Elk Grove Park maintains integrity of location as it is located in its original construction location. Integrity of setting has been compromised as the park was originally set in open agricultural parcels and is currently encompassed by a residential neighborhood. It displays integrity of design, materials, workmanship, and feeling through a grove of heritage valley oak trees and its landscape design. Alterations and additions to the park have remained rooted in its nineteenth-century American Picturesque or "Romantic" style. With all these elements, it retains association with its historic context as the area's first park.

In conclusion, Elk Grove Park appears individually eligible for listing in the National Register, California Register, and Elk Grove Register, at the local level, under Criteria A, 1, and 1, respectively, as a cultural landscape associated with the community's early conservation efforts and the subsequent recreational and social development of Elk Grove. It maintains integrity to its period of significance (1891–1960).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 5, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 3S, 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or #: Elk Grove Park

P1. Other Identifier: Graham's Grove, Elk Grove Regional Park, MR-91

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

***a. County:** Sacramento

***b. USGS 7.5' Quad:** Florin and Elk Grove **Date:** 1968 **T** 16N **R** 5E & 6E; SE ¼ of SE ¼ of Sec .1 **B.M.**

c. Address: 9950 Elk Grove-Florin Road

City: Elk Grove

Zip: 95624

d. UTM: Zone: 10S 641857.02 mE/ 4251041.18 mN (G.P.S.)

e. Other Locational Data: **APN:** 132-0061-006

Elevation: 46 ft.

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

The cultural landscape identified as Elk Grove Park is located on APN 132-0061-006 and is currently under the ownership of the Cosumnes Community Service District (CCSD). Elk Grove Park constitutes the northern end of the Elk Grove Regional Park (EGRP). Historically, this northern area was associated with a grove of old-growth oak trees known originally as Graham's Grove. The trees are clustered around Park Way, the original east-west roadway through the park. This roadway is identified as resource #1 in Figure 1. The two-lane, asphalt-paved road terminates at East Stockton Boulevard in the west and Elk Grove-Florin Road in the east. North of Graham's Grove is the Elk Grove High School and the Via Verde subdivision—a large subdivision composed of single-family residences constructed in 1979 and 1980. Much of this development, however, is screened from view by trees and plantings along the northern boundary of the grove. The south end of the grove faces the lake, plantings, and open spaces of the EGRP. Pedestrian circulation generally follows the curvilinear east-west alignment of Park Way. The principal walkway parallels the north side of Park Way and consists of a pea-gravel bed bordered with concrete. Less formal walkways consist of earthen trails that meander through the park. The overall condition of the natural and built resources in the park is good

Delineation of the site's boundary is justified largely by historic parcel lines established for Elk Grove Park. The site retains its original southern boundary just north of the lake complex. The site's northern boundary also follows a historic parcel line, with the exception of a 145-foot section near the center and a 250-foot section at the east end, both of which contain non-contributing resources. A small parcel (APN 132-0360-045) adjoining the site to the north has also been excluded because this lot was not part of the original park. The site's eastern boundary is the same as the historic parcel line that currently parallels the west side of Elk Grove-Florin Road, except for an 85-foot section at the north end. In contrast to the site's northern, southern, and eastern perimeter lines, the western boundary was set to focus on the concentration of historic resources and is thus not delineated along a historic parcel line (see continuation sheet).

***P3b. Resource Attributes:** HP39-Other (park); HP29-Landscape Architecture; HP30-Trees/vegetation; HP31-Urban open space

***P4. Resources Present:** ☒ Building ☒ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☒ Other (cultural landscape)

P5a. Photograph 1.



P5b. Description of Photo: Grove of Valley Oak trees. Camera facing southwest. April 11, 2014

***P6. Date Constructed/Age and Sources:** Park established in 1903. *Elk Grove Citizen*, February 17, 1965.
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Cosumnes Community Services District (CCSD)
8820 Elk Grove Blvd., Elk Grove, CA 95624

***P8. Recorded by:**
Monte Kim, ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** April 11, 2014

***P10. Survey Type:** Intensive

***P11. Report Citation:** City of Elk Grove Historical Resources Inventory and Evaluation Report.

***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

Page 2 of 13

*NRHP Status Code 3S, 5S3

*Resource Name or # Elk Grove Park

B1. Historic Names: Graham's Grove, Elk Grove Park

B2. Common Name: Elk Grove Regional Park

B3. Original Use: park

B4. Present Use: park

***B5. Architectural Style:** N/A

***B6. Construction History:** The park was established in 1903. In 1904 the Elk Grove Park Association built an open air dance platform and a bandstand (both non-extant), horseshoe pits (#16 and #17), and a baseball diamond (#2). In 1936, the Works Progress Administration (WPA) built a swimming pool (extant but altered) (#6) and a log cabin for Boy Scouts (non-extant). In 1955 a second baseball field (#9) was built on the north side of Park Way. In 1958, parking areas were improved. In the mid-1960s, the WPA swimming pool (#6) was modernized. In 1976, the Rhoads Schoolhouse (#5) was moved onto its current site in the park.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:** The park retains its integrity of location. It does, however, contain a moved property, the Rhoads Schoolhouse (#5), which was moved to its present site adjacent to the swimming pool in 1976.

***B8. Related Features:** none

B9a. Architect: unknown **b. Builder:** Boyd Brothers (non-extant east and west entry arches), Works Progress Administration (swimming pool), Elk Grove Park Association (first baseball diamond, #2).

***B10. Significance: Theme:** Social and Recreational Development of Elk Grove

Area: Elk Grove

Period of Significance: 1891-1960

Property Type: park / cultural landscape

Applicable Criteria: NRHP Criterion A, CRHR Criterion 1, and Local Criterion A-i

Elk Grove Park appears to be individually eligible for listing at the local level of significance in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Elk Grove Registry under Criterion A, 1, and A-i respectively. As the area's first public park, the site represents a locally rare, contiguous cultural landscape associated with the community's early conservation efforts and the subsequent social and recreational development of Elk Grove during the period between 1891 and 1960. The grove features a number of landmark and heritage oak trees, as well as design elements that reflect aspects of the American picturesque style of naturalistic park landscaping. Elk Grove Park was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA. (See Continuation Sheet)

B11. Additional Resource Attributes: none

***B12. References:** Elizabeth Pinkerton, *History Happened Here, Book I-River, Oaks, Gold* (Elk Grove: Laguna Publishers, 2000); *Elk Grove Citizen*; Tom Russell, unpublished history of Elk Grove Park on file at the Elk Grove Historical Society; Lance Armstrong, *Echoes of Yesterday—Elk Grove* (Oakland: Regent Press, 2006); Tom Gaman and Jeffrey Firman, *Oaks 2040: The Status and Future of Oaks in California* (Oakland: California Oak Foundation, 2006), *Sacramento Daily Union*; *Elk Grove Citizen*.

B13. Remarks:

***B14. Evaluator:**

Monte Kim, Ph.D., Architectural Historian. ICF International 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** July 25, 2014

(This space reserved for official comments.)



*P3a. Description (continued):



Figure 1. Site plan of Elk Grove Regional Park. The green tinted area shows the area under consideration for the proposed Elk Grove Park cultural landscape site. The numbered features on this map (along with their construction year) include the following: #1-circa 1903 Park Way; #2-1904 baseball diamond; #3-non-contributing mid-1960s kiosk; #4-non-contributing 1980s youth center; #5-Rhoads School (relocated to this site in 1976); #6-non-contributing 1936 WPA swimming pool; #7-non-contributing mid-1960s swim center; #8-non-contributing early 1960s office buildings; #9-1955 baseball diamond; #10-non-contributing 1990s baseball diamond; #11-non-contributing early 2000s baseball diamond; #12-non-contributing mid-1960s baseball diamond; #13-non-contributing Heritage Park; #14-non-contributing mid-1960s roadway (Park Road); #15-non-contributing 1970s-80s lake complex; #16-horseshoe pit; #17-horseshoe pit.

There are several built features at the periphery of the oak grove that have been excluded from the park because they lack an important association with the site during its period of significance, 1891 to 1960 (Figure 1). Among these excluded resources are the relocated historic buildings along East Stockton Boulevard that comprise the Heritage Park property, the mid-1960s park office and maintenance buildings (#8), a circa 1980s youth center (#4), Park Road (#14, completed in the mid-1960s), the 1970s-1980s lake complex (#15), and three baseball diamonds—#10 (built in the 1990s), #11 (built in the early 2000s), and #12 (built in the mid-1960s).

Additionally, there are a number of modern intrusions that were kept within the proposed site boundary due to the density of landmark and heritage oak trees around them. One of these features, the WPA swimming pool (#6), was constructed during the park's period of significance but was subsequently rebuilt and modernized and has lost much of its integrity of design and workmanship. Another built feature, the Rhoads Schoolhouse (#5) was relocated into the park from another area of Elk Grove. The remaining intrusions were all built after the park's period of significance, including the swim center (#7), a mid-1960s parking kiosk (#3), five parking lots, and three restroom facilities.

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*Resource Name or # Elk Grove Park

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

*P3a. Description (continued):



Figure 2. Annotated map provided by the Cosumnes Community Service District showing concentration and distribution of Oak tree species within the boundaries (yellow line) of the proposed Elk Grove Park cultural landscape. Purple dots—Valley Oak trees (*Quercus lobata*); green dots—Coast Live Oak trees (*Quercus agrifolia*); blue dots—Scarlet Oak trees (*Quercus coccinea*); orange dots within the yellow border—non-Oak tree species; orange dots outside of the yellow border—represent a variety of tree species that have not been individually identified on this map.

Botanically, the grove is populated predominantly with oak trees (Figure 2). The most common species is the Valley Oak or *Quercus lobata* (n=260), followed by the Scarlet Oak or *Quercus coccinea* (n=12), and the Coast Live Oak or *Quercus agrifolia* (n=7).² Of the 279 oak trees found within the grove, 165 qualify as landmark trees and 114 meet the criteria for heritage trees.³ In terms of age, 120 of the landmark oak trees within the grove are at least 163 years of age or older, 19 landmark oak trees are between 132 and 158 years of age, and 21 landmark trees are between 100 and 126 years. Additionally, there are 31 heritage oak trees between 68 and 95 years of age, 31 heritage oak trees between 37 and 63 years of age, and 57 heritage oak trees about 32 years of age (Figure 3).⁴

Other tree species in the grove include the Modesto Ash, Honey Locust, California Bay, Coast Redwood, Japanese Black Pine, Crape Myrtle, and English Walnut. Grass covered picnic areas, open spaces, and a baseball diamond complete the landscaping.⁵

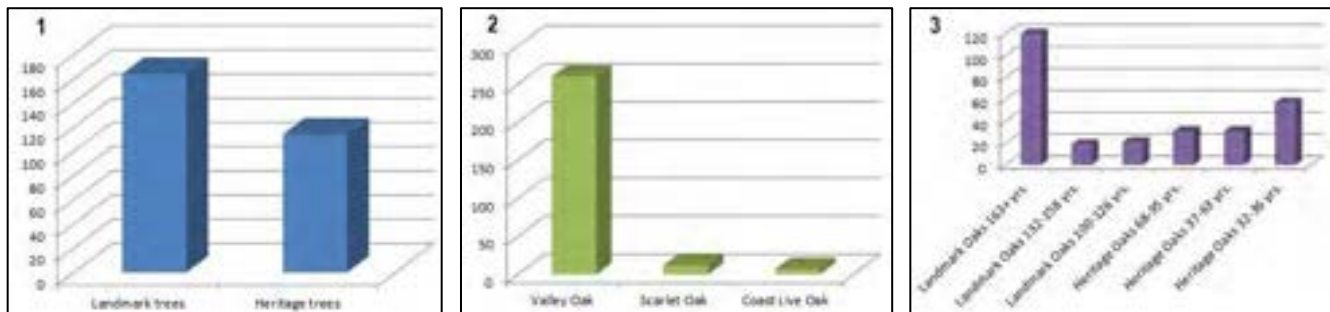


Figure 3. Oak Tree Data Charts. Chart 1 shows the number of landmark oak trees and heritage oak trees in the grove. Chart 2 displays the number of each oak species within the grove. Chart 3 provides a breakdown of oak trees by age.

² These totals were based on the annotated map in Figure 2 and a tree inventory provided by the Cosumnes Community Service District.

³ The Elk Grove Municipal Code (Title 19) defines a landmark tree as "any species of tree with a minimum size of 19 inches dbh." The unit of measurement known as dbh, or diameter at breast height, is "the diameter of the tree measured at 4 ½ above the ground while standing between the high and low side of the tree. The diameter may be measured directly at the widest part of the tree or calculated by use of the following formula: diameter = circumference / 3.142." By contrast, a heritage tree is a locally native tree species with a minimum size of 6 inches dbh to 18 inches dbh.

⁴ The formula for calculating the age of an oak tree is as follows: dbh or diameter of the tree divided by 19, then multiply that number by 100.

⁵ Some of these non-oak tree species—particularly the Coast Redwood and Japanese Black Pine—appear to date to the early decades of the twentieth century, according to a Nov. 27, 1934, *Sacramento Bee* newspaper article, "Elk Grove May Form District to Save Trees."

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*Resource Name or # Elk Grove Park

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

The oaks in Elk Grove Park are part of the Valley Oak woodland community found in the interior valleys of central, northern, and southern California. Dominated by Valley and Coast Live oak species with an understory of grasses and native plants, the Sacramento region has more than one-third of California's Valley Oak woodlands. One of the largest valley oak woodland parks in the state is the 70-acre Cutler Park in Visalia, which is more than double the current size of the oak grove at Elk Grove Park.⁶

***P3a. Significance** (continued):

Site Specific Historic Context

Prior to the arrival of white settlers, the land currently developed as Elk Grove Park was part of a food gathering area for Native Americans. Miwok families visited the grove of old Valley Oak trees that extended from the Cosumnes River northward to the vicinity of the park site. Some of the oak trees in this grove were already several hundred years old at that time, and they supplied the Miwok with excellent crops of acorn.⁷ The oak trees were part of a natural landscape intimately linked to the culture of the Miwok Indians.

The era of white settlement in the Elk Grove area began in 1844, when the Mexican government of California awarded an 18,551-acre parcel known as the Omochumnes Land Grant to Jared Dixon Sheldon. In 1850, English immigrant and founder of Elk Grove, James Watson Hall, purchased a 160-acre parcel that was originally part of Sheldon's land grant. This parcel included the future site of Elk Grove Park, as well as a hotel and stage stop that he established in a two-story brick building known as the Elk Grove House.⁸ Located near the west entrance of Elk Grove Park, the Elk Grove House was the first building constructed in Elk Grove and served as the namesake for the community. In 1855, Hall sold his property to James McHesser and Jared Irwin before moving to Sacramento.⁹ The property changed hands again in 1859, when McHesser and Irwin sold the parcel to Frank Graham. The Elk Grove House and the adjacent grove of oak trees (known later as Graham's Grove) were part of a large, 2,500-acre ranch that Graham established in the Elk Grove area.¹⁰

The earliest recorded event documenting the use of Graham's Grove as a recreational and social site occurred on April 9, 1891, when the *Sacramento Daily Union* reported that the Elk Grove Grange decided to hold its annual picnic at Graham's Grove. The so-called Grangers' Picnic was a popular event that attracted residents from many of the surrounding communities, including Sacramento. Announcements posted in the *Union* during subsequent years indicate that the picnic was a well-organized social event. The *Union* published detailed schedules of trains departing to and from Elk Grove, as well as the names of musical performers such as the First Artillery Band, a list of games and races, and a sampling of the food attendees brought to the picnic lunch. Estimates of the number of people who attended the picnic on any given year ranged from 2,500 to nearly 4,000.¹¹

Graham's Grove remained under the ownership of Frank Graham until about 1900, when Zaccheus Markofer acquired the property and began clearing the land of oak trees in order to create more farmland. By 1902, Markhofer had cut down about 50 acres of oak trees in the vicinity of Graham's Grove. The loss of trees prompted local resident Jennie McConnell and other members of the community to form a corporation, the Elk Grove Park Association, in April 1903 to save the remaining oak trees. The Association succeeded in purchasing 33 acres of the oak grove by selling 2,000 shares of common stock at \$5.00 per share. The founding members of the association included Thomas McConnell (president), Jennie McConnell, Louisa McConnell, Ernest W. Springstead, George W. Foulks (vice-president), and Cora Gage (secretary). The Association raised funds to improve the new park by renting out the site to various local organizations such as the Elk Grove Grange, the first group to officially rent the parks site. On May 7, 1904, the Grange paid \$100.00 to the Association to use the park for its annual picnic, an annual event that continued until 1932.¹²

Soon after the Elk Grove Park Association acquired the property, it began to make improvements to the site. In 1904, the Association hired E. E. Barry to construct an open air dance platform and a band stand (no longer extant) measuring 100 feet long by 70 feet wide. That same year, the Association established a baseball diamond (resource #2 in Figure 1) at the east end of the grove. The following year, the Association contracted the Boyd Brothers to build ornamental arches (no longer extant) over the east and west entrances to the park.¹³

The Elk Grove Park Association retained ownership of the park until 1935, when the residents of Elk Grove voted in favor of a small tax to fund the creation of the Elk Grove Park District to preserve the grove as a permanent recreational site. This park district was one of the first taxable park district of its kind in California, and its establishment is noteworthy given the hardships of the Great Depression.¹⁴

⁶ Tom Gaman and Jeffrey Firman, *Oaks 2040: The Status and Future of Oaks in California* (Oakland: California Oak Foundation, 2006), 15.

⁷ Elizabeth Pinkerton, "From Graham's Grove to Elk Grove Park and Western Festival," *Elk Grove Citizen*, April 25 and May 2, 2003.

⁸ The building was eventually demolished in 1957 during the widening of Highway 99. A reconstruction of the building stands along East Stockton Boulevard in Heritage Park, located at the northwest corner of the Elk Grove Regional Park.

⁹ Lance Armstrong, *Echoes of Yesterday—Elk Grove* (Oakland: Regent Press, 2006), 5.

¹⁰ *Ibid.*, 19-20.

¹¹ *Sacramento Daily Union*, April 9, 1891, May 2, 1891, April 27, 1892, May 6, 1893, May 6, 1895, May 1, 1897; March 27, 1898; May 4, 1899.

¹² *Elk Grove Citizen*, February 17, 1965.

¹³ An article in the *Elk Grove Citizen* on February 17, 1965, claimed that the Elk Grove Park District was the first taxable park district in the state. However, the East Bay Regional Park District (established in 1934) precedes the Elk Grove Park District by nearly two years.

¹⁴ Cosumnes Community Service District, "Elk Grove Regional Park," <http://www.yourcsd.com/parks/facts/elkgrove.html>, accessed April 15, 2014.

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*Resource Name or # MR-

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

***P3a. Significance** (continued):

The directors of the Elk Grove Park District included Raymond Russell, Guy Foulks, and Nelves Smith. Almost immediately, several new improvements were made in 1936 by the Works Progress Administration (WPA) within the current boundaries of the proposed site, including a swimming pool (resource #6, which was reconstructed and enlarged in the mid-1960s), grandstands around the original baseball diamond (#2), horseshoe courts (#16 and #17), and possibly a log cabin for use by the Boy Scouts (no longer extant).¹⁵ The federal work relief program was active in park improvement projects throughout California, including completed WPA projects at Golden Gate Park in San Francisco, the Aquatic Park in Berkeley, and the Mendocino Woodlands State Park in Mendocino.

The next era of improvements within the boundaries of the proposed site (as delineated in Figure 4) occurred during the mid-1950s and the 1960s. In 1955 a second baseball diamond (#9) was created on the north side of Park Way. In 1958, existing parking areas were improved, and a filtration plant for the WPA pool was installed at a cost of \$11,000. In 1960, the County of Sacramento took over operations and maintenance of the park and expanded it southward with the purchase of 70 additional acres. In the mid-1960s, the WPA swimming pool (#6) was modernized, resulting in a substantial loss of the facility's historic integrity. In 1976, the Rhoads Schoolhouse (#5) was moved into the park and placed at its current site. In 2003, CCSD took over the ownership of the northern, original parcel of the park, and the County retained ownership of the southern portion.¹⁶



Figure 4. Annotated historic aerial photograph from 1957 showing Elk Grove Park within the orange . The curvilinear roadway through the park is Park Way. The roadway has retained its original alignment and remains an important character-defining feature of the park. The rows of smaller trees lining Park Way are not part of the original design scheme of the park. Many of these smaller trees, particularly on the west end of the grove, have been removed.

¹⁵ *Elk Grove Citizen*, February 17, 1965.

¹⁶ Email communication with Tom Russell, July 20, 2015.

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*Resource Name or # Elk Grove Park

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

*P3a. Significance (continued):

Park Design and Landscape Context

Although Elk Grove Park was established and developed over the course of the twentieth-century, the design principles and landscaping aesthetics that shaped its initial form are rooted in the nineteenth century. Particularly influential was the American Picturesque or "Romantic" style of designed landscaping, which emphasized natural scenery, native trees and plants, informal design, and a curvilinear circulation system. This landscaping style has been broadly described as Romantic because it represented a reaction against the ordered, Classical aesthetics spawned by the Enlightenment during the seventeenth and eighteenth centuries and the formal landscape designs embodied in European aristocratic gardens, such as the highly symmetrical parterre at Versailles. Additionally, despite its classification as being picturesque, the landscape style that developed in the United States was actually a combination of the picturesque and pastoral styles that originated in Europe. Pastoral landscapes displayed vast expanses of green augmented with small lakes, trees, and groves, while traditional picturesque landscapes featured the irregularity and asymmetry of rougher and more rustic naturalistic settings.

Foremost among the practitioners who shaped the American iteration of these naturalistic design principles were Frederick Law Olmsted, Sr., Calvert Vaux, and Andrew Jackson Downing. Their works differed from those of their contemporaries in Europe not only in their synthesis of the picturesque and pastoral styles, but also in the democratic underpinnings that informed their designs. The social and egalitarian ideals of Olmsted and other early American landscape designers imbued their public works with the democratic principle that these landscapes should be enjoyed not just by the wealthy or the privileged but by everyone. They believed that public parks must always be equally accessible to all citizens (a novel idea prior to the late nineteenth century) and that the naturalistic setting of a public park could serve as a restorative antidote for the problems of the working masses and middle-class families in cities and industrial areas throughout the United States. The public park, as they conceived it, was a visual antithesis to the urban environment of buildings and gridded streets. This dichotomy developed, in part, from widely held attitudes that emerged during the nineteenth century that equated rural areas or the "country" with health, quietude, and stable social relations, and cities with disease, noise, and alienation. Consequently, the establishment of parks during the second half of the 1800s was founded on an anti-urban ideal that emphasized an escape to the country as a prescription for relief from all of the problems associated with the city.¹⁷

Sociologist Galen Kranz notes in her book *The Politics of Park Design: A History of Urban Parks in America* that these early public parks were conceived as great "pleasure grounds" designed to be pieces of the country. In contrast to earlier park histories, she contends that pleasure ground activities were not as passively organized as once previously thought. Baseball, races, and even walking were common pleasure ground activities, and they suggest that the activities in these parks were not so much passive as they were unstructured. The activities were unstructured in the sense that they were organized by individual recreationists, families, or social groups, rather than paid recreation leaders—as during the Progressive era of the early twentieth century. Pleasure ground activities were nearly all conducted outdoors because people were increasingly being forced to spend much of their time working indoors. Ideally, people would spend the entire day in the park in a naturalistic setting devoid of (or at least with a minimal amount of) built features associated with the city or industrial environments, particularly buildings that dominated the landscape or straight streets arranged in a rectilinear grid. According to picturesque principles, buildings and other architectural elements could exist in the pleasure ground but only if they were subordinate to the overall composition of the landscape plan. The same principle applied to trees and other natural features. Hence pleasure ground designers avoided colorful exotic trees and plant species in favor of native varieties. Additionally, mowed grass was a basic design element of the pleasure ground because it provided open spaces that suggested the feeling and idea of distance within the landscape. With regard to internal circulation systems, most designers during the late nineteenth century agreed that they should be curvilinear in form and that there should be separate paths for pedestrians and vehicles. The separation of pedestrian and vehicular circulation paths emerged as one of the most distinctive features of late nineteenth-century parks.¹⁸

Around 1900, the pleasure ground began to reflect the influence of Progressive ideals, as parks were transformed into sites of social reform with supervised playgrounds for children and organized activities for adults. Social recreation in the reform park included new forms activity such as swimming and dancing, as new pools and dance pads were constructed throughout the country. The reform park also reflected a shift in priorities, as the aesthetic importance of naturalistic landscapes gave way to a widespread emphasis on utility. Park officials, for example, no longer regarded water primarily for its aesthetic or psychic effects, but rather for more practical purposes, such as filling a swimming pool or showering swimmers prior to and after using the pool. This shift toward utility could also be discerned in the quality of experience within the reform park. In contrast to the serenity and unorganized nature of activity in the pleasure ground, the reform park was noisy with organized recreational activities. Although the utilitarian rationale of reform park design was as highly evolved and consistent as that of pleasure ground design, the two design styles remained virtually antithetical to each other. The era of the reform park lasted until about 1930, when park administrators began to abandon their idealistic efforts to use parks as an instrument of social reform.¹⁹

DPR 523L (1/95)

*Required Information

¹⁷ Charles E. Beveridge, "Frederick Law Olmsted Sr.," electronic document accessed 7/ 27/ 2014 <http://www.olmsted.org/the-olmsted-legacy/frederick-law-olmsted-sr>; Cultural Landscape Foundation, "Picturesque," electronic document accessed 7/ 27/ 2014 <http://tclf.org/content/picturesque-0>

¹⁸ Galen Kranz, *The Politics of Park Design: A History of Urban Parks in America* (Cambridge, MA: MIT Press, 1982), 5-8, 34-36, 40-42.

¹⁹ Ibid., 61, 66, 70, 72, 76, 86-88.

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*Resource Name or # Elk Grove Park

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

***P3a. Significance (continued):**

From 1930 to the mid-1960s, park officials considered parks to be a fundamental and important aspect of modern urban life. They no longer rationalized the funding of parks on an ideology of reform, and instead carried out the expansion of recreational programs based largely on the popularity of these new “recreational facilities” with the public. In 1930, New York City park commissioner Robert Moses signaled the beginning of a new era based on this attitude when he commented that the park commission makes “no absurd claims as to the superior importance and value of the particular [recreational] service we are called on to render, and we realize that budget making is a balancing of comparative needs of numerous competing agencies.” The abandonment of Progressive reform ideals was echoed by the president of the American Institute of Park Executives, who believed that park administrators should no longer view themselves as their brothers’ keepers or have to justify expenditures on recreational programs and facilities, since the public now considered them a necessary feature of urban life. The watchword of the era was “recreation,” which led to the reconceptualization of the park as a “recreational facility.” The idea of the recreation facility was powerful enough to transform some of the older parks during the 1930s and 1940s, but the vast majority of new park construction—along with deferred improvements in older parks during the Depression and World War II—was delayed until the 1950s. In terms of park design, the key innovation of the era was standardization of the built features within the park, such as roadways, pedestrian paths, curbing, parking lots, benches, picnic tables, playground equipment, restrooms, and maintenance facilities. Park officials supported the move toward standardization because it served an important economizing function that kept maintenance and supervision costs to a minimum. Standardization in terms of landscaping commonly resulted in designs featuring large expanses of lawn with the spotting of trees and shrubs here and there along roadways and around buildings. Architecturally, buildings during the recreation era were larger, more numerous, and more varied in function than in previous eras, and they were typically constructed with modern materials such as concrete and cinder blocks.²⁰ While standardization was widely supported by park officials, it was not wholly embraced by designers of this era. Garret Eckbo represented the views of many when he commented in 1962 that “American park design is more limited, conventional, stereotyped, repetitive, and resistant to innovation in form than any other area of design.”²¹ Even when innovations did occur—such as when small amusement parks for children known variously as Kiddieland, Storyland, or Fairyland were added to the existing range of recreational facilities—they soon became standardized and commonplace features of parks throughout the country.²²

While the recreation era succeeded in providing new facilities for the public, it did little to encourage the use of open spaces. Social changes that led to a middle-class flight out of cities contributed to a drop in demand for park services. By the mid-1960s, public demand for park recreational facilities had declined substantially. Park departments responded by adopting a new strategy based on open spaces to draw the public back into the parks. These open spaces had the advantage of being able to accommodate a wide range of recreational activities from soccer and kite flying to outdoor musical events. The mid-1960s shift toward open spaces in municipal and federal programs marked a turning point in park history, one that continues to serve as the model for most parks today.²³

Evaluation

The grove of oak trees known initially as Graham’s Grove, and later as Elk Grove Park, represents a locally rare cultural landscape associated with the early conservation efforts of the community to preserve its old-growth trees, as well as the subsequent social and recreational development of the Elk Grove area between 1891 and 1960. The park retains a significant amount of its integrity and effectively conveys its importance as the community’s first recreational site and public park. As such, the park appears to be individually eligible at the local level of significance for listing in the NRHP under Criterion A, the CRHR under Criterion 1, and the Elk Grove Register under Criterion A-i.

As a tangible expression of the community’s social and recreational past, as well as its early conservation efforts to protect native oak trees, Elk Grove Park possesses associative significance under NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i. It conveys this association most effectively through the following five aspects of integrity: location, setting, design, feeling, and association. The proposed cultural landscape retains a high degree of locational integrity because the site lies within the original boundaries of the park. Although the western boundary line has been pulled in approximately 430 feet to the east and the northern boundary line wraps around non-contributing peripheral elements, the proposed boundary still comprises the bulk of the original park.

The site also displays a high degree of its integrity of setting and design. The centerpiece of the park site consists of old-growth valley oak trees. Approximately 160 of the current oak trees were in existence at the time the site began to be used for recreation in the early 1890s. Then as now, groups of oak trees, together with an understory of grass and open spaces, defined the natural landscape of the site. Although a few new tree species have been introduced into the park, and plantings are continually changing as a result of pruning, maturation, or seasonal cycles, the two stable, character-defining elements of this naturalistic landscape are the native oak trees and the grassy spaces between them. These elements are sufficiently intact to discern the original picturesque design intent of the park. Built features such as Park Way, with its original curvilinear alignment, also reflect the influence of picturesque design principles. Additionally, recreational elements such as horseshoe pits and a baseball diamond continue to serve as physical reminders of the social and political ideas that shaped the form and function of the park site during the pleasure ground and reform park eras of the late

²⁰ Cranz, *The Politics of Park Design*, 101-103, 119, 122

²¹ Garrett Eckbo, “Man and Land,” *Proceedings of the Sixty-fourth Annual Conference of the American Institute of Park Executives* (Kansas City, MO, September 23-27, 1962), 87.

²² Cranz, *The Politics of Park Design*, 125

²³ *Ibid.*, 135-141.

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*Resource Name or # Elk Grove Park

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

***P3a. Significance (continued):**

1800s and early 1900s. Although modern development and transportation infrastructure currently surround the park site, they are largely screened from view by oak trees along the perimeter of the parcel. Even the view of modern intrusions, such as the restrooms and swim center within the park, is mitigated by the surrounding oak trees. Overall, the park site retains a high degree of its integrity of feeling and association because its naturalistic setting and surviving design elements reflect its historic period of significance (1891 to 1960). For nearly 70 years, the park's naturalistic setting of valley oak trees and grass changed very little, as suggested by a 1957 aerial photograph that shows the park's rural setting, the historic clustering of trees along the roadway, and the open spaces at the northwest and southeast portions of the site (Figure 4). In 1960, however, the County of Sacramento took over ownership and management of the park and expanded it southward with the purchase of an additional 70 acres. The newer site was based on design principles that differed from those of the original park site, as reflected in the planting of non-oak tree species and the greater expanses of open space. The year 1960 thus marks the end of Elk Grove Park's historic period.

Under NRHP Criterion B, CRHR Criterion 2, and local Criterion A-ii, the proposed cultural landscape park site lacks a significant association with the productive life of any individual who made a singularly important contribution to the transformation of the oak grove site into a public park. Although Jennie McConnell and other members of the Elk Grove Park Association were instrumental in saving the oak grove and establishing the park, their efforts were significant only within the context of an organization or corporation. Elk Grove Park was initially established as a corporate undertaking representing the collective decisions of its board of directors and members of the Elk Grove Park Association, rather than the distinctive contributions of any single individual. Thus while McConnell and other Association members played a notable role in establishing the park, their efforts ultimately lack the level of singular importance necessary for listing in the NRHP, the CRHR, and the Elk Grove Register under Criterion B, 2, and A-ii respectively.

Elk Grove Park also appears to lack significance under NRHP Criterion C, CRHR Criterion 3, and local Criterion A-iii. Although the park displays elements of the picturesque aesthetic, as well as various landscape and built features associated with the pleasure ground, reform park, and recreational facility eras, it does not represent a particularly distinctive or innovative example of these design trends. Additionally, the park site lacks a direct association with the productive career of a significant figure in American landscape architecture. Frederick Law Olmsted, Sr., Calvert Vaux, and Andrew Jackson Downing were influential practitioners within the field of landscape architecture, but Elk Grove Park is only indirectly associated with these individuals by way of their picturesque design theories and principles, which shaped the initial layout and design of the park as reflected in the curvilinear circulation system, reliance on native tree species, open spaces of mowed grass, and a general emphasis on natural scenery. Elk Grove Park also lacks the distinction of being the first public park to use a grove of valley oak trees as the centerpiece of a naturalistic landscape design, since the 70-acre Cutler Park in Visalia, established in 1896, predates it by seven years. Lacking sufficient design distinction, Elk Grove Park does not appear to meet NRHP Criterion C, CRHR Criterion 3, or local Criterion A-iii.

In conclusion, Elk Grove Park appears to be individually eligible at the local level of significance for listing in the NRHP, the CRHR, and the Elk Grove Register as a site and a cultural landscape under Criterion A, 1, and A-i respectively for its association with the community's early conservation efforts and the subsequent recreational and social development of Elk Grove. The centerpiece of this landscape consists of a grove of landmark and heritage valley oak trees, which retains a high degree of integrity. Under the current evaluation, the park site has been assigned a 3S and a 5S3 California Historical Resource status code. Elk Grove Park was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.



Photograph 2. View east of open space at the northwest end of the park site.

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*Resource Name or # Elk Grove Park

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

*Photographs (continued):



Photograph 3. View east of Elk Grove Park on Park Way near the western end of the proposed cultural landscape.



Photograph 4. View southeast of 1955 baseball diamond (resource #9)

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*Resource Name or # Elk Grove Park

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

*Photographs (continued):



Photograph 5. View southwest of the southwest corner of the cultural landscape site. The western boundary line curves along Park Road. The younger trees in the background lie just outside of the boundary line.



Photograph 6. View southeast of the cultural landscape site from the south side of Park Way.



Photograph 7. View east of cultural landscape site. From a distance, the oak trees tend to screen non-historic features from view. The roof of the swim center (#7) is barely visible at the right side of the photo. The beige-colored Rhoads Schoolhouse (#5) and part of the park office complex (#8) are visible but do not stand out or dominate the landscape.

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*Resource Name or # Elk Grove Park

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

*Photographs (continued):



Photograph 8. View northeast of non-contributing maintenance facility/office complex (#8). Park officials made an attempt to screen its presence with the brown fencing.



Photograph 9. View northeast of one of the non-contributing restrooms within the park site landscape and the excluded athletic field of the high school (in the distance) on the north side of the site boundary line.



Photograph 10. View east of Rhoads schoolhouse (left) and swim center (right).



Photograph 11. View southeast of the swim center.

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*Resource Name or # Elk Grove Park

*Recorded by: Monte Kim, ICF International

*Date: April 11, 2014

☒ Continuation ☐ Update

*Photographs (continued):



Photograph 12. View southeast of the swim center (left) and the altered WPA swimming pool.



Photograph 13. View west of picnic area adjacent to the swim center on the south side of Park Way.



Photograph 14. View northeast of non-contributing youth center (#4).



Photograph 15. View west of kiosk (#3) at the west entrance to the park site.

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: Foulks House

P1. Other Identifier: N/A

*P2. Location: ☒ Unrestricted

*a. County Sacramento and

*b. USGS 7.5' Quad Florin, Calif. Date 1980 T 6N; R 5E; NW ¼ of SE ¼ of Sec 1 M.D.B.M

c. Address 9941 East Stockton Blvd. City Elk Grove Zip 95624

d. UTM: Zone 10S, 641488 mE/4251114 mN

Se. Other Locational Data: Heritage Park in Elk Grove Regional Park

***P3a. Description:**

The Foulks House is a two-story, single-family residence built in 1854. The National-style residence displays a slab and raised concrete foundation, rectangular ground plan, and wood frame. Wide barn wood vertically spans the frame and is overlain with horizontally lapped wood boards. A wood staircase leads to two separate entry doors. The wood panel and single-glazed doors on the house are not likely original and date to the 1920s. Fenestration has been altered by non-original openings and aluminum-framed windows circa 1965. The moderately pitched, side-gabled roof is clad with corrugated metal. A circa 1890 room addition displays a shed-roof clad with corrugated metal. The Foulks House was moved from its original location near the intersection of Elk Grove Boulevard and Bruceville Road to its current location in Heritage Park within Elk Grove Regional Park in 2005.

*P3b. Resource Attributes: HP2. Single-family property

*P4. Resources Present: ☒ Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

Photograph 1: View northwest of south and east elevations. Taken April 20, 2018.

P6. Date Constructed/Age and Source:

☒ Historic
1854 (Page & Turnbull 2012)

***P7. Owner and Address:**

Elk Grove Historical Society
9941 East Stockton Blvd.
Elk Grove, CA 95624

***P8. Recorded by:**

Margo A. Nayyar
Michael Baker International
2729 Prospect Park Drive, #220
Rancho Cordova, CA 95670

***P9. Date Recorded:**

April 20, 2018

***P10. Survey Type:** Intensive

***P11. Report Citation:** N/A

*Attachments: ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

***NRHP Status Code** 5S2
***Resource Name or #** Foulks House

- B1. Historic Name: Foulks House
B2. Common Name: Foulks House
B3. Original Use: Residential
B4. Present Use: Vacant

***B5. Architectural Style:** National

***B6. Construction History:**

The Foulks House was built in 1854. Various alterations have occurred, including relocation in 2005 and a new concrete slab foundation, circa 1965 fenestration and aluminum-framed windows, circa 2005 wood entry staircase, and circa 1920s doors and replacement corrugated metal roof cladding. A lean-to addition dates to the 1890s. Replacement wall cladding is along the east elevation where a large circa 1950s room addition was once located. The room addition was removed during the 2005 relocation.

***B7. Moved?** ☒ Yes ☐ Unknown **Date:** 12/5/2005 **Original Location:** Near intersection of Elk Grove Blvd. and Bruceville Rd.

***B8. Related Features:** N/A

B9a. Architect: N/A

b. Builder: Foulks family

***B10. Significance:** **Theme** Pioneering family and architecture **Area:** Elk Grove

Period of Significance 1854

Property Type Residential

Applicable Criteria 2 and 3

Unless otherwise noted, the following context was adapted from the *Elk Grove Historic Context Statement* (Page & Turnbull 2012).

During the Gold Rush, both Sacramento and Stockton served as convenient departure points for the mining camps in the Sierra Nevada foothills. The Monterey Trail, an important California transportation route which connected Sacramento to Stockton and eventually to Monterey, passed through Elk Grove. The trail, also known as the Lower Stockton and Upper Stockton Roads, increased traffic through the area and encouraged business opportunities, including a network of stage stops and hotels along Upper Stockton Road. Upper Stockton Road, now known as Highway 99, is adjacent to the current location of the Foulks House (42–43).

By the mid-1850s, discouraged gold miners turned to ranching or farming to meet the agricultural demands of California's growing population. Elk Grove business pursuits shifted from the service industry along Upper Stockton Road to ranching and farming. The principal agricultural output of the region included cattle, sheep, wheat, and barley until the late nineteenth century (44–50).

B11. Additional Resource Attributes: N/A

***B12. References:** See continuation sheet.

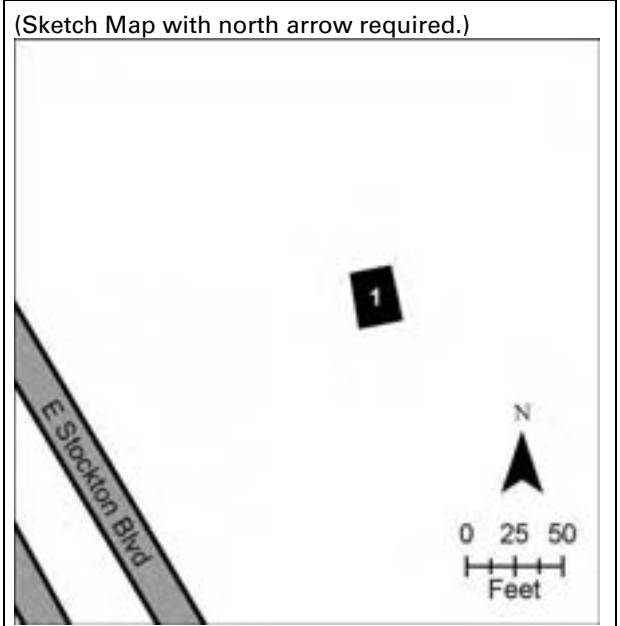
B13. Remarks: N/A

***B14. Evaluator:**

Margo A. Nayyar, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, #220
Rancho Cordova, CA 95670

***Date of Evaluation:** April 26, 2018

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

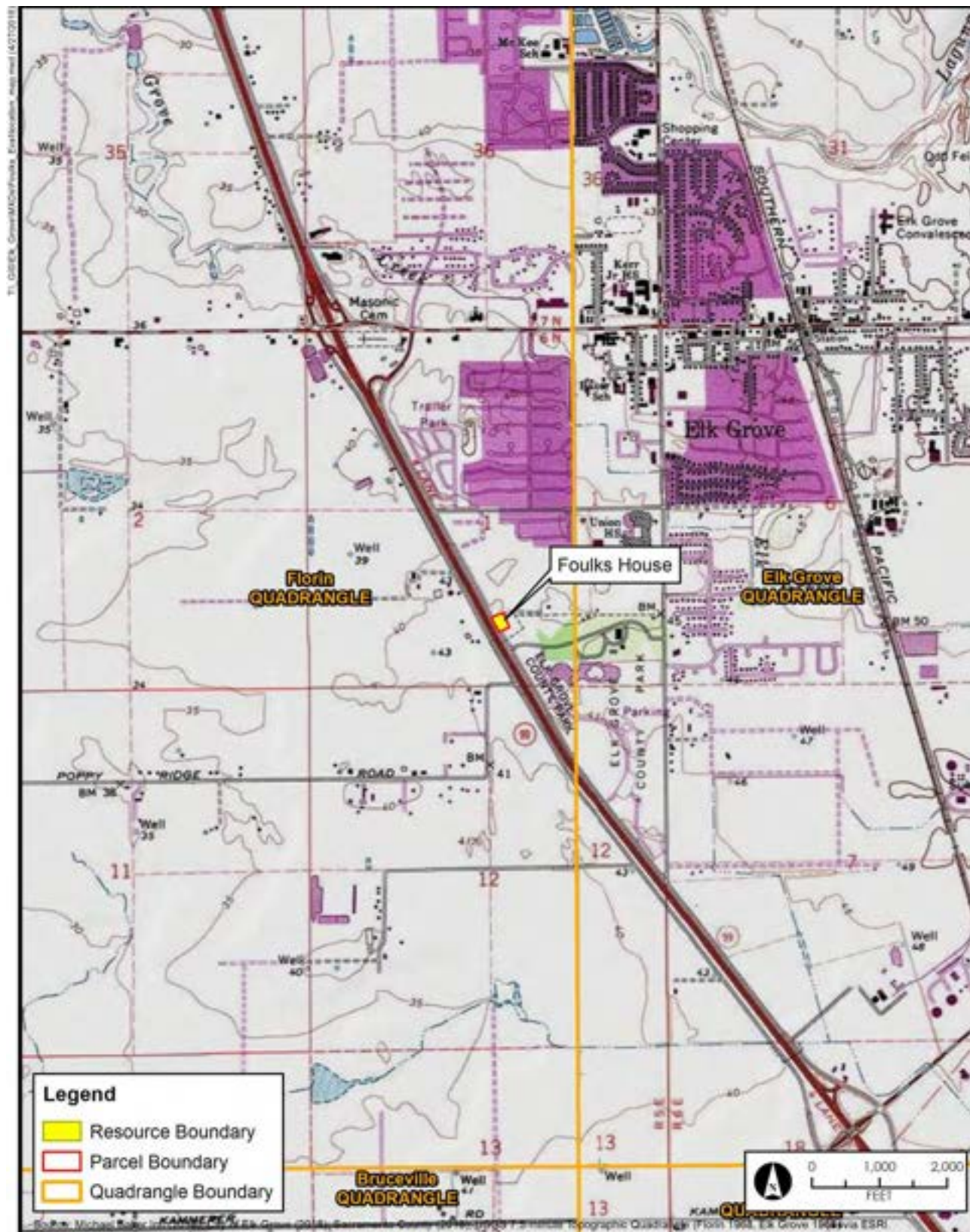
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*Resource Name or # Foulks House

*Map Name: Florin, Bruceville, Galt, and Elk Grove, Calif.

*Scale: 1:24,000

*Date of map: 2018



***B10. Significance (continued):**

Numerous ranches were established in Elk Grove during the 1850s and 1860s, with the original owners and their descendants frequently playing leading roles in the community's development. One of the more prominent early ranches included the 320-acre Foulks Ranch established in 1853 by Euphemia Foulks and her family. The ranch was located near the present-day intersection of Elk Grove Boulevard and Bruceville Road, near Foulks Ranch Drive.

In 1853, after the death of her husband, Euphemia Foulks traveled via train, steamer, and covered wagon from Mansfield, Ohio, to Elk Grove with her four children. Her brother, Jonathan Pugh, had established a farm in the Elk Grove area the previous year and had established a farm for Euphemia. On October 1, 1853, after a six-month journey, the Foulks family established the Foulks Ranch, also known as "Oakwood." The family lived out of their covered wagon until 1854 when they built the Foulks House from lumber shipped around Cape Horn from South Carolina. The Foulks House was known to have been moved around the ranch over the years (Jackson 1965).

The Foulks family traded butter, eggs, fruit, and vegetables for products not produced on the ranch. The ranch originally focused on raising livestock and later on growing hay and grain. By 1860, it became the first farm in Sacramento County with a Mission grape vineyard. George Foulks, Euphemia's son, became one of the area's pioneers in the grape culture industry. Their grape business declined in 1929 due to Prohibition. By the 1880s, the ranch produced barley, wheat, and oats, as well as horses. In 1885, G. W. Foulks installed one of the first steam pumping plants in Sacramento County on the ranch. By 1895, the first house, barn, and corral had been built, and chickens, ducks, and turkeys were raised. During the depression, dairying was the main business, and alfalfa was farmed to feed the cows. Corn was also grown (Jackson 1965).

In the 1930s, the Foulks family owned the Foulks Motor Company in Sacramento. Around this time, the ranch land was rented. The ranch remained intact until the 1960s when the majority of the land was sold for development. The last parcel was sold for development in 2004 (Jackson 1965; Page & Turnbull 2012: 47–48).

The Foulks House was described as:

Located out back and away from the main road, the interior contained siding of horn wood, a narrow tongue and grooved wood. The original siding was of shiplap. The house had two stories and was built with wide plank wood floors held together with square nails. The downstairs consisted of two rooms, a sitting parlor-dining room and a kitchen. Up a very narrow, steep staircase that you had to go outside to enter were two small bedrooms. The house had a covered front porch and two front doors, one leading directly into the kitchen and the other into the parlor-dining room. Water came from a well that was dug close to the house (Pinkerton 2004).

According to Page & Turnbull (2012), agricultural properties from Elk Grove's early period (1846–1867) are rare. Only a couple ranches from this period were identified in the 2012 citywide survey; however, the buildings no longer retained their associated agricultural land. The Foulks House is one of these properties, as it was relocated from its location on the Foulks Ranch to a permanent location at Heritage Park within Elk Grove Regional Park. However, properties from this period may have historic significance (55).

Page & Turnbull (2012) identified three ways in which resources from Elk Grove's early period could be eligible for listing in the Elk Grove Register of Historic Resources (Elk Grove Register). Under Criterion 1, properties may be significant

for their association with pioneering efforts to create an agricultural economy in the Elk Grove area, as well as their association with the settlement of California as a whole. Their significance is enhanced by their relative scarcity. Agricultural properties were typically comprised of a residence and buildings to support ranching and/or farming of the associated land. Because these were working ranches/farms, the association of the buildings to the land is particularly significant. Agricultural properties that remain in their original location, on larger undeveloped parcels, or retain associated outbuildings best demonstrate the function of this resource type (57–58).

Under Criterion 2, agricultural properties may be significant for their association with persons important to Elk Grove history, including area pioneers, such as members of the Foulks family, who made significant contributions to the local agricultural economy (58).

Under Criterion 3, agricultural properties may be significant for their architecture, as expressed by vernacular forms or construction methods. It is unlikely that buildings from this era would qualify as the work of a master architect or prominent builder because most buildings of this resource type were constructed by individual families (58).

Character-defining features for ranch/farm residences from Elk Grove's early period include simple architectural form, a rectangular plan, one or two stories, wood frame; hand-hewn wood siding; and side-gable roofs, limited fenestration, and wood-sash windows (56–57).

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*Resource Name or # Foulks House

*Recorded by: Margo A. Nayyar, Michael Baker International

*Date: April 20, 2018 ☒ Continuation

Furthermore, a property must retain integrity to its period of significance. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the building. However, buildings constructed during this period are extremely rare; therefore, some consideration for their age and rarity is warranted when considering integrity. It was not at all uncommon for ranch houses from this period to have been moved or to have been subsumed by more recent development, and so integrity of location and setting should not be considered paramount (58).

Elk Grove Register of Historic Resources Evaluation

Criterion 1 – The Foulks House does not appear to be associated with an event that has made a significant contribution to the broad patterns of Elk Grove's history. Page & Turnbull (2012) identified residences from this period to be eligible under Criterion 1 if they are associated with pioneering efforts to create an agricultural economy in the Elk Grove area. The house, as it is today, is no longer located in its original agricultural context with associated ranch complex buildings; therefore, the property does not appear eligible under Elk Grove Register Criterion 1.

Criterion 2 – The residence is associated with an early Elk Grove pioneer family which has made significant contributions to local history. The Foulks family made significant contributions to the local agricultural economy, including planting the first Mission grape vineyard. As such, the property appears eligible under Elk Grove Register Criterion 2.

Criterion 3 – The 1854 National-style residence is a rare remaining example of its architectural and construction type. Wood-framed, National-style residences from Elk Grove's early period are rare. The house embodies the simple frame construction of its era. Therefore, the building embodies a distinctive type, period, and method of construction. Therefore, the building appears eligible under Elk Grove Register Criterion 3.

Criterion 4 – The residence is not likely to yield valuable information that will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to subjects such as nineteenth century residential housing. Therefore, the property does not appear eligible for listing under Elk Grove Register Criterion 4.

Lastly, the property lacks integrity of location and setting because it was moved from its original location on an agricultural property. It maintains integrity of design because it maintains its original form, plan, and style. It maintains integrity of materials and workmanship because it maintains many of the original materials dating to 1854, including the frame, barn wood, horn wood, lapped siding, and square nails. The house has undergone alterations to its windows, an important feature. Lastly, it maintains the feeling of an 1854 National-style residence and its association with the Foulks family. Despite its alterations, its age and rarity are paramount in its significance.

In conclusion, the Foulks House appears eligible for listing in the Elk Grove Register under Criterion 2 for its association with the Foulks family, and under Criterion 3 as a rare National-style residence with simple frame construction.

***B12. References (continued):**

Jackson, Susan Wickert. 1965. "Foulks History." Unpublished paper on file at the Elk Grove Historical Society.

Page and Turnbull. 2012. *Elk Grove Historic Context Statement*. Prepared for the City of Elk Grove. Electronic document, http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/City%20Government/Committees/hcs-final-draft.pdf, accessed multiple.

Pinkerton, Elizabeth. 2004. "150 Years of History at Foulks Ranch." *Elk Grove Citizen*. On file at the Elk Grove Historical Society.

Page 6 of 7

*Resource Name or # Foulks House

*Recorded by: Margo A. Nayyar, Michael Baker International

*Date: April 20, 2018 ☒ Continuation

P5a. Photographs (continued):



Photograph 2. View southeast of north and west elevations



Photograph 3. Detail view of square nail

Page 7 of 7

*Resource Name or # Foulks House

*Recorded by: Margo A. Nayyar, Michael Baker International

*Date: April 20, 2018 ☒ Continuation



Photograph 4. Circa 1890 view of Foulks House courtesy of Elk Grove Historical Society



Photograph 5. Circa 1890 view of Foulks House courtesy of Elk Grove Historical Society

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 81

*Resource Name or # Everson Brothers Warehouse

*Date: May 2019 ☒ Update

Updated Description:

Since the 2014 survey, this building has been painted and repairs have been made to deteriorated elements. Windows have been added to the east elevation.

Updated Photograph:



Photograph 1. View southwest of the north and east elevations.

Elk Grove Register of Historic Resources Eligibility:

The Everson Brothers warehouse was evaluated in 2014 as eligible for listing in the National Register of Historic Places (National Register) under Criterion A and the California Register of Historical Resources (California Register), under Criterion 1, as a contributor to the National Register-listed Elk Grove Historic District. The building was also evaluated as eligible for listing in the Elk Grove Register under Criterion A-i, as a contributor to a potential locally designated historic district, for its association with the early community and commercial development of Elk Grove between 1876 and 1930.

The circa 1910 utilitarian-style building remains eligible for listing in the National Register and California Register under Criteria A and 1, respectively. The building also appears eligible for the Elk Grove Register under updated Criterion 1, as a contributor to a potential locally designated historic district, for its association with Elk Grove's community and commercial development during the period between 1893 and 1926.

Integrity Assessment: The Everson Brothers warehouse maintains integrity of location and setting as it is located in its original construction location behind the Independent Order of Odd Fellows building adjacent to railroad tracks in a commercial and industrial area of downtown Elk Grove. It displays integrity of design, materials, and workmanship due to its original doors and wall cladding. It maintains the feeling as a circa 1910 warehouse and retains its association with its historic context.

In conclusion, the Everson Brothers warehouse appears eligible for listing in the National Register and California Register under Criteria A and 1, respectively, for its association with the National Register-listed Elk Grove Historic District. The building also appears eligible for the Elk Grove Register under Criterion 1, as a contributor to a potential locally designated historic district, for its association with Elk Grove's community and commercial development during the period between 1893 and 1926. It maintains integrity to its period of significance (circa 1910).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 31, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 3D, 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Everson Brothers Warehouse

P1. Other Identifier: MR-89, IOOF Warehouse

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

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

B.M.

c. Address: 9045 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0210-014

Elevation: 50 ft. AMSL

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

The Everson Brothers Warehouse is attached to the rear (north elevation) of the Elk Grove Independent Order of Odd Fellows (IOOF) Hall. The building sits on an irregular-shaped parcel at the northeast corner of Elk Grove Boulevard and 1st Avenue and is oriented parallel to the former Southern Pacific Railroad tracks. The utilitarian-style warehouse rises to a height of one story from a trapezoidal-shaped ground plan and is surmounted by a side gabled roof clad with standing seam sheet metal and wide overhanging eaves supported by metal brackets along the west elevation. The building was constructed with a wood-frame structural system with exterior walls clad with plywood and corrugated metal. Its raised concrete foundation along the west elevation is used for a loading dock. The west elevation also displays a standard-size entry door and a larger loading bay. The east elevation is fenestrated with three, boarded-over windows punctuating the corrugated metal walls at regular intervals.

The property is located in a commercial and industrial area of downtown Elk Grove. Landscaping is minimal and limited to a few trees at the rear of the lot. The overall condition of the warehouse is fair.

*P3b. Resource Attributes: (List attributes and codes) HP39-Other (warehouse)

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

P5a. Photograph 1.



P5b. Description of Photo:

East & north elevations of the warehouse. In the background is the attached IOOF Hall. Camera facing southwest.

*P6. Date Constructed/Age and Sources:

Circa 1910. Source-Sanborn Maps.

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Thanh V. Nguyen
9100 Carmencita Ave
Sacramento, CA 95829

*P8. Recorded by:

Monte Kim
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 11, 2014

*P10. Survey Type: Intensive

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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

Page 2 of 4

*NRHP Status Code 3D, 5D3

*Resource Name or # Everson Brothers Warehouse

B1. Historic Name: Everson Brothers Warehouse

B2. Common Name: IOOF Warehouse

B3. Original Use: warehouse

B4. Present Use: warehouse

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed in circa 1910. Alterations include a replacement entry door and boarded-over windows at an unknown date.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location:

***B8. Related Features:** IOOF Hall

B9a. Architect: unknown

b. Builder: unknown

***B10. Significance: Theme:** Community & commercial development

Area: Elk Grove

Period of Significance: 1876-1930 (NRHP historic district)

Property Type: warehouse

Applicable Criteria: NRHP Criterion A, CRHR Criterion 1, and Local Criterion A-i

The IOOF Warehouse at 9045 Elk Grove Boulevard appears to be eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and the California Register of Historical Resources (CRHR) under Criterion 1 as a contributing property to the Elk Grove Historic District, a NRHP-listed historic district. The subject property possesses local significance for its association with the commercial development of Elk Grove between 1876 and 1930. The warehouse also appears to be eligible for listing in the Elk Grove Registry under Criterion A-i as a contributing resource to a locally-designated historic district. The subject building was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.

In 1988, Michael Knapp, the Old Town Elk Grove Revitalization Coordinator, surveyed the adjoining building on this lot, the 1893 Elk Grove IOOF Hall, and determined that it was eligible for NRHP listing. Later that year, the IOOF Hall was listed in the NRHP as a contributor to the Elk Grove Historic District. The attached warehouse, however, was not addressed, and it was never formally included in the district as a contributing element. In 2012, Page & Turnbull conducted a reconnaissance-level survey of the property and concluded that the warehouse appeared to be eligible for listing in the NRHP as a contributor to the Elk Grove Historic District. The current evaluation concurs with the 2012 finding and recommends amending the nomination form to include the warehouse as a contributing property. See Continuation Sheet.

B11. Additional Resource Attributes: HP13. Community center/social hall

***B12. References:** Armstrong, Lance. *Echoes of Yesterday – Elk Grove*. (Oakland: Regent Press, 2006); Glad, Maria. 2001. "Odd Fellows Have Skeletons in Their Closets—and Their Walls and Attics." *Los Angeles Times*; Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. "San Francisco Preservation Bulletin No. 18: Residential and Commercial Architectural Periods and Styles in San Francisco." 2003; Tabbert, Mark. 2003. "Masonic Papers: The Odd Fellows," *The Northern Light*.

B13. Remarks:

***B14. Evaluators:**

James Williams & Monte Kim, Ph.D.

ICF International, 630 K Street, Suite 400, Sacramento, CA.

***Date of Evaluation:** August 19, 2014

(This space reserved for official comments.)

Sketch Map



*Recorded by: Monte Kim

*Date: April 11, 2014

☒ Continuation ☐ Update

***B10. Significance (continued):**

The history of the warehouse is closely tied to the adjoining IOOF Hall, which was constructed in 1893, following a catastrophic fire the previous year that destroyed a large section of downtown Elk Grove (Page & Turnbull 2012: 63). The original IOOF building that stood on this lot was constructed in 1878. The 1892 conflagration caused extensive damage to the building, and the structure was demolished. The Elk Grove IOOF constructed a new hall on the site with bricks fabricated at the nearby Benjamin Hoover Ranch (Armstrong 2006: 155). The IOOF traces its origins to seventeenth-century mutual aid societies in England and its start as a U.S. organization to the founding of the first American lodge in Baltimore in 1831 (Gold 2001). Its women's auxiliary, the Rebekah Degree, dates to 1851, when the all-male IOOF began bestowing honorary membership on the wives and daughters of its members (Armstrong 2006: 155; Tabbert 2007). Elk Grove's IOOF lodge dates to 1870s, while the local Rebekahs began meeting in 1888 (Armstrong 2006: 155). Both groups were founded during what is considered the high-water mark of U.S. fraternal organizations, the period between 1870 and 1920 (Tabbert 2007).

While the second floor served primarily as a meeting space for the Odd Fellows and Rebekahs, the ground level featured a storefront facing what was then Main Street. The storefront's first tenant was Julius Everson, a farmer-turned-merchant who led the 1870s effort to relocate the fledgling Elk Grove community to a new location along the Central Pacific Railroad (later Southern Pacific) alignment. Everson's original 1876 store was destroyed in the 1892 fire that also destroyed the 1878 IOOF hall. He reopened his business on the ground-level of the rebuilt IOOF hall (Pinkerton 2000: 293-294; Page & Turnbull 2012: 64-65, 96). His "mercantile store" was rechristened Everson Bros. General Merchandise in 1909. Operated by Julius, Lester, Walter, and Alvira Everson, the business added the extant warehouse at the rear of the parcel in 1910 (Armstrong 2006: 153-155). Beginning later that year, the store changed hands several times before ending its run as a retail store with the 1964 closure of Entrican's Grocery. Between 1964 and the early 1980s, the space was leased consistently as an insurance office under the operation of several brokers. Beginning in 1983, Elk Grove Insurance shared the ground floor with the Elk Grove Historical Society (Armstrong 2006: 153-155).

Because of its association with the early community and commercial development of Elk Grove between 1876 and 1930, the Everson Brothers Warehouse possesses significance under NRHP Criterion A, CRHR Criterion 1, and local Criterion A-i. The building retains its integrity of location, as well as a sufficient amount of its integrity of setting, design, materials, workmanship, feeling, and association to convey its historical identity as a commercial warehouse constructed in circa 1910.

The warehouse does not appear to be significant under NRHP Criterion B, CRHR Criterion 2, or local Criterion A-ii, since research did not indicate that the building is associated with the work of any individual important in history. Although Julius Everson was one of the early merchants in Elk Grove and a strong advocate of relocating the community to be closer to the tracks of the Southern Pacific Railroad, his efforts do not rise to the level of singular importance necessary to meet Criterion B, Criterion 2, or Criterion A-ii.

Architecturally, the warehouse represents an undistinguished example of an early twentieth-century, utilitarian-style building. Although the building retains its overall integrity of design, materials, and workmanship, it lacks sufficient design and construction value to meet NRHP Criterion C, CRHR Criterion 2, or local Criterion A-iii.

In conclusion, the Everson Brothers Warehouse appears to be eligible for listing in the NRHP, the CRHR, and the Elk Grove Registry as a contributing property to the NRHP-listed Elk Grove Historic District under Criterion A, 1, and A-iii respectively. The subject building was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it appears to be a historical resource for the purposes of CEQA.

Page 4 of 4

*Resource Name or # Everson Brothers Warehouse

*Recorded by: Monte Kim

*Date: April 11, 2014

☒ Continuation ☐ Update

*P5a. Photographs (continued):



Photograph 2. Overview of warehouse (right) & IOOF Hall (left).
Camera facing northwest.



Photograph 3. East and south elevations of the
warehouse. Camera facing northwest.



Photograph 4. Overview of warehouse (background) & IOOF
Hall (foreground). Camera facing northwest.



Photograph 5. Overview of warehouse (left) & IOOF Hall (right).
Camera facing northeast.



Photograph 6. West elevation of the warehouse. Camera facing east.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 82

*Resource Name or # Coon Residence

*Date: May 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View southeast of north and west elevations.

Elk Grove Register of Historic Resources Eligibility:

The Coon residence was evaluated in 2014 as individually eligible for listing in the Elk Grove Register as a heritage resource under Criterion C-i, for its association with Elk Grove's residential development during the period between 1893 and 1926. The previous Criterion C recognized pre-1941 resources that may have only retained three of seven aspects of integrity.

The circa 1920 Craftsman-style residence does not appear eligible for listing in the Elk Grove Register under updated Criterion 1 due to lack of integrity.

Integrity Assessment: The Coon residence does not maintain integrity of location or setting as it was originally located on Main Street and was moved to its current location between 1957 and 1964. It has compromised integrity of design, materials, and workmanship due to replacement windows and doors, second-story porch addition, and the addition of brick water table wall cladding. It does not maintain the feeling of a circa 1920 Craftsman-style and thus loses its association with its historic context.

In conclusion, the Coon residence does not appear eligible for listing in the Elk Grove Register for its association with Elk Grove's residential development during the period between 1893 and 1926, due to lack of integrity to its period of significance (circa 1920).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 31, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Coon Residence

P1. Other Identifier: MR-76

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Sacramento

***b. USGS 7.5' Quad:** Elk Grove **Date:** 1968 **T** 7N **R** 6E; **SW** ¼ of **Sec** 31 **MD B.M.**

c. Address: 8936 Sierra Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0151-023 Elevation: 55 ft. AMSL

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

The Coon Residence is situated on the south side of Sierra Street between Elk Grove-Florin Road and 3rd Avenue. The parcel contains one residence. Landscaping on the property consists of a manicured lawn and mature shade trees.

This two-story, wood-framed, Craftsman-style residence was built in circa 1920 and displays a rectangular ground plan. Wall cladding includes beveled wood board siding and a brick water table. Replacement vinyl windows are located throughout the residence. An original wood-sash, awning window is located in the north façade dormer. The north façade features a full-width, concrete slab porch with tapered, square wood columns on brick supports. A projecting, gabled entry porch is centered on the façade. The view of the main entry door is obscured by a metal and mesh security door. The medium-pitched, cross-gabled roof is clad with composite shingles. Decorative wood brackets are located in the eaves. Notable alterations include the second-story, wood porch on the west elevation. The second-story windows and simple wood door are also additions. The brick along the water table and porch supports does not appear to be original to the house. Lastly, a small room addition, built at an unknown date, along the south elevation maintains vertical wood board wall cladding and a slightly modified roof line. The house is in good condition. (see continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph 1.



P5b. Description of Photo:

North & west elevations.
Camera facing southeast.
Photo taken 4/9/2014.
Photo #0560

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

Sources: circa 1920.

Source-City of Elk Grove

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Cheryl Rhoades
8936 Sierra St
Elk Grove, CA 95624

***P8. Recorded by:**

Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

***P9. Date Recorded:** 4/9/14

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

***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):

Page 2 of 2

*Resource Name or # Coon Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Aerial views of the property suggest that the house was moved to its current location between 1957 and 1964. According to the Elk Grove Historical Society the house was originally located on Main Street, and belonged to Mr. Coon who worked for the post office (Russell 2012).

Despite its relocation and alterations, the Coons Residence retains sufficient integrity to meet local Criteria C-1. The residence retains its overall integrity of design, materials, and workmanship to convey its historical identity as a Craftsman-style residence. Because of its association with the residential development of Elk Grove within the period between 1893 and 1926, the Coon Residence appears to be eligible for individual listing in the Elk Grove Registry as a heritage resource under local Criteria C-1. Thus under the current recordation, the property has been assigned a 5S3 California Historical Resource status code.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.

NETR Online. 2014. "Historic Aerials." <www.historicaerials.com> Electronic resource accessed April 29, 2014.

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 29, 2014



Sketch map of Coon Residence at 8936 Sierra St.



Photograph 2. View southwest of east elevation. Taken 4/9/14, #0561.

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 83

*Resource Name or # Owen Residence

*Date: May 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northwest of the east and south elevations.

Elk Grove Register of Historic Resources Eligibility:

The Owen residence was evaluated in 2014 as eligible for listing in the Elk Grove Register as a landmark under Criterion A-i, both individually and as a contributor to a potential locally designated historic district, for its association with Elk Grove's residential development during the period between 1893 and 1926. In 1988 it was listed in the National Register of Historic Places as a contributor to the Elk Grove Historic District and assigned a 1D status code.

The circa 1920 Craftsman-style residence remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926.

Integrity Assessment: The Owen residence maintains integrity of location and setting as it is located in its original construction location in a residential neighborhood. It displays partial integrity of design, materials, and workmanship due to vinyl window replacements. However, the building maintains its original wall cladding and Craftsman-style decorative elements, including a lattice vent and brackets under the front façade facing gable. It maintains feeling as a circa 1920 Craftsman-style residence and retains its association with its historic context.

In conclusion, the Owen residence appears eligible for listing in the Elk Grove Register, both individually and as a contributor to a potential locally designated historic district, under Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926. It maintains a high degree of integrity to its period of significance (circa 1920).

Evaluator:

Laura MacDonald and Margo Nayyar
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 31, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 1D, 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Owen Residence

P1. Other Identifier: MR-71

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SW ¼ of SE¼ of Sec 31 MD B.M.

c. Address: 9548 School Street

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0253-041

Elevation: 55 ft. AMSL

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

The Owen Residence at 9548 School Street is situated on the east side of School Street, between Summit and Locust Streets. The parcel contains three built resources, including a residence, a detached garage, and a large ancillary building. Landscaping on the property consists of a manicured lawn and mature shade trees that block the view of the garage and ancillary building.

The two-story, wood-framed, vernacular-style residence was built in circa 1920 and displays a rectangular ground plan and a continuous concrete foundation. The walls are clad with horizontal board siding. Replacement vinyl windows are located throughout the residence. The original wide wood board window casings and sill are extant. Decorative fixed shutters flank the east façade focal window. A wood staircase leads to the partial-width façade porch and main entrance. Details of the entry door are obscured by a metal security door. The porch displays tapered, square wood columns on wood block supports. An exterior brick chimney is located on the south elevation; the chimney is not functional. The roof is hipped with a cross-gable over the porch. The gable displays a decorative lattice vent and gable brackets. At some point after 1988, the rafters along the front elevation were enclosed with a fascia board. The house is in overall good condition. (see continuation sheet).

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property; HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

East & south elevations.
Camera facing northwest.
Photo taken 4/9/2014.
Photo #0588

*P6. Date Constructed/Age and Sources: circa 1920. Source-City of Elk Grove ☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Heidi Keiser
9548 School St
Elk Grove, CA 95624

*P8. Recorded by:
Margo Nayyar
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: 4/9/14

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 2

*Resource Name or # Owen Residence

*Recorded by: Margo Nayyar, ICF International

*Date: 4/9/2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

The detached garage and ancillary buildings were not visible from the public right-of-way, but aerial views of the buildings suggest that they have rectangular ground plans and gable roofs. The garage roof is clad with composite shingles; the ancillary building's roof is clad with corrugated metal.

According to the Elk Grove Historical Society, Ken Upton built the house in the 1920s (Russell 2012). The house is known as the Owen Residence, and it was listed in the National Register of Historic Places in 1988 as a contributor to the Elk Grove Historic District and assigned a 1D status code. Page & Turnbull also recorded the property in 2012 for a citywide reconnaissance-level survey, assigning a status code of 1D, as well as a 5D3 to indicate that the property appeared to be eligible as a contributor to a locally-designated district. The current evaluation concurs with the Page & Turnbull finding and has thus assigned both a 1D and a 5D3 status code to this property. Because of its association with the residential development of Elk Grove within the period between 1893 and 1926, the Owen Residence appears to be eligible for listing in the Elk Grove Registry under local Criterion A-i as a landmark and a contributor to a potential locally-designated historic district.

References:

Page & Turnbull. 2012. *Elk Grove Historic Context and Survey Report, Final Draft*. City of Elk Grove, California.

Russell, T. 2003, revised 2012. Inventory of Elk Grove historical resources. Resource on file at ICF International, Sacramento.

Knapp, Michael T. 1988. Elk Grove Historic District National Register Nomination Form. http://www.egplanning.org/commissions-committees/preservation/pdfs/Elk_Grove_Historic_District-NR_Form.pdf (accessed April 28, 2014).

Form Prepared by:

Margo Nayyar & Monte Kim, Ph.D.

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

Date: April 28, 2014



Sketch map of the Owen Residence.



Photograph 2. 1987 view of the Owen residence at 9548 School Street. Note the original windows. Source: 1988 Elk Grove Historic District National Register Nomination Form.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Page 1 of 1

*Recorded by: Volunteer

Map Reference #: 84

*Resource Name or # Brainard/Markofer Coach House

*Date: May 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View south of the north elevation.

Elk Grove Register of Historic Resources Eligibility:

The Brainard/Markofer coach house was evaluated in 2014 as eligible for listing in the Elk Grove Register under Criterion A-i as a contributor to a potential locally designated historic district as a rare residential property type. Also, in 1988 it was listed in the National Register of Historic Places as a contributor to the Elk Grove Historic District.

The circa 1902 vernacular-style ancillary building associated with the 1902 Brainard/Markofer residence remains eligible for listing in the Elk Grove Register under updated Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926.

Integrity Assessment: The Brainard/Markofer coach house maintains integrity of location and setting as it is located in its original construction location behind a residence on a mixed-use thoroughfare. It displays integrity of design, materials, and workmanship due to its original wall cladding, windows, and doors; however, it does have an addition to the rear south elevation of the building that was added some time after 1941. It maintains the feeling as a circa 1902 vernacular-style coach house, and thus retains its association with its historic context.

In conclusion, the Brainard/Markofer coach house appears eligible for listing in the Elk Grove Register as a contributor to a potential locally designated historic district under Criterion 1 for its association with Elk Grove's residential development during the period between 1893 and 1926. It displays a high degree of integrity to its period of significance (circa 1902).

Evaluator:

Laura MacDonald, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 31, 2019

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

Primary #
HRI #

Trinomial
NRHP Status Code(s) 1D, 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Brainard/Markofer Coach House

P1. Other Identifier: MR-33

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; NW ¼ of SW ¼ of Sec. 16 B.M.

c. Address: 9112 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0243-011-0000

Elevation: 50 ft. AMSL

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

The Brainard/Markofer Coach House is a circa-1902 vernacular-style ancillary building associated with the 1902 Brainard/Markofer Residence at 9112 Elk Grove Boulevard. The two-story outbuilding sits behind the residence, located in the southwest corner of a 12,000 square-foot, urban, residential parcel. Rising from an irregular ground plan, the building's wood-frame structural system supports exterior walls clad primarily in scored, horizontal shiplap or tongue-and-groove siding and a steeply-pitched, cross-gabled roof covered in corrugated sheet metal replacement cladding. The main façade (north elevation) features two non-original, horizontally-sliding plywood doors suspended across a large, symmetrically placed bay. Above the bay is an upper-floor opening with a hinged door made of vertical wood planks. Fenestration on the west elevation includes an off-center, double-hung wood-sash window on the ground level and a fixed, single-pane, wood-sash window on the upper floor. At the rear of the building, a pent roof addition extends to the south. It has horizontal shiplap or tongue-and-groove exterior walls and a corrugated metal roof. The addition does not appear on Sanborn maps for 1905, 1926, or 1941, suggesting it could have been constructed as late as 40 years after the original building was erected. (See continuation sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP4. Ancillary building

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

P5a. Photograph 1.



P5b. Description of Photo:

North elevation.

Camera facing south.

Photograph taken April 7, 2014.

*P6. Date Constructed/Age and

Sources: 1902

Source-City of Elk Grove

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Millicent I. Hummel Trust

9112 Elk Grove Blvd

Elk Grove, CA 95624

*P8. Recorded by:

James Williams

ICF International

630 K Street, Suite 400

Sacramento, CA 95814

*P9. Date Recorded:

April 7, 2014

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Brainard/Markofer Coach House

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description (continued):**

Although the Brainard/Markofer Coach House was listed as a contributor to the Elk Grove Historic District by Michael Knapp in 1988, a recordation form was never completed for the building. The current evaluation finds that the Coach House retains sufficient integrity to remain a contributing element to the NRHP-listed district. As a rare residential property type, the Brainard/Markofer Coach House also appears to be eligible for listing in the Elk Grove Registry under Criterion A-i as a contributing resource to a potential locally-designated historic district.

Reference:

Page & Turnbull. 2012. *Elk Grove Historic Context Statement and Survey Report*. City of Elk Grove, Calif.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of 9112 Elk Grove Boulevard).

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
HRI #
Trinomial

Map Reference #: 85

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*Resource Name or # Elk Grove Grange, No. 86/County Free Public Library Site

*Recorded by: Volunteer

*Date: May 2019 ☒ Update

Updated Description:

No notable alterations were identified since the 2014 evaluation.

Updated Photograph:



Photograph 1. View northeast of the west and south elevations.

Elk Grove Register of Historic Resources Eligibility:

The Elk Grove Grange, No. 86/County Free Public Library site was evaluated in 2014 as eligible for individual listing in the Elk Grove Register under Criterion A-i as the site of California's first free county library. It is also California State Historical Landmark No. 817. Furthermore, the existing social hall building on the site was evaluated as eligible for listing in the Elk Grove Register under Criterion B-i as a contributor to a potential locally designated historic district.

The site remains eligible for listing in the Elk Grove Register under updated Criterion 1, and the existing social hall building at 9125 Elk Grove Boulevard remains eligible for listing under updated Criterion 1.

Integrity Assessment: 9125 Elk Grove Boulevard, built in 1950, maintains integrity of location and setting as it is located in its original construction location. It displays integrity of design, materials, and workmanship due to its original wall cladding, windows, and doors. It maintains the feeling as a 1950 social hall, and thus retains its association with its historic context.

In conclusion, the Elk Grove Grange, No. 86/County Free Public Library site appears eligible for listing in the Elk Grove Register under Criterion 1 for its association with California's first free county library and because it is a California State Historical Landmark. Furthermore, the building at 9125 Elk Grove Boulevard appears eligible under Criterion 1, as a contributor to a potential locally designated historic district, for its association with Elk Grove's social development during the period of 1946–1967. It displays integrity to its period of significance (1950).

Evaluator:

Margo Nayyar, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Date: May 31, 2019

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

Primary #
HRI #
Trinomial
NRHP Status Code(s) 5S3, 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Grange Hall & Site of County Free Public Library

P1. Other Identifier: MR-34

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento

*b. USGS 7.5' Quad: Elk Grove Date: 1968 T 7N R 6E; SW ¼ of SE ¼ of Sec. 31 B.M.

c. Address: 9125 Elk Grove Boulevard

City: Elk Grove

Zip: 95624

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

e. Other Locational Data: APN 125-0252-011

Elevation: 50 ft. AMSL

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

Built in 1950, the social hall of the Elk Grove Grange, No. 86 is a one-story, concrete block building located near the northeast corner of Elk Grove Boulevard and School Street in an urban, mixed-use area of Elk Grove. The building stands on a concrete slab foundation and an irregular ground plan. It includes concrete block walls and a segmented roof that is hipped in the front and gabled in the rear. Constructed with a north-south orientation, the building's broad, west-facing main elevation fronts a macadam-paved parking lot. At its southwest corner, the parking lot is surfaced with brick and landscaped with a mature tree in a circular brick planter. A covered entry area runs the width of the hip-roofed section of the building. Beneath a wide eave with four rectangular wooden supporting posts, there are two doors. Near the southwest corner of the building, a glazed, wooden double door opens to the west. To its left are two metal casement windows. Further to the left, on the wider, gabled rear section of the building, a non-original wood panel door faces the south. Above this door, the shingled, south-facing gable end of the building's rear section is partially visible. The far right of this section includes metal-sash windows on the west elevation. From front to rear, these include a fixed-pane window, seven casement windows.. Each is set into the concrete block wall and includes a concrete block sill. Extending north at the rear of the building is a pent roof extension with concrete block walls that are partially clad in vertical wood plank siding. The front-facing south elevation is located near the property line and features two metal-sash casement windows with concrete sills flanking a broad concrete block exterior chimney. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP13. Community center/social hall

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

P5a. Photograph 1.



P5b. Description of Photo:

West & south elevations.
Camera facing northeast.
Photo taken Apr. 7, 2014.
Photo #P1010459.

*P6. Date Constructed/Age and Sources: 1950.

Source-County Assessor. ☒ Historic
☐ Prehistoric ☐ Both

*P7. Owner and Address:

Elk Grove Grange NO 86 P of H
PO BOX 1388
Elk Grove, CA 95759

*P8. Recorded by:

James Williams
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

*P9. Date Recorded: April 7, 2014

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ICF International. 2014. *City of Elk Grove Historical Resources Inventory and Evaluation Report*. ICF 00608.13. Sacramento, CA. Prepared for the City of Elk Grove, CA.

*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):

Page 2 of 2

*Resource Name or # Elk Grove Grange, No. 86/County Free Public Library Site

*Recorded by: James Williams, ICF International

*Date: April 7, 2014

☒ Continuation ☐ Update

***P3a. Description** (continued):

Affixed to the chimney is a plaque noting the site's designation as a California Registered Historical Landmark No. 817, a designation made to commemorate the location as the "site of the first county free library branch in California." The corners of the southeast and southwest wall junctions are rounded slightly.

Local farmers established the Elk Grove Grange parlor in 1873. It is unclear where Grange members had previously held their meetings. The current building supplanted a Women's Christian Temperance Union (WTCU) hall that stood at this location until it was demolished in 1949. The WTCU building was notable, in part, for housing the aforementioned county library branch between 1908 and 1939 (Page & Turnbull 2012: 117, 140). As the site of California's first free county library, the property at 9125 Elk Grove Boulevard appears to be individually eligible for listing in the Elk Grove Registry as a landmark under local Criterion A-i. Additionally, the social hall presently on this site appears to meet the eligibility requirements for listing in the Elk Grove Registry under local Criterion B-1 as a landmark and a contributing resource to a potential locally-designated historic district.

Reference:

Page & Turnbull. 2012. *Elk Grove Historic Context Statement and Survey Report*. City of Elk Grove, Calif.

Form Prepared by:

James Williams, & Monte Kim, Ph.D.
ICF International
630 K Street, Suite 400
Sacramento, CA 95814

Date: April 28, 2014



Figure 1. Sketch map of 9125 Elk Grove Boulevard.

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

Primary #
HRI #

Trinomial
NRHP Status Code 7R

Other Listings
Review Code

Reviewer

Date

Map Reference #: 86

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*Resource Name or #: Williamson Ranch Historic District

P1. Other Identifier: N/A

*P2. Location: ☒ Unrestricted

*a. County Sacramento and

*b. USGS 7.5' Quad Florin, Calif. Date 1980 T 7N; R 5E; W ½ of SE ¼ and
Elk Grove, Calif. Date 1980 T 7N; R 5E; W ½ of NE ¼ of SE ¼ of Sec 36 M.D.B.M

c. Address N/A City Elk Grove Zip 95624

d. UTM: (see Location Map)

UTM Point	Zone	Easting	Northing
1	10S	4253238	641352
2	10S	4252611	641367
3	10S	4252599	641696
4	10S	4252847	641849
5	10S	4253067	641909
6	10S	4253249	641903

e. Other Locational Data: N/A

*P3a. Description:

The Williamson Ranch Historic District consists of 302 contemporary and ranch style single-family and multi-family residential buildings constructed between 1977 and 1988. Three properties were constructed between 1991 and 1996, and one property contains utilities.

*P3b. Resource Attributes: HP2. Single Family Property HP3. Multiple Family Property HP28. Street Furniture

*P4. Resources Present: ☒ Building ☒ Object ☒ District

P5a. Photograph



P5b. Description of Photo:

Photograph 1: Representative example of single-family residence located at 8766 Williamson Drive. Taken January 24, 2019.

P6. Date Constructed/Age and Source:

☒ Historic
1977-1988 (Sacramento County 2019)

*P7. Owner and Address:

Various

*P8. Recorded by:

Margo Nayyar and Daniel Ming
Michael Baker International
2729 Prospect Park Drive #220
Rancho Cordova, CA 95670

*P9. Date Recorded:

1/24/2019

*P10. Survey Type: Reconnaissance Survey

*P11. Report Citation: Michael Baker International. 2019. "Elk Grove Historic Resources Survey, Evaluation, and Recommendation Report."
Prepared for the City of Elk Grove.

*Attachments: ☒ Location Map ☒ Continuation Sheet ☒ District Record ☒ Sketch Map

D1. Historic Name: Williamson Ranch

D2. Common Name: Williamson Ranch

***D3. Detailed Description:**

The Williamson Ranch Historic District is characterized as a residential subdivision with wide, curvilinear streets feeding multiple small courts. Pedestrian sidewalks are located on either side of roadways as do contemporary style street lights. Individual properties display mature vegetation. The neighborhood was subdivided in four stages between 1977 and 1980 by Cal-Penn Builders, Inc. and ICH, Inc, owned and operated by Jim and George William Streng (Sacramento County 1977, 1978, 1979, 1980). A majority of the subdivision includes one- to two-story single and multi-family contemporary style residences. Approximately three percent (10 residences) of the subdivision displays one-story, ranch style, single-family residences with minor contemporary detailing. See continuation sheet for a list of properties within the historic district's boundaries. A detailed review of contributing and noncontributing properties has not been completed.

***D4. Boundary Description:**

The Williamson Ranch Historic District boundary is depicted on the Sketch Map (see page 4). The boundaries are roughly described as properties located on the south side of Superb Circle (southern boundary), properties on the west side of Superb Circle, Seckle, Milo, Celery, Lorna, and Great Courts (western boundary); properties on the north side of Great Court and Kelsey Drive to nearly Emily Street (northern boundary); and properties on east side of Skydome, On, and Elbo Courts, and north and south of Orton Street (eastern boundary).

***D5. Boundary Justification:**

The Williamson Ranch Historic District boundary is depicted on the Sketch Map (see page 4) and was developed using the original recorded subdivision maps (Sacramento County 1977, 1978, 1979, 1980) and confirmed during field survey on January 24, 2019.

D6. Significance: Theme Contemporary style architecture
Period of Significance 1977-1988

Area Elk Grove

Applicable Criteria California Register C; Elk Grove Register 3

The Williamson Ranch Historic District was potentially designed by master architect Carter Sparks in collaboration with master builders, Streng Bros. Homes. Carter Sparks and Streng Brothers Homes constructed over 3,000 contemporary style residences in the greater Sacramento area between 1959-through the 1980s. A majority of the neighborhoods were located in Sacramento, Carmichael and Citrus Heights. Williamson Ranch Historic District is the only neighborhood in Elk Grove associated with Streng Brothers Homes and is the only neighborhood characterized by contemporary style architecture. (GEI and Mead & Hunt 2017; Streng Bros. Homes. 2019; Weinstein, Dave 2019).

The Williamson Ranch Historic District is potentially eligible for listing in the California Register of Historical Resources under Criterion C, and the Elk Grove Register of Historic Resources under Criterion 3, at the local level of significance, for its contemporary style architecture and association with master architect/builders Carter Sparks and Streng Brothers Homes. A full evaluation is recommended.

***D7. References**

GEI and Mead & Hunt. 2017. "Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results." Prepared for the City of Sacramento.

Sacramento County. 1977. "Plat of Williamson Ranch Unit No. 1." Subdivision Map Book 116, 9. Electronic resource, <http://www.sacmaps.com/subbk/subbk116.htm>, accessed multiple.

_____. 1978. "Plat of Williamson Ranch Unit No. 2." Subdivision Map Book 125, 5. Electronic resource, <http://www.sacmaps.com/subbk/subbk125.htm>, accessed multiple.

_____. 1979. "Plat of Williamson Ranch Unit No. 3." Subdivision Map Book 138, 8. Electronic resource, <http://www.sacmaps.com/subbk/subbk138.htm>, accessed multiple.

_____. 1980. "Plat of Williamson Ranch Unit No. 4." Subdivision Map Book 139, 2. Electronic resource, <http://www.sacmaps.com/subbk/subbk139.htm>, accessed multiple.

See continuation sheet.

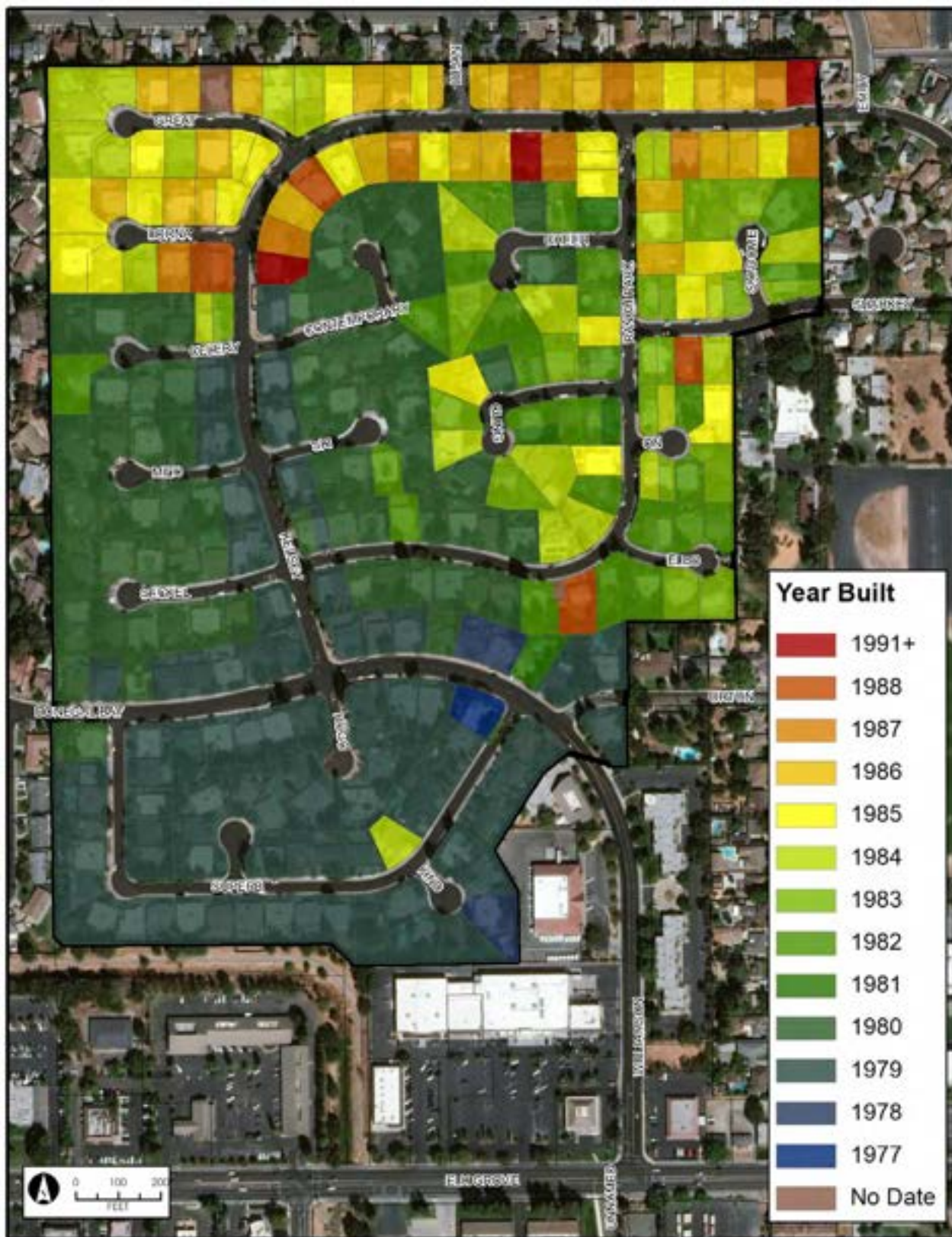
***D8. Evaluator:** Margo Nayyar, Architectural Historian

Date: March 4, 2019

Affiliation and Address:

Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670





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*Recorded by: Margo Nayyar and Daniel Ming

P5a. Photographs (continued):

Map Reference #: 86

*Resource Name or # Williamson Ranch Historic District

*Date: January 24, 2019 ☒ Continuation



Photograph 2. Representative view of single-family residence located at 8775 Contemporary Court. Taken January 24, 2019.



Photograph 3. Representative view of single-family residence located at 8795 Cheer Court. Taken January 24, 2019.

Page 6 of 15

*Recorded by: Margo Nayyar and Daniel Ming
P5a. Photographs (continued):

Map Reference #: 86

*Resource Name or # Williamson Ranch Historic District

*Date: January 24, 2019 ☒ Continuation



Photograph 4. Representative view of single-family residence located at 9408 Skydome Court. Taken January 24, 2019.



Photograph 5. Representative view of multi-family residence located at 8721 Seckle Court. Taken January 24, 2019.

Page 7 of 15

*Recorded by: Margo Nayyar and Daniel Ming

P5a. Photographs (continued):

Map Reference #: 86

*Resource Name or # Williamson Ranch Historic District

*Date: January 24, 2019 ☒ Continuation



Photograph 6. Representative view of single-family residence located at 8809 Williamson Drive. Taken January 24, 2019.



Photograph 7. Representative view of contemporary style street lamp. Taken January 24, 2019.

CONTINUATION SHEET

Primary#

HRI #

Trinomial

Map Reference #: 86

Page 8 of 15

*Resource Name or # Williamson Ranch Historic District

*Recorded by: Margo Nayyar and Daniel Ming

*Date: January 24, 2019 ☒ Continuation

***D3. Detailed Description (continued):**

#	APN	Address	Year Built
1	12504500030000	8813 KELSEY DR	1986
2	12504500020000	8809 KELSEY DR	1986
3	12504200420000	8805 KELSEY DR	1987
4	12504200430000	8803 KELSEY DR	1986
5	12504200440000	9379 LUJAN DR	1986
6	12504200450000	9380 LUJAN DR	1986
7	12504200460000	8793 KELSEY DR	1985
8	12504200470000	8789 KELSEY DR	1986
9	12504200480000	8785 KELSEY DR	1986
10	12504200490000	8781 KELSEY DR	1985
11	12504500190000	9402 RANCH PARK WY	1985
12	12504200340000	8774 KELSEY DR	1988
13	12504400160000	9404 RANCH PARK WY	1985
14	12504500200000	8839 KELSEY DR	1992
15	12504500090000	8835 KELSEY DR	1987
16	12504500080000	8831 KELSEY DR	1986
17	12504500070000	8827 KELSEY DR	1986
18	12504500060000	8823 KELSEY DR	1985
19	12504500050000	8821 KELSEY DR	1986
20	12504500040000	8817 KELSEY DR	1987
21	12504200500000	8777 KELSEY DR	1984
22	12504200510000	8725 GREAT CT	1984
23	12504200520000	8721 GREAT CT	1986
24	12504200530000	8717 GREAT CT	0
25	12504200540000	8713 GREAT CT	1986
26	12504200550000	8709 GREAT CT	1986
27	12504200560000	8705 GREAT CT	1984
28	12504200570000	8701 GREAT CT	1984
29	12504200580000	8700 GREAT CT	1984
30	12504500110000	8840 KELSEY DR	1987
31	12504200620000	8716 GREAT CT	1986
32	12504200630000	8720 GREAT CT	1985
33	12504200610000	8712 GREAT CT	1984
34	12504200600000	8708 GREAT CT	1985
35	12504500120000	8836 KELSEY DR	1985
36	12504200590000	8704 GREAT CT	1984
37	12504500130000	8832 KELSEY DR	1986
38	12504500140000	8828 KELSEY DR	1986

CONTINUATION SHEET

Primary#

HRI #

Trinomial

Map Reference #: 86

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*Resource Name or # Williamson Ranch Historic District

*Recorded by: Margo Nayyar and Daniel Ming

*Date: January 24, 2019 ☒ Continuation

#	APN	Address	Year Built
39	12504500150000	8824 KELSEY DR	1987
40	12504500160000	8820 KELSEY DR	1984
41	12504500170000	8818 KELSEY DR	1984
42	12504500180000	8812 KELSEY DR	1985
43	12504500010000	8808 KELSEY DR	1987
44	12504200410000	8804 KELSEY DR	1996
45	12504200400000	8800 KELSEY DR	1986
46	12504200390000	8796 KELSEY DR	1986
47	12504200380000	8792 KELSEY DR	1985
48	12504200370000	8788 KELSEY DR	1987
49	12504200360000	8784 KELSEY DR	1986
50	12504200640000	8775 KELSEY DR	1985
51	12504200350000	8778 KELSEY DR	1985
52	12504200700000	8701 LORNA CT	1985
53	12504200690000	8705 LORNA CT	1986
54	12504200680000	8709 LORNA CT	1985
55	12504200670000	8713 LORNA CT	1986
56	12504200660000	8717 LORNA CT	1986
57	12504400040000	9411 SKYDOME CT	1982
58	12504200650000	8721 LORNA CT	1985
59	12504400050000	9408 SKYDOME CT	1983
60	12504400060000	9412 SKYDOME CT	1983
61	12504400150000	9405 RANCH PARK WY	1986
62	12504200330000	8770 KELSEY DR	1986
63	12504200200000	8780 CONTEMPORARY CT	1980
64	12504100340000	8753 SKI CT	1980
65	12504100380000	8756 SKI CT	1982
66	12504400640000	8812 ON CT	1983
67	12504400420000	8774 CLING CT	1984
68	12504400480000	9438 RANCH PARK WY	1985
69	12504100390000	8752 SKI CT	1980
70	12504400590000	8807 ELBO CT	1982
71	12504400570000	8815 ELBO CT	1982
72	12504200210000	8776 CONTEMPORARY CT	1980
73	12504400220000	8781 CHEER CT	1984
74	12504400210000	8785 CHEER CT	1982
75	12504400200000	8791 CHEER CT	1980
76	12504400190000	8795 CHEER CT	1982
77	12504200190000	8779 CONTEMPORARY CT	1980
78	12504400170000	9408 RANCH PARK WY	1981

CONTINUATION SHEET

Primary#

HRI #

Trinomial

Map Reference #: 86

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District

*Resource Name or # Williamson Ranch Historic

*Recorded by: Margo Nayyar and Daniel Ming

*Date: January 24, 2019

☒ Continuation

#	APN	Address	Year Built
79	12504400140000	9409 RANCH PARK WY	1984
80	12504200320000	8766 KELSEY DR	1987
81	12504400180000	8799 CHEER CT	1981
82	12504400030000	9415 SKYDOME CT	1984
83	12504200180000	8775 CONTEMPORARY CT	1980
84	12504200710000	8700 LORNA CT	1985
85	12504200220000	8772 CONTEMPORARY CT	1980
86	12504400070000	9416 SKYDOME CT	1985
87	12504200720000	8704 LORNA CT	1985
88	12504200760000	8763 KELSEY DR	1988
89	12504200750000	8716 LORNA CT	1988
90	12504200740000	8712 LORNA CT	1987
91	12504200730000	8708 LORNA CT	1984
92	12504400130000	9413 RANCH PARK WY	1986
93	12504400280000	8798 CHEER CT	1982
94	12504400270000	8780 CHEER CT	1980
95	12504200310000	8762 KELSEY DR	1991
96	12504400230000	8777 CHEER CT	1982
97	12504400020000	9419 SKYDOME CT	1982
98	12504200170000	8757 CONTEMPORARY CT	1980
99	12504200160000	8753 CONTEMPORARY CT	1980
100	12504200230000	8768 CONTEMPORARY CT	1980
101	12504400290000	9416 RANCH PARK WY	1982
102	12504400080000	8825 SHARKEY AV	1983
103	12504400090000	8819 SHARKEY AV	1984
104	12504200150000	8749 CONTEMPORARY CT	1980
105	12504400100000	8813 SHARKEY AV	1985
106	12504400110000	8807 SHARKEY AV	1983
107	12504400120000	8801 SHARKEY AV	1983
108	12504400240000	8773 CHEER CT	1983
109	12504400010000	9421 SKYDOME CT	1983
110	12504200140000	8745 CONTEMPORARY CT	1979
111	12504200130000	8758 KELSEY DR	1979
112	12504400260000	8776 CHEER CT	1984
113	12504400300000	9420 RANCH PARK WY	1982
114	12504400250000	8772 CHEER CT	1982
115	12504200120000	8759 KELSEY DR	1983
116	12504200110000	8717 CELERY CT	1984
117	12504200100000	8713 CELERY CT	1980

CONTINUATION SHEET

*Recorded by: Margo Nayyar and Daniel Ming

*Date: January 24, 2019

☒ Continuation

#	APN	Address	Year Built
118	12504200090000	8709 CELERY CT	1980
119	12504200080000	8705 CELERY CT	1980
120	12504200070000	8701 CELERY CT	1980
121	12504200240000	8764 CONTEMPORARY CT	1982
122	12504400310000	9424 RANCH PARK WY	1985
123	12504200250000	8760 CONTEMPORARY CT	1980
124	12504200260000	8756 CONTEMPORARY CT	1980
125	12504200270000	8752 CONTEMPORARY CT	1980
126	12504400340000	8785 CLING CT	1983
127	12504400350000	8781 CLING CT	1982
128	12504400720000	8818 SHARKEY AV	1984
129	12504200280000	8748 CONTEMPORARY CT	1980
130	12504400710000	8812 SHARKEY AV	1988
131	12504400700000	8806 SHARKEY AV	1983
132	12504400690000	8800 SHARKEY AV	1983
133	12504400360000	8777 CLING CT	1980
134	12504400320000	9428 RANCH PARK WY	1982
135	12504200290000	8744 CONTEMPORARY CT	1979
136	12504200300000	8750 KELSEY DR	1979
137	12504400370000	8767 CLING CT	1985
138	12504200060000	8700 CELERY CT	1982
139	12504200010000	8751 KELSEY DR	1979
140	12504200020000	8716 CELERY CT	1979
141	12504200030000	8712 CELERY CT	1980
142	12504200040000	8708 CELERY CT	1980
143	12504200050000	8704 CELERY CT	1980
144	12504400330000	8793 CLING CT	1982
145	12504100360000	8761 SKI CT	1980
146	12504100350000	8757 SKI CT	1980
147	12504400650000	8813 ON CT	1985
148	12504400660000	8809 ON CT	1982
149	12504400670000	8805 ON CT	1984
150	12504400680000	9433 RANCH PARK WY	1983
151	12504100330000	8749 SKI CT	1980
152	12504400380000	8763 CLING CT	1983
153	12504100320000	8745 SKI CT	1979
154	12504400460000	8790 CLING CT	1982
155	12504400470000	9434 RANCH PARK WY	1981
156	12504400450000	8786 CLING CT	1982

CONTINUATION SHEET

Primary#

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Map Reference #: 86

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District

*Resource Name or # Williamson Ranch Historic

*Recorded by: Margo Nayyar and Daniel Ming

*Date: January 24, 2019

☒ Continuation

#	APN	Address	Year Built
157	12504100310000	8740 KELSEY DR	1979
158	12504400440000	8782 CLING CT	1982
159	12504100300000	8721 MILO CT	1979
160	12504100290000	8717 MILO CT	1979
161	12504100280000	8713 MILO CT	1980
162	12504100270000	8709 MILO CT	1980
163	12504100260000	8705 MILO CT	1980
164	12504100250000	8701 MILO CT	1980
165	12504400430000	8778 CLING CT	1981
166	12504100370000	8760 SKI CT	1980
167	12504400390000	8762 CLING CT	1984
168	12504100400000	8748 SKI CT	1980
169	12504400400000	8766 CLING CT	1980
170	12504400610000	9441 RANCH PARK WY	1984
171	12504400630000	8808 ON CT	1982
172	12504400620000	8804 ON CT	1983
173	12504400410000	8770 CLING CT	1983
174	12504100410000	8744 SKI CT	1979
175	12504100420000	8730 KELSEY DR	1979
176	12504100180000	8731 KELSEY DR	1979
177	12504100240000	8700 MILO CT	1980
178	12504100190000	8720 MILO CT	1979
179	12504400490000	9442 RANCH PARK WY	1982
180	12504100200000	8716 MILO CT	1980
181	12504100210000	8712 MILO CT	1980
182	12504100220000	8708 MILO CT	1980
183	12504100230000	8704 MILO CT	1980
184	12504100470000	9478 RANCH PARK WY	1982
185	12504100480000	9474 RANCH PARK WY	1980
186	12504100460000	9482 RANCH PARK WY	1980
187	12504400500000	9446 RANCH PARK WY	1984
188	12504100490000	9470 RANCH PARK WY	1980
189	12504400600000	9445 RANCH PARK WY	1982
190	12504100450000	9486 RANCH PARK WY	1980
191	12504400580000	8811 ELBO CT	1982
192	12504100500000	9466 RANCH PARK WY	1980
193	12504100440000	9490 RANCH PARK WY	1979
194	12504100430000	8720 KELSEY DR	1980
195	12504100510000	9462 RANCH PARK WY	1980

CONTINUATION SHEET

Primary#

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District

*Resource Name or # Williamson Ranch Historic

*Recorded by: Margo Nayyar and Daniel Ming

*Date: January 24, 2019

☒ Continuation

#	APN	Address	Year Built
196	12504400510000	9454 RANCH PARK WY	1984
197	12504100170000	8725 SECKEL CT	1979
198	12504100160000	8721 SECKEL CT	1979
199	12504100150000	8717 SECKEL CT	1980
200	12504100140000	8713 SECKEL CT	1980
201	12504100130000	8709 SECKEL CT	1980
202	12504100120000	8705 SECKEL CT	1980
203	12504100110000	8701 SECKEL CT	1980
204	12504400530000	9451 RANCH PARK WY	1982
205	12504400540000	8804 ELBO CT	1982
206	12504100570000	9479 RANCH PARK WY	1980
207	12504100560000	9475 RANCH PARK WY	1980
208	12504100580000	9483 RANCH PARK WY	1980
209	12504100550000	9471 RANCH PARK WY	1980
210	12504100590000	9487 RANCH PARK WY	1979
211	12504100540000	9467 RANCH PARK WY	1980
212	12504400560000	8812 ELBO CT	1983
213	12504400520000	9455 RANCH PARK WY	1988
214	12504400550000	8808 ELBO CT	1983
215	12504100600000	8710 KELSEY DR	1979
216	12504100530000	9463 RANCH PARK WY	1980
217	12504100520000	9459 RANCH PARK WY	1982
218	12504100610000	0 RANCH PARK WY	0
219	12504100030000	8711 KELSEY DR	1979
220	12504100040000	8724 SECKEL CT	1979
221	12504100050000	8720 SECKEL CT	1980
222	12504100100000	8700 SECKEL CT	1980
223	12504100060000	8716 SECKEL CT	1980
224	12504100070000	8712 SECKEL CT	1980
225	12504100080000	8708 SECKEL CT	1980
226	12504100090000	8704 SECKEL CT	1980
227	12504000100000	8809 WILLIAMSON DR	1979
228	12504000090000	8805 WILLIAMSON DR	1979
229	12504000110000	8813 WILLIAMSON DR	1980
230	12504000080000	8801 WILLIAMSON DR	1979
231	12504000120000	8817 WILLIAMSON DR	1978
232	12504000130000	8821 WILLIAMSON DR	1978
233	12504000070000	8773 WILLIAMSON DR	1979
234	12504000150000	8829 WILLIAMSON DR	1979

CONTINUATION SHEET

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Map Reference #: 86

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District

*Resource Name or # Williamson Ranch Historic

*Recorded by: Margo Nayyar and Daniel Ming

*Date: January 24, 2019

☒ Continuation

#	APN	Address	Year Built
235	12504000140000	8825 WILLIAMSON DR	1981
236	12504000060000	8769 WILLIAMSON DR	1979
237	12504000370000	8724 SUPERB CR	1979
238	12504000280000	8760 SUPERB CR	1979
239	12504000240000	9549 KIND CT	1978
240	12504000050000	8765 WILLIAMSON DR	1979
241	12504000040000	8761 WILLIAMSON DR	1979
242	12504000030000	8757 WILLIAMSON DR	1979
243	12504000020000	8753 WILLIAMSON DR	1980
244	12504000720000	8770 WILLIAMSON DR	1979
245	12504000730000	8766 WILLIAMSON DR	1979
246	12504000010000	8749 WILLIAMSON DR	1979
247	12504100020000	8745 WILLIAMSON DR	1980
248	12504000640000	8808 WILLIAMSON DR	1979
249	12504000630000	8812 WILLIAMSON DR	1979
250	12504000650000	9511 HUGO CT	1979
251	12504000620000	8783 SUPERB CR	1977
252	12504000710000	8774 WILLIAMSON DR	1979
253	12504000660000	9515 HUGO CT	1979
254	12504000740000	8762 WILLIAMSON DR	1979
255	12504000610000	8779 SUPERB CR	1979
256	12504000180000	8782 SUPERB CR	1979
257	12504000750000	8758 WILLIAMSON DR	1979
258	12504000430000	8701 SUPERB CR	1979
259	12504100010000	8700 SUPERB CR	1980
260	12504000600000	8775 SUPERB CR	1979
261	12504000700000	9518 HUGO CT	1979
262	12504000670000	9519 HUGO CT	1979
263	12504000190000	8778 SUPERB CR	1979
264	12504000440000	8705 SUPERB CR	1979
265	12504000420000	8704 SUPERB CR	1979
266	12504000510000	9531 SUPREME CT	1979
267	12504000590000	8771 SUPERB CR	1979
268	12504000500000	9530 SUPREME CT	1979
269	12504000690000	9522 HUGO CT	1979
270	12504000520000	9535 SUPREME CT	1979
271	12504000200000	8774 SUPERB CR	1979
272	12504000680000	9523 HUGO CT	1979
273	12504000410000	8708 SUPERB CR	1979

#	APN	Address	Year Built
274	12504000450000	8709 SUPERB CR	1979
275	12504000580000	8767 SUPERB CR	1979
276	12504000210000	8770 SUPERB CR	1979
277	12504000490000	9534 SUPREME CT	1979
278	12504000570000	8763 SUPERB CR	1984
279	12504000400000	8712 SUPERB CR	1979
280	12504000460000	8713 SUPERB CR	1979
281	12504000220000	9541 KIND CT	1979
282	12504000560000	8759 SUPERB CR	1979
283	12504000550000	8755 SUPERB CR	1979
284	12504000540000	8751 SUPERB CR	1979
285	12504000530000	8745 SUPERB CR	1979
286	12504000390000	8716 SUPERB CR	1979
287	12504000230000	9545 KIND CT	1979
288	12504000480000	9538 SUPREME CT	1979
289	12504000470000	8717 SUPERB CR	1979
290	12504000380000	8720 SUPERB CR	1979
291	12504000270000	9540 KIND CT	1979
292	12504000290000	8756 SUPERB CR	1979
293	12504000300000	8752 SUPERB CR	1979
294	12504000310000	8748 SUPERB CR	1979
295	12504000320000	8744 SUPERB CR	1979
296	12504000330000	8740 SUPERB CR	1979
297	12504000340000	8736 SUPERB CR	1979
298	12504000350000	8732 SUPERB CR	1979
299	12504000360000	8728 SUPERB CR	1979
300	12504000260000	9544 KIND CT	1979
301	12504000250000	9548 KIND CT	1979
302	12504000160000	8803 ORTON ST	1979
303	12504000170000	8800 ORTON ST	1979

***D7. References (continued):**

Streng Bros. Homes. 2019. "Neighborhoods." Electronic resource, <https://www.strengbroshomes.com/neighborhoods.html> accessed multiple.

Weinstein, Dave. 2019. "Greater Sacramento Strengs: Valley of the Atriums." Electronic resource, <https://www.eichlernetwork.com/article/greater-sacramento-strengs-valley-atriums>, accessed multiple.

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

Primary #
HRI #

Trinomial

NRHP Status Code 7R

Other Listings
Review Code

Reviewer

Date

Map Reference #: 87

Page 1 of 5

*Resource Name or #: Valley Hi Country Club

P1. Other Identifier: N/A

*P2. Location: ☒ Unrestricted

*a. County Sacramento and

*b. USGS 7.5' Quad Florin, Calif. Date 1968 T 7N; R 5E; NE ¼ of SW ¼ of Sec 33 M.D.B.M
T 7N; R 5E; SW ¼ of SW ¼ of Sec 33 M.D.B.M
T 7N; R 5E; SE ¼ of SW ¼ of Sec 33 M.D.B.M
T 7N; R 5E; SE ¼ of SE ¼ of Sec 32 M.D.B.M

c. Address 9595 Franklin Boulevard City Elk Grove Zip 95758

d. UTM: (see Location Map)

UTM Point	Zone	Easting	Northing	UTM Point	Zone	Easting	Northing
1	10N	4252716	635382	4	10N	4253147	636516
2	10N	4252326	635358	5	10N	4253135	636005
3	10N	4252344	636569	6	10N	4252735	636011

e. Other Locational Data: N/A

*P3a. Description:

Valley Hi Country Club is an approximately 150-acre country club with a club house, pool, and 18-hole golf course with pathways, ponds, bridges, fountains, landscaped vegetation, and maintenance facilities.

*P3b. Resource Attributes: HP29. Landscape Architecture HP6. 1-3 Story Commercial Building

*P4. Resources Present: ☒ Building ☒ Object ☒ Site

P5a. Photograph



P5b. Description of Photo:

Photograph 1: View northeast of renovated club house. Taken January 24, 2019.

P6. Date Constructed/Age and Source:

☒ Historic
1961 (Valley Hi 2019)

*P7. Owner and Address:

Valley Hi Country Club
9595 Franklin Boulevard
Elk Grove, CA 95758

*P8. Recorded by:

Margo Nayyar and Daniel Ming
Michael Baker International
2729 Prospect Park Drive #220
Rancho Cordova, CA 95670

*P9. Date Recorded:

1/24/2019

*P10. Survey Type:

Reconnaissance Survey

*P11. Report Citation: Michael Baker International. 2019. "Elk Grove Historic Resources Survey, Evaluation, and Recommendation Report." Prepared for the City of Elk Grove.

*Attachments: ☒ Location Map ☒ Continuation Sheet ☒ District Record ☒ Sketch Map

D1. Historic Name: Valley Hi Country Club D2. Common Name: Valley Hi Country Club

***D3. Detailed Description:**

The Valley Hi Country Club is characterized as approximately 150-acre country club with a club house, pool, and 18-hole golf course with pathways, ponds, bridges, fountains, landscaped vegetation, and maintenance facilities. It was constructed in 1961 with two tennis courts (not extant), Olympic sized pool (not extant), club house (significantly altered), and 18-hole golf course with ponds, sand traps, and circulation paths.

In circa 2000, the club house was renovated and enlarged, tennis courts removed, pool filled and rebuilt in a different location, and parking lot redesigned. The golf course has been also undergone renovation since circa 2000 including major renovations to holes 16 and 17. A 17-acre area of the country club was redeveloped as "The Retreat," a luxury housing development, between 2003-2004.

***D4. Boundary Description:**

The Valley Hi Country Club boundary is depicted on the Location Map (see page 3). The boundaries are coterminous with the Assessor's Parcel Number 119-0162-093-0000 boundary.

***D5. Boundary Justification:**

The Valley Hi Country Club boundary is depicted on the Sketch Map (see page 4) and was developed using the 1968 Florin topographic quadrangle and 1966 aerial photograph of the resources (USGS 1966, 1968).

D6. Significance: Theme Country Club Development

Area Elk Grove

Period of Significance 1961

Applicable Criteria California Register C; Elk Grove Register 3

The Valley Hi Country Club was developed by the Valley Hi Land Company. Potential club members could buy shares in the land company then trade in for ownership to the club. The Valley Hi Country Club was constructed in 1961 by golf course architect William Francis Bell, who designed renowned golf courses in Palm Springs, Torrey Pines, Apple Valley, Hidden Valley, and Emerald Valley, as well as other municipal courses throughout California. The Valley Hi Country Club was Elk Grove's first country club (Valley Hi 2019).

Renovations to the club house and golf course were completed approximately 10-15 years ago and included development of the 17 acre "The Retreat" a community of luxury single family residences (in 2003-2004) within and adjacent to the course; as well as complete renovation of the club house resulting in new windows, doors, wall cladding, ground plan, and massing. Additionally, the golf course underwent renovations to a number of tees, including 1, 3, 14, 15, 16, 17, and 18. Many of the renovations were due to the construction of "The Retreat" (Davis 2019). Aerial views of the property identified that the original two tennis courts and Olympic sized pool were removed circa 2000.

The Valley Hi Country Club is potentially eligible for listing in the California Register of Historical Resources under Criterion C, and the Elk Grove Register of Historic Resources under Criterion 3, at the local level of significance, as the area's first country club and for its association with master golf course architect William Francis Bell. A full evaluation of the designed cultural landscape is recommended.

***D7. References**

Davis, Jim. 2019. Personal interview between Jim Davis - Country Club Manager and Margo Nayyar.

USGS (United State Geological Survey). 1966. Aerial photograph # 1SWBH00010070. Electronic resource, www.earthexplorer.com, accessed multiple.

_____. 1968. Florin, California. 7.5-minute topographic quadrangle.

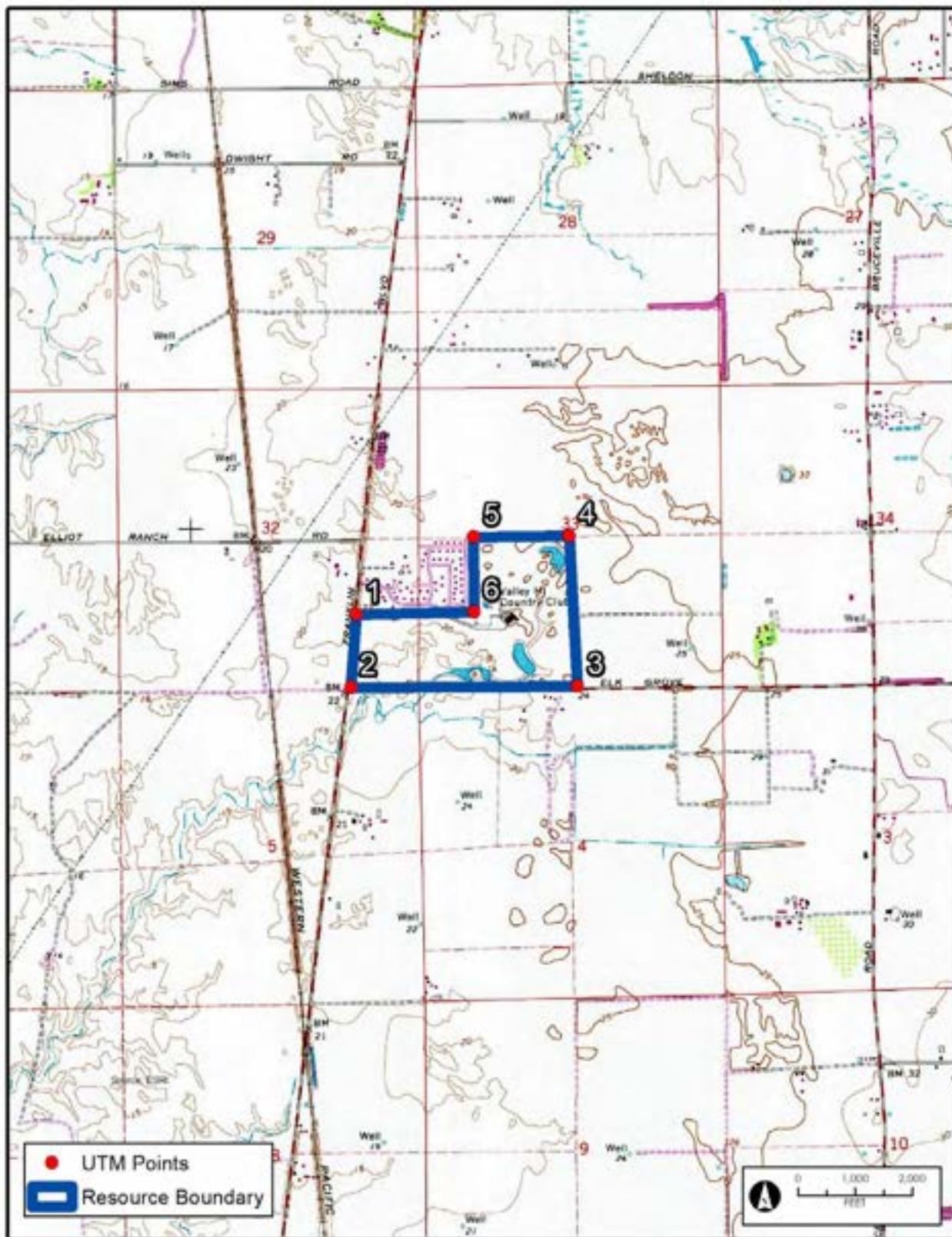
Valley Hi. 2019. "History." Electronic resource, <https://www.valleyhicc.com/history>, accessed multiple.

***D8. Evaluator:** Margo Nayyar, Architectural Historian

Date: May 16, 2019

Affiliation and Address:

Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670



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*Recorded by: Margo Nayyar, and Daniel Ming

Map Reference #: 87

*Resource Name or # Williamson Ranch Historic District

*Date: January 24, 2019 ☒ Continuation

P5a. Photographs (continued):



Photograph 2. 1966 Aerial view of Valley Hi Country Club (USGS 1966).

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*Recorded by: Margo Nayyar, and Daniel Ming

Map Reference #: 87

*Resource Name or # Williamson Ranch Historic District

*Date: January 24, 2019 ☒ Continuation

P5a. Photographs (continued):



Photograph 3. 2019 Google Earth View of Valley Hi Country Club. Note the recent residential development and renovated Country Club building.



The activity which is the subject of this report has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the California Office of Historic Preservation. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior or the California Office of Historic Preservation, nor does mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the California Office of Historic Preservation.

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