



Historic Preservation Committee Staff Report

April 20, 2026

Project: Elk Grove Mural Festival

File No.: PLNG26-014

Request: Major Certificate of Appropriateness

Location: 9097, 9085, 9045 and 9020 Elk Grove Boulevard

APN: 125-0253-005, 125-0253-009, 125-0210-014, and 125-0222-001

Staff: Kyra Killingsworth, Senior Planner
Sara Rodrigues, Arts, Culture, and Creative Program Manager

Staff Recommendation

Staff recommends that the Historic Preservation Committee adopt a Resolution (Attachment 1) recommending that the Planning Commission:

1. Find the Project Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15331 (Historical Resource Restoration/Rehabilitation); and
2. Approve a Major Certificate of Appropriateness for the Mural Festival Project (PLNG26-014) based on the findings and subject to the conditions of approval included in the draft Resolution.

Project Description

The Project consists of a Major Certificate of Appropriateness for the Elk Grove Mural Festival in the Historic District on Elk Grove Boulevard to add new murals to various existing commercial buildings in the Old Town Special Planning Area (Historic Main Street). The overall festival includes 12 properties along Elk Grove Boulevard, one at 9576 1st Avenue, one at 9589 2nd Avenue, and one at 9755 Kent Street. Three of the 12 properties are historic resources included in the Elk Grove Register of Historic Resources and require approval of a Major Certificate of Appropriateness. These historic resources are located at 9097, 9045, and 9085 Elk Grove Boulevard. Additionally, the property located at 9020 Elk Grove Boulevard is not a designated historic resource but has been determined to be eligible for listing on the Elk Grove Register of Historic Resources. Therefore, the Historic Preservation Committee will make an informal recommendation to the Planning Commission regarding the appropriateness of a mural at this location.

The Historic Preservation Committee's recommendation on the murals located on historic resources will be forwarded to the Planning Commission for final action.

Project Location, Background and Settings

The Elk Grove Mural Festival is a week-long special event organized by the City. The inaugural festival is tentatively scheduled for this June, later this year. During the festival, a variety of artists will be painting murals at various wall locations in Elk Grove with some locations in the Historic District along Elk Grove Boulevard between Elk Grove Florin Road and Waterman Road. At the September 10, 2025 and November 12, 2025 City Council meeting, the City Council authorized staff to enter into a contract with Talking Walls, LLC to serve as the City's event production partner for the mural festival.

Talking Walls, based in San Francisco, produces mural festivals and commissions murals throughout the country and has nine years of experience organizing mural festivals for public agencies. It is anticipated that approximately 10 artists will participate in the festival. The festival will include two special events, a community art workshop event and an artist battle event. The festival will include seven walls along Elk Grove Boulevard and one on Kent Street at the following locations:

Table 1. Proposed Sites for Murals

Address	Current Business	Old Town Special Planning Area
8944 Elk Grove Boulevard	Ocean Fish and Chips	Not Historic/In Special Planning Area
9020 Elk Grove Boulevard	Elk Grove Lock and Safe and Fine Arts Center	Not Historic but eligible to be on Local Register /In Special Planning Area
9045 Elk Grove Boulevard	School of Rock	Historic Resource/In Special Planning Area
9081 Elk Grove Boulevard	Happy Garden Restaurant	Not Historic/In Special Planning Area
9085 Elk Grove Boulevard	Prost Beer Hall	Historic Resource/In Special Planning Area
9097 Elk Grove Boulevard	Custom Fireside Shop	Historic Resource/In Special Planning Area
9755 Kent Street	Apex	Not Historic/Not in Special Planning Area
8880 Elk Grove Boulevard	Dental Office	Not Historic/Not In Special Planning Area
8999 Elk Grove Boulevard	Elk Grove Gas	Not Historic/In Special Planning Area
9003 Elk Grove Boulevard	El Dorado Savings Bank	Not Historic/In Special Planning Area
9576 1 st Avenue	Elk Grove Mobile Mechanic	Not Historic/In Special Planning Area
9589 2 nd Avenue	Commercial Building	Not Historic/In Special Planning Area

The Mural festival will be held for one week in June with a variety of artists and locations along Elk Grove Boulevard. The intent is for the artists selected to participate in the festival to come to the area and observe Elk Grove and Historic Main Street while talking to a variety of people to understand what makes Elk Grove a great city and collect inspiration for their murals. After that, the artist will paint their murals on the location as described above. At this time specific artists have not been selected for the buildings, however portfolios for the artists selected for the festival are attached to this report. Each artist will be under contract with the City's Economic Development to follow specific guidelines and goals for the Mural Festival.

Once completed, each mural will have a minimum three-year period during which the mural must be maintained on the building and each building owner shall not intentionally destroy damage, alter, modify or change the mural during this time. Before any mural is removed from a designated historic resource, a certificate of appropriateness will be required.

Project Analysis

Pursuant to Elk Grove Municipal Code (EGMC) Section 7.00.070 (C)(2), approval of a Major Certificate of Appropriateness is required for any minor alteration that has the potential for significant impact to a designated historical resource. Major alterations include, but are not limited to, additions, new construction of a primary structure, and/or the demolition of contributing

resources of historic districts listed in or eligible for listing in any local, state, or national historic register. As part of the mural festival, seven buildings are planned to participate and three of these buildings are contributing resources to the Elk Grove Historic District, a nationally recognized historic district and are also designated as historic resources on the Elk Grove Local Historic Register of Historic Resources. The three historic buildings are:

Table 2. Historic Resources

Address	Current Business	Historic Building Name
9097 Elk Grove Boulevard	Custom Fireside Shop	Batey Chevrolet Showroom
9045 Elk Grove Boulevard	School of Rock	Elk Grove IOOF Hall
9085 Elk Grove Boulevard	Prost Beer Hall	Hasman Building/General Store

Figure 1. Location of Historic Resources and Eligible Resource



A historic resource evaluation in 2012 noted the listing of all three properties as contributors to the Elk Grove Historic District and that they continued to meet the criteria for listing on the National Register of Historic Places. The City's 2019 historic resources survey and evaluation report noted that the three sites continued to be listed in the National Register of Historic Places and that they continued to meet the criteria to be eligible for the local listing as historic resources. In late 2024, the three sites were acknowledged as part of the Local Elk Grove Register of Historic Resources. The California State Office of Historic Preservation utilizes Department of Parks and Recreation (DPR) Form 523 in nominating properties as historic resources. These DPR forms include information identifying and evaluating the historic resource and documenting any character defining features and/or identifying other historic resource evaluation considerations.

As the three buildings listed in Table 2 above are historic resources listed on the local Elk Grove Register of Historic Resources and contributors to the Elk Grove Historic District, a mural on a wall is considered a major alteration, and a Major Certificate of Appropriateness (COA) is necessary. The scope of the Historic Preservation Committee (HPC) review is limited to making a recommendation on the Major Certificate of Appropriateness on the murals painted on the selected walls of each building. There will be no other work proposed.

Besides the request for a Major COA, the applicant is requesting design review for the murals pursuant to the Old Town Special Planning Area Design Standards and Guidelines. The final approval authority for the design review is the Planning Commission. Therefore, the recommendations from HPC will be forwarded to Planning Commission as part of the final approval.

Certificate of Appropriateness/Secretary of Interior Standards

The scope of the requested Major Certificate of Appropriateness includes adding a wall mural/murals on commercial buildings listed above as part of the Mural Festival. The approval authority for the Major Certificate of Appropriateness is typically Community Development Director, but as noted above, the Planning Commission is the approval authority for Murals in the OTSPA. Therefore, the Planning Commission will also be taking final action on the Major Certificate of Appropriateness. More details below.

The alterations must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (2017) to ensure that the alterations do not negatively affect the preservation of the property's historic significance by the preservation of its historic materials and features. The Secretary of the Interior's Standards allow for rehabilitation, which is the act or process of making possible a compatible use of a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The goal of rehabilitation is to encourage the continued use and repair of a historic building while allowing appropriate alterations to ensure their contemporary use. The rehabilitation standards acknowledge the need to alter or add to a historic resource to meet continuing or changing uses while retaining the property's historic character. The Secretary of Interior's Standards for rehabilitation provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property.

As the mural results in exterior modification to the existing building, staff compared the building to the historic resource significance criteria included in EGMC section 7.00.050 which address both significance and integrity criteria for historic resources. Historic resources may be listed in the Elk Grove Register of Historic Resources when such resource meets any one of the four criteria included in EGMC 7.00.050 (B) related to significance and retains at least four aspects of integrity included in EGMC 7.00.050 (C).

- *Significance criteria - EGMC 7.00.050 (B)- meet any of the 4 levels of significance within a given historic context:*
 - *Associated with events that have made a significant contribution to the broad patterns of Elk Grove's History*
 - *Associated with lives of persons significant in Elk Grove's past*
 - *Embodies the distinctive characteristics of a type, period, or method of construction; or that represents the work of a master' or that processes high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction and or*
 - *Has yielded or may be likely yield, information noteworthy in prehistory or history.*
- *Integrity criteria - EGMC 7.00.050 (C) – must maintain four or more aspects of integrity outlined below:*

1. *Location: the place where a resource was constructed or the place where the historic event occurred.*
2. *Design: the combination of elements that create the form, plan, space, structure, and style of a resource.*
3. *Setting: the physical environment of a resource.*
4. *Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a resource.*
5. *Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*
6. *Feeling: is a property's expression of the aesthetic or historic sense of a particular period of time.*
7. *Association: the direct link between an important historic event or person and a historic property.*

Proposed Locations

9097 Elk Grove Boulevard

The Custom Fireside shop is located at the corner of Elk Grove Boulevard and School Street. The property has two buildings (9095 and 9097 Elk Grove Boulevard). The existing buildings are exemplary of automobile related growth in Elk Grove. The Batey Brothers constructed most of the new automobile facilities during the 1920's, which included a gas station and repair shop. At this location, the second Batey Brothers garage was constructed in 1927 on the northwest corner of Elk Grove Boulevard and School Street. This was a one-story, flat roofed brick building featuring brick pilasters at the building's corners and a red clay tile cornice on the primary façade. A wood frame canopy was constructed at the front of the building to shelter gas pumps. During the 1950's the building was completely remodeled in the Streamline Modern style, which was then immensely popular for gas stations at the time. The canopy for the gas station has since been removed. The other building on the property (9095 Elk Grove Boulevard) is the Batey Brothers auto repair shop, which was constructed in 1930 to the rear of the gas station. There are no murals proposed for the 9095 Elk Grove Boulevard building.

On August 4, 2020, the Director approved a Minor Certificate of Appropriateness and Old Town Design Review to repair and repaint the 9097 Elk Grove Boulevard building (File No. PLNG20-019) for the Custom Fireside shop.

Pursuant to the 2019 historic resource evaluation the major historic elements of the building at 9097 Elk Grove Boulevard include:

- o 1 story, wood frame
- o Rectangular plan, stucco cladding
- o Flat roof and parapet with molded cornice, East Façade includes slat pent roof and painted terra cotta tiles
- o Primary south façade includes square pilasters that articulate 2 bays, the westernmost bay, which formerly contained a garage door no longer contains fenestration, the easter bay contacts storefront windows and the primary entrance
- o 2 partially glazed wood entry doors are located to either side of a storefront window flanked by pilasters that do not extend to the cornice. The entrance is covered by a slant roof-canvas awning.

- Windows on the east (School Street) facade have been enclosed and clad with stucco.
- West façade includes brick beltcourses.

The proposed location for the mural is on the east wall of the building at 9097 Elk Grove Boulevard (see Figure 2). There will be no work proposed or completed on the building located at 9095 Elk Grove Boulevard. As mentioned in the DPR 523A form, the key defining features of the building are mostly on the south side of the building with a few on the east side. On the east side of the building, work has been completed in the past with the windows being enclosed and the stucco being repainted throughout the years. The Mural Festival proposes the installation of a wall mural on the east side of the building. Staff recommends that the mural for this location remain between the pillars that are located on the corners of the building and not paint over the terra cotta tile roofing. With staff's recommendation, the proposed mural would not affect the buildings' status as a historic resource listed on the local Elk Grove Historic Register or as a contributor to the Elk Grove Historic District as the Secretary of Interior's Standards provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. Additionally, the building would continue to meet the Elk Grove historic resource significance criteria pursuant to EGMC Section 7.00.050 (B) (3) as follows:

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

The mural on the east side will not interfere with the character defining features as the stucco exterior has been painted previously and the east side is a secondary elevation facing School Street and not Elk Grove Boulevard. In addition, the major elements listed above will not be altered and the mural will not diminish the integrity of the building. Furthermore, the mural will be completed as paint over the existing exterior paint and will be reversible with no physical changes to the building's character defining features.

Figure 2. Proposed Mural Location



9045 Elk Grove Boulevard

The "School of Rock" building is located in the heart of Historic Main Street on Elk Grove Boulevard in between the railroad tracks and Bob's Bar (one of the oldest buildings in the Historic District). This building was reconstructed in 1893 after a fire in 1892 that burned down multiple buildings in

the area. The building is one of the more noticeable landmarks on Elk Grove Boulevard. There are two buildings that are situated on this property. One is the Odd Fellows Building (also known as the IOOF building) which houses the School of Rock, and the other building is a warehouse building to the rear which currently houses Explore Elk Grove. The Odd Fellows Building was a general store on the 1st floor with a lodge was upstairs and a dining hall in the basement. Now the building is occupied by a music school.

In 2016, the Historic Preservation Committee and Director approved a substantial rehabilitation of the exterior façade for necessary repairs and maintenance (File EG-16-010). The approval included the exterior painting (siding, trim and cornices), a new canopy, windows, shutters and signage. A portion of the approved signage included hand painted vertical signs on the west side of the building which remain on the building.

Pursuant to 2019 survey, the major architectural elements of the IOOF Building are the following elements:

- 2 story building at primary (south façade) and 3 story at rear (north façade)
- Brick construction, rectangular plan building with low gable roof and stepped brick parapet, foundation not visible.
- Clad with smooth stucco except at 1st story of primary façade, which has exposed brick and is covered by a standing seam metal awning located, wood partially glazed double entry doors surmounted by transom lights
- Entry flanked by plate glass storefront windows topped by transom lights. Original openings replacement windows on primary façade. 1 over 1 double hung wood sash windows in arched openings on east and west side facades
- Brick pilasters extend above the parapet line, linear brick detailing on parapet and above windows on the 2nd story.

The proposed location of the mural on the "School of Rock" building will be on the west side façade towards the parking lot, which is a secondary façade (see Figure 3). The proposed mural will be painted between the window and pillars and will not interfere with the arched windows that are along the west side of the building. The majority of the key defining features are on the primary façade which is the north side. With that, the proposal mural would not affect the buildings' status as a historic resource listed on the local Elk Grove Historic Register and a contributor to the Elk Grove Historic District. The Secretary of Interior's Standards provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. Additionally, the building would continue to meet the Elk Grove historic resource significance criteria pursuant to EGMC Section 7.00.050 (B) (3) as follows:

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

The mural on the west side will not interfere with the character defining features noted above as the building has previously been painted and the west side is a secondary elevation towards the parking lot and not Elk Grove Boulevard. The major elements listed above will not be altered and the mural will not diminish the integrity of the building. Furthermore, the mural will be completed as paint over the existing exterior paint and will be reversible with no physical changes to the building's character defining features.

Figure 3. Proposed Mural Location



9085 Elk Grove Boulevard

Prost Beer Hall is located on the north side of Elk Grove Boulevard east of School Street and 1st Avenue School Street Alley. This building was once known as a general store/Hasman Building. In 1885, the Joseph Hasman Harness Store was constructed as a two-story building with brick following the 19th century commercial style with Italianate style influence exemplified by details such as arched windows with hoods. Initially, the ground floor included both the harness store and blacksmith shop while the second floor was a residential dwelling. By the 1890's the post office was at this location as well. A one-story addition was constructed at the rear of the building in 1970s. The Hansman building and Bob's bar are the two original buildings that remain after the aforementioned 1892 fire.

In the early 2000s, the Elk Grove Brewery occupied this building and now Prost Beer Hall currently occupies the front building. There has been interior changes to the building, but very little exterior modifications throughout the years.

Pursuant to the DPR 523 form, the key architectural description includes the following:

- 2 story masonry construction
- Rectangular plan with flat roofed addition at north (rear)
- Gable roof with stepped parapet featuring decorative brickwork
- Foundation not visible, painted, brick siding
- Full front replacement porch on south (primary) façade with brick foundation, wrought iron balustrade and shingled pent roof. Decorative wrought iron balustrade tops pent roof. Two centered, iron, partially glazed entry doors.
- 2 over 2, double hung, wood sash arched windows with decorative brick hoods
- Historic exterior light fixtures located on the east and west (side) facades
- Hitching post located at south (primary) façade
- Paved driveway to west leads to surface parking area at rear (north)

For this property, the mural festival proposes three locations on the Prost Beer hall building, which include:

1. West side (along the alley way)
2. East side (towards the parking lot)
3. Rear on the one story building (south side)

As mentioned in the DPR 523 form, the exterior finish is painted brick. Each of the proposed mural locations on the building are secondary facades and do not interfere with the primary south façade. The windows will continue to have arches and decorative brick hoods that follow the original architectural style. Another key defining feature on this building are the lighting fixtures which will not be interfered with by the installation of the mural. Staff recommends that the one story building on south side of the property be the first location for the mural festival as it is not part of the 1885 original construction (see Figure 4). With that, the proposal mural would not affect the buildings' status as a historic resource listed on the local Elk Grove Historic Register and contributor to the Elk Grove Historic District as the Secretary of Interior's Standards provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. Additionally, the building would continue to meet the Elk Grove historic resource significance criteria. The mural on the one story building to the rear will not interfere with the character defining features of the building, since the one story building was not part of the original two story construction in the late 1880's and is located in the back and not towards Elk Grove Boulevard. The major elements listed above will not be altered and the mural will not diminish the integrity of the building. Furthermore, the mural will be completed as paint over the existing exterior paint and will be reversible with no physical changes to the building's character defining features.

As part of the Mural Festival, Talking Walls is proposing three mural locations at this site. As mentioned above, the back of the one story will be the first mural location recommended by staff as that area is not part of the original building. The other two locations (east and west sides), which are part of the original General store building, are also part of the proposal for the installation of murals. The east and west sides (Figures 5 and 6) are secondary locations, but there are some character defining features on these elevations, such as the lighting fixtures and arched windows. If one of these elevations is chosen as a location for a mural, staff recommends that the overall extent of such murals not diminish the character of the character defining windows and lighting fixtures on those elevations. This can be accomplished by limiting the size and location of the murals on these east and west elevations.

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Figure 4. Proposed Mural Location- Rear



Figure 5. Proposed Mural Location- West

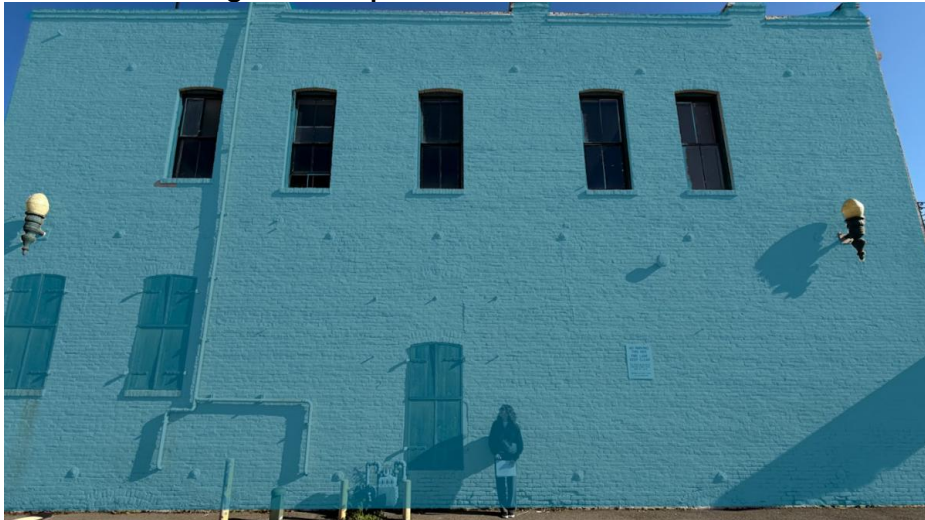
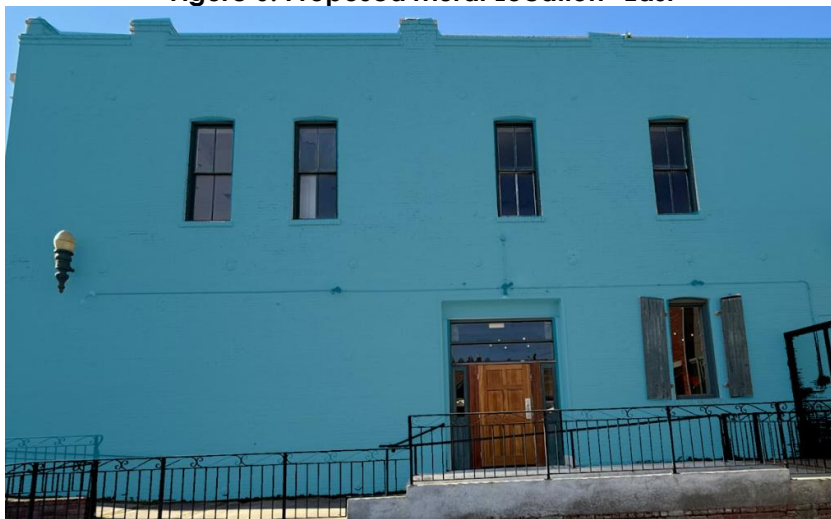


Figure 6. Proposed Mural Location- East



Non-Contributing Sites

Of the remaining sites proposed as part of the mural festival (see Table 1 below), two sites are located within the OTSPA, and one site (9755 Kent Street) is outside the OTSPA. None of these remaining sites are determined to be historic resources therefore Certificates of Appropriateness are not required for murals on these buildings. The three other sites were not surveyed or evaluated as part of the 2019 Citywide Historic Resources Survey and Evaluation Report as they had already been determined to be non-contributing in 1988 and did not appear eligible for listing in the Elk Grove Historic Register.

Table 3. 1988 Non-Contributing Sites

Address	Name of Businesses	Name	Construction Date	Local Register
9081 Elk Grove Boulevard	Happy Garden Restaurant	Commercial Building	1960	No
9020 Elk Grove Boulevard	Elk Grove Lock and Safe and Fine Arts Center	Sperry Repair Shop/Lyle Meigers Ford Dealership	1950	Eligible
8944 Elk Grove Boulevard	Ocean Fish and Chips	Unknown	1956	No

While the three sites listed in Table 3, are non-contributing sites in the Historic District, the building located at 9020 Elk Grove Boulevard was re-evaluated in 2012 and 2014 and was determined to be eligible for listing in the local register. The building at 9081 Elk Grove Boulevard was also re-evaluated in 2012 but it was determined that the building was not eligible for the national, state, or local register.

9020 Elk Grove Boulevard

The building at 9020 Elk Grove Boulevard is an example of development during the automobile period for the City which was when the commercial development patterns in the City adjusted to accommodate the increasingly mobile population. Most of the buildings during this era (1950/1960s) were typically one-story buildings that feature prominent storefronts and a generally homogeneous design. The character defining features include the following:

- 1 story building with 2 storefronts (east and west)
- Masonry construction, rectangular plan with angled north (primary) façade
- Gabled roof with low parapet wall with boxed eaves
- Poured in place concrete foundation
- East storefront on the north (primary) façade contains fixed, steel sash storefront windows framed by a concrete lintel and sill. The wood, fully glazed entry door is surmounted by a solid transom.
- West storefront on the north (primary) façade contains a multi-light steel sash window. The wood, fully glazed entry door is flanked by fixed storefront windows. The window and entrance are topped by awnings.
- 1 over 1 double hung, steel sash and multi-light steel casement windows on east and west side facades.
- Surface parking lot north of the building includes a concrete planter box that parallels the east storefront.

Many of the features on the building at 9020 Elk Grove Boulevard follow the same character defining features for that era, such as clear orientation of the building with a large setback to accommodate parking in the front, one story, prominent storefronts with large expanses of windows.

Currently, there are multiple businesses located at this location. This site has been approved for minor design work throughout the years. The Development Services Directors for Elk Grove approved a re-roof (File No. PLNG18-071), repaint of the building (File No. EG-08-014) and an exterior renovation (File No. EG-06-1066). Even with the work completed, the character defining features have remained.

As part of the mural festival, there will be two proposed murals on the building at this site. One will be located on the east side of the building towards a driveway and the other is on the west side towards Walnut Avenue. The mural on the east side will not interfere with the primary façade. The proposal for second mural is the entire north and west side of the building, which could potentially interfere with the eligibility of the building for the local register. Staff recommends that the second mural be restricted to the on the west side wall only with no mural work on the north side (front) which is the primary façade). As mentioned above, the building is not currently a designated resource; therefore, does not require a COA. This site is being presented to the HPC for advisory comments only. As noted in the DPR form, the building is eligible for the local register and any alterations must still comply with the SOI standards for preservation.

In restricting murals to the east and west facades of the building, the building would continue to meet the Elk Grove historic resource significance criteria pursuant to EGMC Section 7.00.050 (B) (3) as follows:

Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possessed high artistic values or that represents a significant and distinguishable entity whose components may lack individual distraction.

Neither of the murals as shown in Figures 7 and 8 will interfere with the character defining features as the building has been painted before and the west and east sides are secondary elevations that do not directly front towards Elk Grove Boulevard. The major elements listed above will not be altered and the mural will not diminish the integrity of the building for any future nominations for designation as a historic resource. Furthermore, the mural will be completed as paint over the existing exterior paint and will be reversible with no physical changes to the building's character defining features.

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Figure 7. Proposed Mural Location- East



Figure 8. Proposed location of Mural-West



Proposed Materials for Murals

The artists who will participate in the mural festival will paint their mural directly on the building exteriors as they currently exist. Below is a list of potential materials used for the murals; any substitute materials must be similar to those listed below and will be subject to review and approval by the City (staff added this as a condition of approval). Not all artists will use all materials on the list:

- Water-based primer
- Water-based house paint
- Acrylic paints
- Artist-grade spray paint (e.g., Loop, Montana, etc.)
- Acrylic markers
- UV protectant (polyurethane or polyacrylic)
- Mural protectant (e.g., TSW or Mural Shield)

As mentioned above, even though the murals will be painted directly on the buildings, the locations and materials of the murals will not interfere with the key defining features of the historic

resources or the buildings that are eligible for local register as the proposed locations are secondary elevations and not on primary elevations that face Elk Grove Boulevard (with staff recommendations).

Design Review

Pursuant to the Old Town Special Planning Area guidelines, prior to the commencement of a mural, the Applicant shall obtain a design review approval from the City' Planning Commission, which will apply to the following goals and standards:

Goal:

To ensure that murals, as defined in the SPA, are compatible in scale and design with Old Town Elk Grove's historic appearance and to prevent attention-arresting results that would endanger drivers or pedestrians or inhibit traffic flow.

Standards:

- Murals shall be consistent with the standards and guidelines contained in the SPA Sections pertaining to architecture, color, materials respectively. In no event are the standards applied from those or other SPA sections to be the basis of denial or conditioning of a mural on the basis of content.
- Murals shall not use any word, phrase, symbol, lights, motion, sound, fumes, mist or other effluent or character in such manner as to interfere with mislead or confuse traffic.

As part of the guidelines, the City encourages the portrayal of social, historic or cultural themes that celebrate Elk Grove's past, present and future. For example, the murals should be compatible with the architecture of the building while expressing the historic/cultural theme of the historic resource. While these guidelines are in place, they shall not be used by the City as criteria for denying or conditioning any approval or application for a mural based upon its content pursuant to the SPA. Any comments from the Committee will be forward to the Planning Commission for their consideration.

Environmental Analysis

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

The Project is exempt from further environmental review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, which reads as follows:

Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized in the exemption are not intended to be all inclusive of the types of projects that might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an

existing use.

The Project consists of painting murals on three existing historic buildings. The installation of the murals will not alter the physical structures of the buildings and will not increase the intensity or density of their existing uses. The cumulative impact of this project is not expected to have any significant environmental impact. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The project will not cause a substantial adverse change in the significance of any historical resource because the murals will be placed on buildings that have been painted since they were in their original state, murals will be temporary in nature, they can always be printed over, using paint that isn't damaging to the building and the defining character features.

The Project is also exempt pursuant to State CEQA Guidelines section 15331 which applies to projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. As described above, the building rehabilitation is being undertaken consistent with the SOI Standards as described in the findings for the Major Certificate of Appropriateness and no special circumstances exist that would create a reasonable possibility that granting a Major Certificate of Appropriateness would create a significant adverse effect on the environment or the historical resource. Additionally, the cumulative impact of this project is not expected to have any significant environmental impact. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The project will not cause a substantial adverse change in the significance of any historical resource because the murals will occur on secondary building elevations that have already been repainted since their original state, the murals will not alter any of the respective buildings' character defining historic features, and the murals can be reversed with new paint reverting any affected elevations to their pre-mural state.

Recommended Motion

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

"Recommend that the Planning Commission find the Project exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15331 and approve the Major Certificate of Appropriateness for the Mural Festival project (PLNG26-014) subject to the findings contained in the draft Resolution."

Attachments

1. Draft Resolution for Recommendation
Exhibit A - Project Description
Exhibit B – Project Plans
Exhibit C- Project Conditions of Approval
2. California Department of Parks and Recreation (DPR) Form 523 for (9097 Elk Grove Boulevard, 9045 Elk Grove Boulevard 9085 Elk Grove Boulevard and 9020 Elk Grove Boulevard)
3. Artist Portfolios for the Mural Festival

ATTACHMENT 1

RESOLUTION NO. 2026-

APRIL 20, 2026

**A RESOLUTION OF THE CITY OF ELK GROVE HISTORIC PRESERVATION
COMMITTEE RECOMMENDING THAT THE PLANNING COMMISSION FIND
THE PROJECT EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES
SECTIONS 15301 AND 15331, AND APPROVE A MAJOR CERTIFICATE OF
APPROPRIATENESS FOR THE
MURAL FESTIVAL
PROJECT NO. PLNG26-014
9097, 9085, 9045 AND 9020 ELK GROVE BOULEVARD
APNS: 125-0253-005, 125-0253-009, 125-0210-014 AND 125-0222-001**

WHEREAS, the City of Elk Grove ("City") is hosting a Mural Festival on twelve sites along Elk Grove Boulevard, Kent Street, 1st Avenue, and 2nd Avenue, which include 3 historic resources on the local register of historic resources.

WHEREAS, the proposed Mural Festival is located on real property in the incorporated portions of the City more particularly described as APNs 125-0253-005, 125-0253-009 125-0210-014 and 125-0222-001

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

WHEREAS, the Historic Preservation Committee of the City of Elk Grove (the "HPC") held a duly-noticed public hearing on April 20, 2026, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting;

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Committee hereby recommends that the Planning Commission find that the proposed Project does not require further environmental review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation) based on the following finding:

CEQA

Finding: The Project is exempt under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation).

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

The Project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation) of Title 14 of the

California Code of Regulations. . Section 15301 applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project consists of a Major Certificate of Appropriateness for the Mural Festival on three historic resources and one building eligible for listing. The three historic resources are located at 9097, 9045, and 9085 Elk Grove Boulevard. The property located at 9020 Elk Grove Boulevard is not a designated historic resource, but has been determined to be eligible for listing on the Elk Grove Register of Historic Resources. Each have distinct historic characters that represent the era the buildings were constructed in Elk Grove. The majority of the historic resources maintain the character defining features from the era they were originally built. However, throughout the years, these buildings have been through maintenance and rehabilitations which have made some alterations to the buildings including exterior paint updates as these buildings have been painted before. The mural festival proposes new murals that will be painted on secondary elevations of each building and will not interfere or alter the character defining features. The painting murals of on existing buildings the installation of which will not alter the physical structures of the buildings and will not increase the intensity or density of the existing uses. Therefore, the Project is exempt from CEQA review pursuant to State CEQA Guidelines Section 15301.

Furthermore, State CEQA Guidelines section 15300.2 provides that a categorical exemption, such as Section 15301, should not be used for a project which may cause a substantial adverse change in the significance of a historical resource. While the Project here involves a historical resource, there is no substantial adverse change in the significance of the historical resource for the reasons stated in this Resolution and the accompanying staff report. For example, the Project involves painting only, which will not involve a structural change to the buildings. The paint will be temporary and can always be painted over. Additionally, State CEQA Guidelines Section 15064.5(b)(3) states that a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer ("SOI Standards"), shall be considered as mitigated to a level of less than a significant impact on the historical resource. As the building rehabilitation is being undertaken consistent with the SOI Standards as described in the findings for the Major Certificate of Appropriateness, no special circumstances exist that would create a reasonable possibility that granting a Major Certificate of Appropriateness would create a significant adverse effect on the environment or the historical resource. (State CEQA Guidelines sections 15300.2 and 15064.5(b)(3)).

The Project is also exempt pursuant to State CEQA Guidelines section 15331 which applies to projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. As described above, the building rehabilitation is being undertaken consistent with the SOI Standards as described in the findings for the Major Certificate of Appropriateness and no special circumstances exist that would create a reasonable possibility that granting a Major Certificate of Appropriateness would create a significant adverse effect on the environment or the historical resource. Additionally, the cumulative impact of this project is not expected to have any significant environmental impact. The project is not located

along any state-designated scenic highway nor within any designated hazardous waste site. The project will not cause a substantial adverse change in the significance of any historical resource because the murals will occur on secondary building elevations that have already been repainted since their original state, the murals will not alter any of the respective buildings' character defining historic features, and the murals can be reversed with new paint reverting any affected elevations to their pre-mural state.

AND, BE IT FURTHER RESOLVED, that the Historic Preservation Committee hereby recommends that the Planning Commission make a determination approving a Major Certificate of Appropriateness as described in Exhibit A and illustrated in Exhibit B for the Mural Festival (PLNG26-014), based upon the following findings:

Major Certificate of Appropriateness

As required per EMC Section 7.00.070(D)(3)(b), a Major Certificate of Appropriateness application shall be approved if all the following findings are met:

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

Evidence 1: The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings allow for a compatible use of a property through repair, alterations and additions while preserving those portions or features which convey historical values. Furthermore, these standards provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. The mural on each of the three buildings will be on secondary elevations and will be on areas that have been painted in the past. The murals will not lessen the integrity of the historic resources as the change does not modify the original architectural style of the buildings and will not involve structural modifications to any of the buildings. Furthermore, the murals can be reversed with new paint reverting any affected elevations to their pre-mural state. With staff recommendations in the staff report, the murals will not alter the major architectural elements noted in the previous historic resource evaluations as those features will remain.

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

Evidence 2: The Project (three buildings) are located in the Old Town Special Planning Area, which allows for murals to an existing building with a design review process. The main purpose of which is to maintain the integrity of existing buildings and their historic characteristics. The Project promotes the rehabilitation of a historic resource to promote compatibility and design within Old Town Elk Grove's historic appearance.

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

Evidence 3: The SOI maintains The Guidelines for the Treatment of Historic Properties which includes specific standards for the rehabilitation of historic properties. For Rehabilitation

projects, the SOI outlines the following items that must be accomplished as part of the building's treatment.

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

The location and architectural style of the historic commercial buildings as part of the Mural festival will be maintained. The uses of the buildings will not change and the murals will have a minimal effect on the exterior features of the buildings as the murals will be painted on the secondary elevations of each building. Major architectural features of the historic buildings, as stated on their respective DRP 523 forms, will not be altered. In addition, the Secretary of Interior's Standards for rehabilitation provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. As mentioned above, there other no other changes to the building and the significant architectural features identified in the previous elevations will remain.

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

The mural festival includes painting on non-primary (street-facing) elevations of each building. The historic character will be retained and preserved as the murals will not be painted on primary elevations along Elk Grove Boulevard, and the murals will be temporary in nature. There are no other changes to the buildings and the significant architectural features and materials identified in previous evaluations will remain and the murals will not alter any features, spaces or spatial relationships that are character defining features of the properties.

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

The murals will not create a false sense of historical development. All three buildings have been painted at various times in the past. The murals will be designed to not mimic the original building or any architectural features that may have been on the building.

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

On all three buildings, the historic significance will be retained and preserved as the murals will be on secondary elevations and all significant features, including those that are on the front of the buildings towards Elk Grove Boulevard, will remain. Minimal changes to the exterior features, spaces and spatial relationships of the buildings to support rehabilitation and reuse of the building that have been previously approved will remain. All three buildings

have been painted in the past and the murals will not destroy or cover any original exterior paint.

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

The distinctive materials, features, finishes and construction of each historic resource will be preserved during the Mural festival. The murals will be on secondary elevations and will not interfere with the historic significance of each building.

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

The Secretary of Interior's Standards for rehabilitation provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. The majority of the historic appearance/character of the buildings will remain the same. The murals on the secondary elevations will not remove any distinctive features described in the DRP 523 forms as shown in the staff report. The murals will not affect the buildings statuses as historic resources listed on the local Elk Grove Historic Register and contributors to the Elk Grove Historic District as The Secretary of Interior's Standards for rehabilitation provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the properties. Additionally, the buildings would continue to meet the Elk Grove historic resource significance criteria included in EGMC section 7.00.050 as described in detail in the staff report.

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

The materials used for the murals will be limited to the following:

- Water-based primer
- Water-based house paint
- Acrylic paints
- Artist-grade spray paint (e.g., Loop, Montana, etc.)
- Acrylic markers
- UV protectant (polyurethane or polyacrylic)
- Mural protectant (e.g., TSW or Mural Shield)

These materials will be gentle to the building materials and shall not damage any of the noted historic materials. Furthermore, the murals can be reversed with new paint reverting any affected elevations to their pre-mural state.

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

The proposed murals does not involve any excavation that could unearth or otherwise disturb any archaeological resources.

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

The exterior alterations will include murals on the secondary elevations of historic resources and will not destroy the historic materials, features and/or special relationship that characterize the properties. The new work will be modern which will differentiate the murals from the historic/original features of the buildings. The murals will follow the mural goals and guidelines as stated in the OTSPA, which encourages the portrayal of social, historic, or cultural themes that celebrate Elk Grove's past, present, and future and prohibits any word, phrase, symbol, lights, motion, sound, fumes, mist, or other effluent or character in such manner as to interfere with, mislead, or confuse traffic.

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

There will be no new structural additions with this application. The proposed Project will be a mural festival which will allow artists to paint murals on existing buildings including three historic resources. All character defining architectural features will remain preserving the integrity of the historic properties.

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

Evidence 4: The Project will not result in a substantial adverse change to the district as a whole. The murals will not destroy the historical character of the properties. The major identifying architectural features will remain on all three buildings. The character defining features are mostly on the front of the buildings and the murals will be on the secondary elevations to the side and the rear.

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

Evidence 5: The Project is located in the Elk Grove Historic District and the Old Town Special Planning Area. The proposal is consistent with the goals and policies of the historic district to preserve and enhance historic resources. The modification would not substantially change the character defining architectural features of the buildings as those features will remain. The murals will be consistent with the following policies:

1. Encourage the appropriate adoptive reuse of historic resources and buildings.
2. Strive to preserve historic buildings and resources through adaptive reuse.
3. Encourage efforts that prevent the misuse, disrepair, and demolition of historic resources and buildings.

Each of the affected buildings remain and the historic resources will be preserved. The murals will not cause the misuse, disrepair, or demolition of the historic resources as those character defining features will still remain.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Kyra Killingsworth,
HISTORIC PRESERVATION
COMMITTEE SECRETARY

Peggy Forseth-Andrews, CHAIR of the
HISTORIC PRESERVATION COMMITTEE

PROJECT DESCRIPTION

The Project consists of a Major Certificate of Appropriateness for the Elk Grove Mural Festival in the Historic District on Elk Grove Boulevard to add new murals to various existing commercial buildings in the Old Town Special Planning Area (Historic Main Street). The overall festival includes 12 properties along Elk Grove Boulevard, one at 9576 1st Avenue, one at 9589 2nd Avenue, and one at 9755 Kent Street. Three of the 12 properties are historic resources included in the Elk Grove Register of Historic Resources and require approval of a Major Certificate of Appropriateness. These historic resources are located at 9097, 9045, and 9085 Elk Grove Boulevard. Additionally, the property located at 9020 Elk Grove Boulevard is not a designated historic resource but has been determined to be eligible for listing on the Elk Grove Register of Historic Resources. Therefore, the Historic Preservation Committee will make an informal recommendation to the Planning Commission regarding the appropriateness of a mural at this location.

The Historic Preservation Committee's recommendation on the murals located on historic resources will be forwarded to the Planning Commission for final action.

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Exhibit B
Mural Festival (PLNG26-014)
Project Plans

Exhibit C
Mural Festival (PLNG26-014)
Project Conditions of Approval

<u>Recommended Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
ON-GOING				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans (especially the location of the murals) as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	The construction and on-going maintenance of the each facility shall comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The building plans shall indicate compliance with these standards including identification of historic features for preservation, treatment of original materials, preservation of character defining features, and replacement or repair of existing features using similar materials. These methods shall be used during construction and on-going maintenance.	On-Going	Planning	
3.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.	On-Going	Planning	
4.	The murals shall have a minimum three-year timeframe. Building owner shall not intentionally destroy damage, alter, modify or change the Artwork in any way for a period of three-years after acceptance, unless otherwise agreed to by Building Owner, Curator, and Artist, in writing. The removal or modifications (by the owner, curator or artist) of any murals installed with this Project will need a Certificate of Appropriateness.	On-Going	Planning	

Exhibit C
Mural Festival (PLNG26-014)
Project Conditions of Approval

<u>Recommended Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	Painting and installation shall utilize materials and application method that are reversible. The buildings surface shall not be harshly cleaned, stripped, or treated in a manner that would compromise the materials of the building.			
6.	Luminescent, neon, and/or reflective paints and finishes are not allowed.	On-Going	Planning	
7.	The overall extent of the mural shall not diminish the character defining features and shall be on secondary locations of the buildings of the historic resources.	On-Going	Planning	
8.	Murals shall not use any word, phrase, symbol, lights, motion, sound, fumes, mist or other effluent or character in such manner as to interfere with mislead or confuse traffic.	On-Going	Planning	
9.	<p>The materials used for the murals shall be as follows:</p> <ul style="list-style-type: none"> • Water-based primer • Water-based house paint • Acrylic paints • Artist-grade spray paint (e.g., Loop, Montana, etc.) • Acrylic markers • UV protectant (polyurethane or polyacrylic) • Mural protectant (e.g., TSW or Mural Shield) <p>Any substitute materials not listed above must be similar to those listed and will be subject to review by City staff and approved by the Community Development Director.</p>	On-Going	Planning	

ATTACHMENT 2

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 1D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) Elk Grove IOOF Warehouse Building

P1. Other Identifier: 9045 Elk Grove Boulevard

*P2. Location: Not for Publication Unrestricted *a. County: Sacramento

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

*b. USGS 7.5' Quad: Elk Grove Date: 2012

*c. Address: 9045 Elk Grove Blvd City: Elk Grove Zip: 95624

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 12502100140000

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

NOTE: Warehouse shares parcel with Elk Grove IOOF Building; IOOF Building described on separate DPR 523A form.

- Irregular-shaped lot between Elk Grove Boulevard and the Elk Grove Boulevard/Quatmas Court Alley, on the northeast corner of the intersection of Elk Grove Boulevard and 1st Avenue
- Rectangular plan building parallels railroad tracks. Connecting to IOOF Building in an irregular angle
- 1-story, wood frame construction
- Side gable roof covered by standing seam metal cladding
- Overhanging eave covers primary (west) façade, supported by metal brackets
- Concrete raised foundation creates a loading dock, facing west
- Primary entryway located on north west corner of building, facing west

*P3b. Resource Attributes: (list attributes and codes) HP8. – Industrial Building

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

P5b. Photo: (view and date)



View of south and west facades
02/13/2012

*P6. Date Constructed/Age and Sources:

Historic
1910

*P7. Owner and Address:

Elk Grove Lodge No. 274, et al.
P.O. Box 1882
Elk Grove, California 95759

*P8. Recorded by:

Page & Turnbull, Inc. (MG/KL)
2401 C Street Suite B
Sacramento, CA 95816

*P9. Date Recorded:

04/12/2012

*P10. Survey Type:

Reconnaissance

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

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

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) Elk Grove IOOF Warehouse Building

*Recorded by: Page & Turnbull

*Date 02/13/2012



Continuation



Update



View of north and west facades of IOOF Building and neighboring warehouse building (Page & Turnbull, 02/13/2012).

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 1D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) Elk Grove Independent Order of Odd Fellows

P1. Other Identifier: 9045 Elk Grove Boulevard

*P2. Location: Not for Publication Unrestricted *a. County: Sacramento

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

*b. USGS 7.5' Quad: Elk Grove Date: 2012

*c. Address: 9045 Elk Grove Blvd City: Elk Grove Zip: 95624

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 12502100140000

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

NOTE: IOOF Building connects to a 1-story warehouse on the parcel; warehouse described on separate DPR 523A form.

- Irregular-shaped lot between Elk Grove Boulevard and the Elk Grove Boulevard/Quatmas Court Alley, on the northwest corner of Elk Grove Boulevard and railroad track intersection
- 2-story (double height second story) at primary (south) façade; 3-story at rear (north) façade
- Brick construction, rectangular plan building with low gable roof and stepped brick parapet, foundation not visible
- Clad with smooth stucco except at 1st-story of primary façade, which has exposed brick and is covered by a standing seam metal awning located; wood partially glazed double entry doors surmounted by transom lights
- Entry flanked by plate glass storefront windows topped by transom lights. Original openings with replacement windows on primary façade; 1-over-1, double-hung, wood sash windows in arched openings on east and west (side) facades
- Brick pilasters extend above the parapet line; linear brick detailing on parapet and above windows on the 2nd-story

*P3b. Resource Attributes: (list attributes and codes) HP13. – Community Center/Social Hall

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



*P5b. Photo: (view and date)

View of south and west facades
02/13/2012

*P6. Date Constructed/Age and

Sources: Historic
Ca. 1895 (Sanborn Maps)

*P7. Owner and Address:

Elk Grove Lodge No. 274, et al.
P.O. Box 1882
Elk Grove, California 95759

*P8. Recorded by:

Page & Turnbull, Inc. (MG/KL)
2401 C Street Suite B
Sacramento, CA 95816

*P9. Date Recorded:

02/13/2012

*P10. Survey Type:

Reconnaissance

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

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



View of north and west facades of IOOF Building and adjoining warehouse building (Page & Turnbull, 02/13/2012).

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 2 *Resource name(s) or number (assigned by recorder) Hasman Building/General Store

P1. Other Identifier: 9085 Elk Grove Boulevard

*P2. Location: Not for Publication Unrestricted *a. County: Sacramento
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Elk Grove Date: 2012

*c. Address: 9085 Elk Grove Boulevard City: Elk Grove Zip: 95624

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 1250253009000

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

- Rectangular lot between Elk Grove Boulevard and the Elk Grove Boulevard/Locust Street Alley, on the north side of Elk Grove between Railroad and School Streets
- 2-story, masonry construction
- Rectangular plan with flat-roofed addition at north (rear);
- Gable roof with stepped parapet featuring decorative brickwork
- Foundation not visible; painted, brick siding
- Full front replacement porch on south (primary) façade with brick foundation, wrought iron balustrade and shingled pent roof. Decorative wrought iron balustrade tops pent roof. Two centered, iron, partially glazed entry doors.
- 2-over-2, double-hung, wood sash arched windows with decorative brick hoods
- Historic exterior light fixtures located on east and west (side) facades
- Hitching post located at south (primary) façade
- Paved driveway to west leads to surface parking area at rear (north)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)
View of south (primary) façade
02/2012

*P6. Date Constructed/Age and Sources: Historic
1885

*P7. Owner and Address:
Freeport Ventures, LLC
8055 Freeport Boulevard
Sacramento, California 95832

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

*P9. Date Recorded:
02/13/2012

*P10. Survey Type:
Reconnaissance

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

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

Page 2 of 2

*Resource Name or # (Assigned by recorder) Hasman Building/General Store

*Recorded by: Page & Turnbull

*Date 02/13/2012

Continuation

Update



View of north and west facades (Page & Turnbull, 02/2012).



View of hitching post at primary (south) façade (Page & Turnbull, 02/2012).

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 2 *Resource name(s) or number (assigned by recorder) Batey Chevrolet Showroom

P1. Other Identifier: 9095-9097 Elk Grove Boulevard

*P2. Location: Not for Publication Unrestricted *a. County: Sacramento
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Elk Grove Date: 2012

*c. Address: 9097 Elk Grove Boulevard City: Elk Grove Zip: 95624

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 12502530050000

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

Note: Garage is located behind (north) of the Batey Chevrolet Showroom and is described on a separate DPR 523A Form.

- Rectangular lot located between Elk Grove Boulevard and the Elk Grove Boulevard/Locust Street Alley, on the northwest corner of the intersection of Elk Grove Boulevard and School Street
- 1 story, wood frame
- Rectangular plan, stucco cladding
- Flat roof and parapet with molded cornice. East façade includes slat pent roof with painted terra cotta tiles
- Primary (south) façade includes square pilasters that articulate 2 bays: the westernmost bay, which formerly contained a garage door, no longer contains fenestration; the eastern bay contains storefront windows & the primary entrance.
- 2 partially glazed wood entry doors are located to either side of a storefront window flanked by pilasters that do not extend to the cornice. The entrance is covered by a slant-roof, canvas awning.
- Windows on the east (School Street) façade have been enclosed and clad with stucco
- West façade includes brick beltcourses

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)
South (primary) & west façades
02/13/2012

*P6. Date Constructed/Age and Sources: Historic
1927

*P7. Owner and Address:
Heller X 4 LLC
5545 Auburn Boulevard
Sacramento, California 95841

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

*P9. Date Recorded:
02/13/2012

*P10. Survey Type:
Reconnaissance

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

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

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) Batey Chevrolet Showroom

*Recorded by: Page & Turnbull

*Date 02/13/2012



Continuation



Update



View of south (primary) façade (Page & Turnbull, 02/13/2012).



View of south (primary) and east (School Street) façades (Page & Turnbull, 02/13/2012).

ATTACHMENT 3

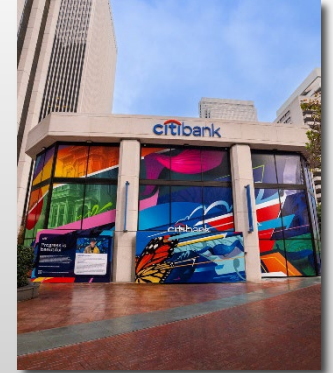
Artist - Bacon



Artist - Bubblegum



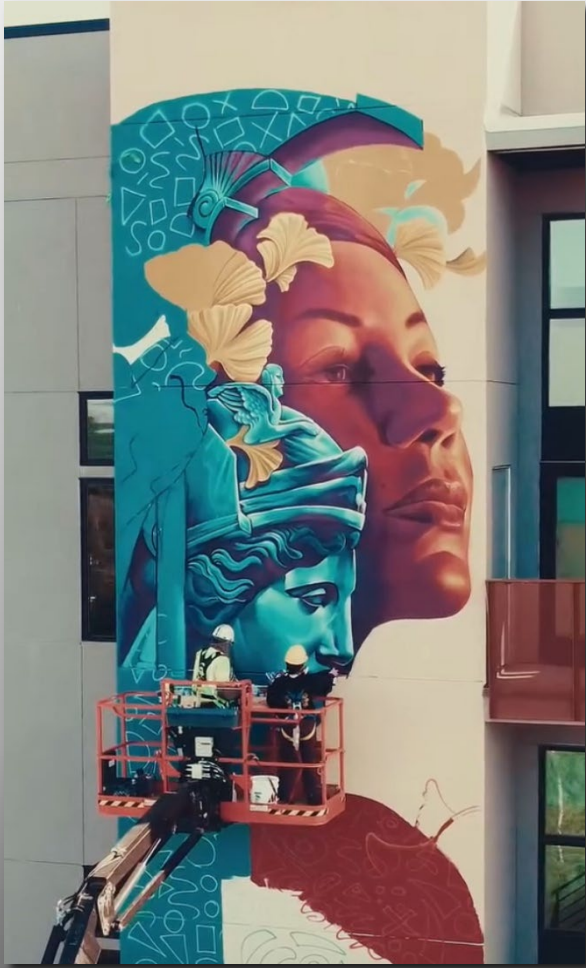
Artist – Camer1sf



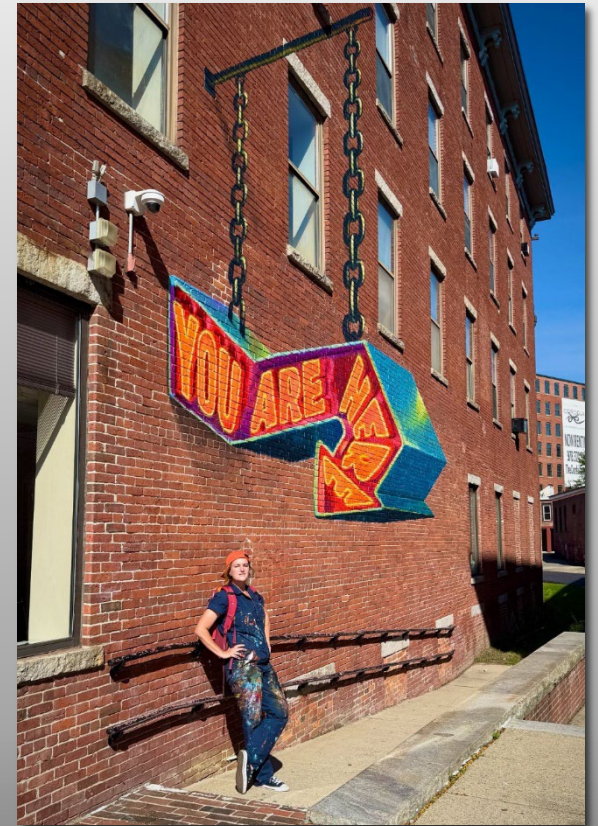
Artist – ER`



Artist - Francesca



Artist - Naomi



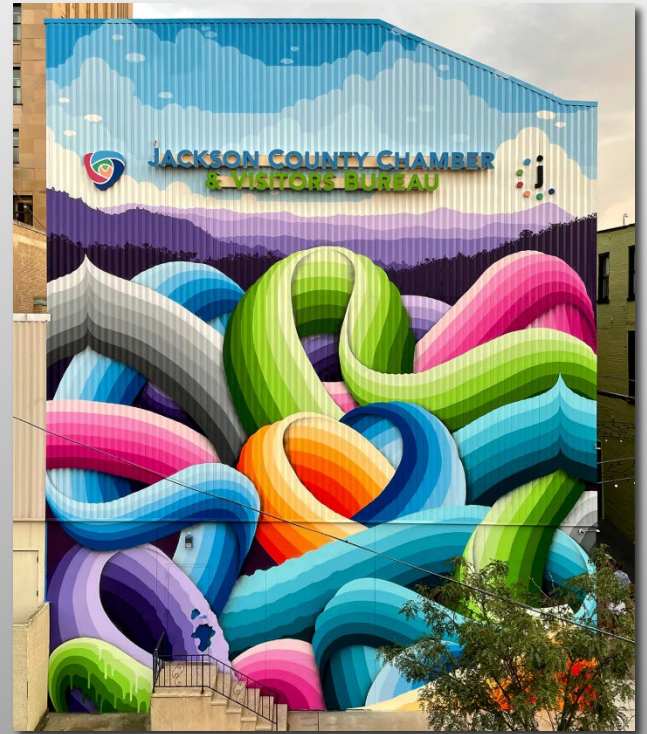
Artist - Orlu



Artist – Pawn Paint



Artist – Ricky Watts



Artist – Toledo



Mural Festival 500 feet-4 sites

