



PRESERVATION ELEMENT

of the City of Sacramento General Plan



SECTION 10

PRESERVATION ELEMENT
of the City of Sacramento General Plan

Adopted April 25, 2000

City of Sacramento
Neighborhoods, Planning and Development Services Department
1231 I Street
Sacramento, CA 95814

**PRESERVATION ELEMENT
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INTRODUCTION

Sacramento, California's oldest city, State Capital, and birth place of the Gold Rush, has a rich and exciting history. Historic events shaped the city's development and are reflected in the City's physical character, economic viability, and quality of life.

The City's overall preservation objectives are to identify, protect, and encourage preservation of Sacramento's historic and cultural resources throughout the city. The Preservation Element of the City of Sacramento General Plan establishes the policy framework to guide the City's achievement of its preservation objectives.

The General Plan is a long-range policy guide for the physical, economic, and environmental growth and renewal of the city. Adoption of this optional component of the General Plan demonstrates the City's long-term commitment to identifying, retaining, and appreciating Sacramento's historic and cultural resources.

Historic resources play a vital role in the city's neighborhoods, commercial centers, recreational activities, educational programs, and other functions. The eclectic mix of historic and cultural resources in Sacramento is a vibrant reflection of the events and places that shaped the community. Protecting and encouraging the preservation and incorporation of these resources into future developments ensures that the cultural heritage of Sacramento will remain a vital asset to the city.

SUMMARY OF THE PLAN PREPARATION PROCESS

In 1996, a coalition of neighborhood organizations drafted a letter to the City voicing the need for an improved historic preservation program and then worked with City staff members to prepare a "Concept Paper to Strengthen the City's Preservation Program." Encouraged by the City Council's endorsement of the concept paper and by the approval of Sacramento's application for Certified Local Government (CLG) status for its preservation program, the City Manager convened a Select Committee on Historic Preservation (Select Committee) to provide specific recommendations for strengthening the City's preservation program. The recommendations of the Select Committee are contained in the "Report of the City of Sacramento Select Committee on Historic Preservation," published in July 1997. This report is available for review at the City Preservation Office.

The Select Committee identified several areas of the current program that needed attention, including: revising the Preservation Ordinance, surveying historic resources citywide, developing incentives package, improving consistency with state and federal preservation procedures and standards, and preparing a Preservation Element of the General Plan.

The Preservation Element incorporates the vision resulting from the Select Committee's work, integrates a broad range of existing planning goals and policies, and presents updated preservation goals, objectives, and programs for a comprehensive, citywide preservation program. Following

public workshops and hearings before the Design Review and Preservation Board and Planning Commission, the Preservation Element was adopted by the City Council.

The City Preservation Office annually prepares an Implementation Plan for carrying out the goals and policies of the Preservation Element. Preservation objectives are also carried out through ongoing processes, programs, and regulations. The City's Preservation Ordinance (Chapter 32 of the City Code) in particular establishes the procedures and standards for implementing many aspects of the City's preservation program.

ORGANIZATION OF THE PRESERVATION ELEMENT

The Preservation Element is divided into two main parts. Part One, The Context for Historic Preservation, provides the legal, historic, and planning background for historic preservation in Sacramento and discusses the current program and preservation network.

Part Two, Preservation Goals, Policies, and Implementation Programs, presents the specific goals, policies, and implementation programs for the City's preservation program. A separate Implementation Plan has been prepared which identifies time frames and responsibilities to implement these programs. These actions will be implemented over time as part of the City's preservation program.

Appendix A of the Preservation Element is a glossary of preservation terms.

Appendix B is the City's annexation history through 1999.

PART ONE: THE CONTEXT FOR HISTORIC PRESERVATION

A BRIEF HISTORY OF SACRAMENTO

Sacramento's location, within a great valley and at the confluence of two rivers, shaped its early and modern settlements. The rivers historically served for transportation, irrigation, and food supply. The periodic floods shape the development of Sacramento to this day. Following is a brief history of Sacramento, intended only to give a general context for readers of this document. Additional information on the City's history and the cultural and architectural context of its development will be developed as the City carries out the goals, policies, and programs to implement this Preservation Element. Appendix B shows Sacramento's growth and annexation history.



The Sacramento River played an integral role in settlement of the area

Early Inhabitants

Thousands of years ago, the valley was inhabited by nomadic hunters who wandered in and out of the area. As centuries rolled by, Indians settled down in villages. Estimates of California's early Native American population range from 150,000 to 750,000. The Sacramento Valley was home to a significant portion of this population. Two distinct language groups inhabited the lower Sacramento Valley: the Nisenan and the Plains Miwok. Native American subsistence activities consisted of collecting plant foods, fishing, and hunting. Seasonal flooding of the Sacramento and American river basins provided ideal habitat for a wide range of plant and animal resources.

The 1800s brought forced colonization and missionaries to the area. The Indian population was exposed to diseases such as malaria, cholera, smallpox, and tuberculosis, brought by trappers and missionaries. These previously unknown diseases decimated the Indian population.

In 1808, Spanish sea captain and explorer Gabriel Moraga introduced the name, Sacramento, naming the river and valley after the Holy Sacrament. In 1822, Mexico gained its independence from Spain and began sending explorers to the Sacramento area. During that period, explorers from Russia, existing parts of the United States, and other areas were also new visitors to the region.

John Sutter

John Sutter is considered Sacramento's modern day founder. In 1834, Sutter left Switzerland in order to escape debtors' prison. His journey led him through Missouri, Oregon, Hawaii, and Alaska before he reached California. In Monterey, the provincial capital of Mexican California, Sutter approached Governor Juan Alvarado, where he was given permission to settle a colony. Sutter and his crew of 15 landed in the Sacramento area, two miles above the mouth of the American River on August 12, 1839.

To guard against hostile Indians, Sutter built an adobe fortress which was called Sutter's Fort, which became the commercial center of the new settlement. Sutter returned to Monterey, was made a Mexican citizen, and was commissioned a captain in the Mexican army. Sutter received a land grant of approximately 115 square miles. He called his fertile empire, "New Helvetia" – New Switzerland. By 1847, New Helvetia was a thriving farming, ranching, and trade center.



Sutter's Fort, restored, at 26th and L Streets

Gold Rush

To supply wood for New Helvetia's growth, Sutter set out to build a mill in partnership with James Marshall. On January 24, 1848, James Marshall discovered gold in the race of the new lumber mill in Coloma, 45 miles east of Sacramento. Nine days later, the Treaty of Guadalupe Hidalgo was signed, ending the United States' two-year war with Mexico. Mexico ceded California and the adjacent southwest to the United States in return for a \$15 million payment. Neither country knew of Marshall's discovery at the time.

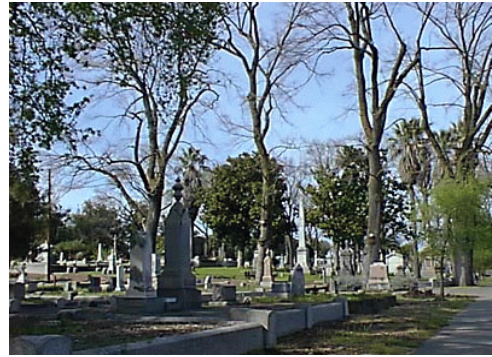
Sutter and Marshall tried to keep their find secret, but the sawmill workers had witnessed it. As the news of the discovery spread, Sacramento was transformed from a wilderness settlement into a booming town. By the end of 1849, at least 42,000 gold-seekers had reached California by overland trails, and about 6,000 Mexicans from Sonora arrived in the mining camps. Nearly 700 ships had debarked more than 41,000 Americans and foreigners in San Francisco bound for the mines. The Gold Rush resulted in an extremely diverse set of prospectors.



Old Sacramento, a national historic district, is reflective of the Gold Rush era

Sutter's plan for New Helvetia called for a port city named Sutterville to be built on the Sacramento River at an elevated site about three miles south of the confluence with the American River. The

Sutter to donate land for a burial site. This is now the Old City Cemetery at 10th Street and Broadway.



Old City Cemetery

In 1852, another major fire devastated 90 percent of the city. In 1853, a fire-protection ordinance required new commercial buildings to have walls of brick, stone, or cast-iron.

After every flood and fire, the City was quick to rebuild. In 1854, Sacramento defeated several rival contenders to become the four-year-old state's permanent capital. A 7,500 square foot courthouse at 7th and I Streets served as a temporary Capitol building.

The permanent State Capitol building, surrounded by the 40-acre Capitol Park grounds, began construction in 1860 and took 14 years to complete.



Early map of Sacramento, showing State Capitol grounds and former river channel

Because the main route to the gold region followed J Street, business concerns were established very early along that street which became the commercial heart of Sacramento. This street was settled as far east as 9th street by 1859. As Sacramento grew in population, the business section extended farther eastward and overflowed onto K Street.

Despite the construction of levees, Sacramento continued to be plagued with floods which periodically destroyed much of the city. Most of the flooding came from the American River, which met the Sacramento River a few hundred feet above I Street. When rains swelled the American to flood proportions, it overflowed its banks into Sutter Slough and over the levee along I Street. In 1862, Sacramentans dug a new mouth for the American at its present site. (The project was to have subsequent benefits to the city, for it made possible the filling of the slough and use of the landfill for the Southern Pacific yards and depot.) After much debate, Sacramentans also elevated City streets four to fourteen feet between I and L, and Front to 12th Streets beginning in the mid

1860's. They then raised most of their buildings to the level of the streets. This tremendous undertaking was completed in 1873 and proved successful.

During this time, as the state capital and center of government, Sacramento also continued to flourish as the principal supply and trade center for the hundreds of mining camps in the nearby Sierra Nevada foothills. By 1860, however, the easily-mined surface gold had been harvested and Sacramento's boom years appeared to be over. Sacramento instead became the birthplace of another great event, the nation's first transcontinental railroad.

Railroads

In 1856, civil engineer Theodore Judah's Sacramento Valley Railroad was completed, linking Sacramento to the town of Folsom. This short line, California's first railroad, was intended to replace some of the wagon trails that connected Sacramento with nearby gold fields.

Judah had a greater vision to build a railroad line across the Sierra to link California with the rest of the nation, but needed federal support as well as private financial backing to pursue this dream. In 1860, he convinced the city's four major merchants to back the effort: Leland Stanford, Collis Huntington, Mark Hopkins, and Charles Crocker. The Big Four, as they came to be known, incorporated their Central Pacific Railroad of California in 1861.

In 1862, the Pacific Railroad Act authorized Central Pacific to begin building eastward from Sacramento to connect up with the Union Pacific Railroad Company building westward from Nebraska. The Chinese constituted much of the labor force responsible for the construction of the railroad; thus the population of Chinese in the city began to expand rapidly during this period. In 1869, the first transcontinental railroad was completed, with Sacramento as the terminus. (Regrettably, Theodore Judah did not live to see the culmination of his vision.) From 1869 to 1883 Sacramento was the main dispatching station for transcontinental trains.

The railroad was also responsible for establishing what would be Sacramento's largest industry during the first decades of the 20th century, the Southern Pacific shops. The Sacramento facility was the largest of its kind west of the Mississippi. Many Southern Pacific locomotives, freight, and passenger cars were manufactured, repaired, and maintained in these shops. The shops also influenced the residential and commercial location of buildings in the city. Alkali Flat was the home of numerous railroad employees.



The Southern Pacific shops were a major industry in Sacramento during the early 20th century

Agriculture

Beginning in 1867, agriculture rather than gold mining became the primary producer of local exports. The Sacramento River was of key importance, providing easy and cheap transportation for the agricultural wealth of the valley to either a processing plant or export facility. The Sacramento Valley became one of the world's most important granaries.

The transcontinental railroad shortened the shipping time to the East Coast from four to five months to seven to 10 days, allowing shipment of perishable agricultural products.



Witter Ranch, on the National Register, is reflective of the City's agricultural heritage

The canning and preserving industry developed in response to the problem of agricultural surpluses and to provide fruits and vegetables year round. The first cannery in Sacramento began in 1862. By 1926, there were six large canneries in Sacramento employing thousands.

Sacramento had been named the site of the state fair in 1860. Agricultural Park was originally located between B and H and 20th and 22nd Streets (in what is now Boulevard Park), but moved to 80 acres on Stockton Boulevard in 1907 as a result of growth pressures in the early 1900s. The Stockton Boulevard site operated as the state fairgrounds until 1967.



Labels from Sacramento's canneries

Rancho del Paso

North of Sutter's land grant was the 44,000-acre Rancho del Paso land grant, granted to Eliab Grimes in 1844 by Mexican Governor Manuel Micheltoarena. It was named after El Paso de los Americanos, the ford in the American River near today's H Street bridge. In 1862, Kentucky lawyer Ben Ali Haggin purchased Rancho del Paso. By 1884, he and his partner Lloyd Tevis were pasturing 20,000 sheep, cattle, and horses and growing hay and hops. Haggin established a thoroughbred ranch and successfully bred racehorses from the 1880s through about 1905. In 1886, his horse Ben Ali won the Kentucky Derby.

Newspapers

During and following the Gold Rush, more than 80 newspapers were founded in Sacramento, although only a handful survived. The *San Francisco Chronicle* was born in Sacramento in 1864 when Charles De Young founded it as the *Dramatic Chronicle*, a small throwaway. Nine months later he relocated it to San Francisco and renamed it the *Daily San Francisco Chronicle*. The *Sacramento Union* was known as the “oldest daily west of the Rockies” until its demise in the 1990s. Mark Twain was the *Union’s* most famous newspaperman. The *Sacramento Bee* was also born during this era, and survives to this day.

Local Transportation

In 1859, entrepreneurs established the city’s first omnibus public transportation line (a wagon drawn by two horses). A horse car line, inaugurated in 1861, provided service from the Railroad Depot to the State Capitol, downtown Sacramento and to Agricultural Park on the east and the City Cemetery on the south. In 1871, the Sacramento City Railway Company purchased East Park (now McKinley Park) and put in gardens, “shooting galleries, picnic grounds, swings and flying horses and posh ponds.” It also had a miniature zoo and a “museum of natural curiosities.” Concerts on Sundays added to its attractions.

Battery-operated electric streetcars came to Sacramento in 1891, providing short-range intracity transportation. In 1894, Sacramento had eight streetcar lines, all fanning out from the Southern Pacific depot. Sacramento



McKinley Park in 1920

followed the cue of cities all across the nation, where streetcar companies were constructing amusement parks to promote patronage on weekends. In 1889, Central Street Railway began to develop what is now McClatchy Park as an amusement park.

The Early 1900s

As the city moved into the 20th century, important improvements were seen. Construction of the State Capitol was completed in 1874. In 1885, Margaret Crocker, Judge Edwin Crocker’s widow, donated to the City the art gallery she and her husband had created. The Crocker Museum, still operating, is the oldest museum west of the Mississippi. In 1895, power generated by Folsom Powerhouse on the American River transmitted electricity 22 miles to Sacramento, the longest such transmission in the world at that time. The early 1900s saw a diversifying and growth of Sacramento’s population and business. The Japanese population was beginning to significantly expand because of newly relaxed immigration laws in Japan.

Pressure for more residential areas in 1907 caused the removal of Agricultural Park to Stockton Boulevard. Sacramento's first suburban development occurred in Oak Park immediately southeast of the city. The farm on that site had been sold in 1885 to a real estate company which began subdividing in 1887. It was soon supported by electric street car services from downtown Sacramento. By 1910 approximately 13,000 people lived in Oak Park. Such a concentration of people stimulated a move for Sacramento's first annexation. In 1911, with an existing population of approximately 45,000, Sacramento annexed major new areas surrounding the original Sutter grant, including present-day East Sacramento, Oak Park, Curtis Park, and Land Park. This annexation tripled the size of the city and added about one-third to its population.



***The US Bank Building in Oak Park,
Sacramento's first suburb***

Sacramento now had the potential to grow both to the east and south. To the north, in 1910, Rancho del Paso was sold and began subdivision. There was already adequate transportation because Haggin had granted the Southern Pacific railroads the rights of way through his property. The Sacramento Golf Club left its course between J and H and 42nd and 51st Streets for acreage at Watt and Marconi, where it became known as the Del Paso Country Club.

Growth in Rancho del Paso gave added importance to 12th Street in Sacramento because that street, once the road to the northern mines, led to the only bridge across the American River in that area. The subsequent development of the automobile and subways under the railroad tracks provided convenient and rapid transportation to the north area. In 1924 North Sacramento incorporated as a city. America's first transcontinental highway, the Lincoln Highway, came down Del Paso Boulevard.



***Members of the Sacramento Riding Club
on Del Paso Boulevard, in the late 1920s***

In the early 1900s, state buildings were also refurbished or plans for construction approved. The Capitol building was modernized between 1906 and 1908 with the installation of steam heat, elevators, and rewiring for telephone, telegraph and electric lights and remodeling of parts of the interior. New buildings were also needed to house the state's expanding functions. Sacramentans voted to purchase the blocks between L and N and 9th and 10th and donated them to the State in 1917 as the site for two new buildings.

During this period, the City hired various city planners out of concern over the haphazard nature of growth in the city. Dr. John Nolen compiled a comprehensive park system plan, adopted by the city in 1916. In 1916, Sacramento City College was organized and the area had its first institution of higher learning. In 1922, the City adopted its first zoning ordinance, and in 1926 a master plan.

The selection of 789 acres near Mills Station on the Sacramento Valley Railroad for a training base for the Army's Air Corps was to have a permanent effect. The site 12 miles southeast of Sacramento would eventually become Mather Air Force Base and the nucleus for residential, industrial and commercial development in that area.

In the years following World War I, Sacramento experienced another building boom that shifted the city further eastward. With the City Beautiful movement and the overall country's optimism following the war, there was a growing sense of civic pride expressed through the building of public buildings, parks, libraries, city halls, schools, banks, hotels, department stores, public works, and fraternal lodges. Sacramento's City Hall was completed in 1911, and nearly 30 new building projects were completed between 1912 and 1928. Major new buildings during this era included the Sacramento City Library (1918), the Masonic Temple (1920), the Sacramento Public Market (1923), the Senator Hotel (1924), the Elks Club building (1926), and the Memorial Auditorium (1927).

Other projects east of the Old City included Sutter Hospital, the American Can Company (1926), Mercy Hospital, and Turn Verein. In 1923, citizens voted to level the Y Street levee, thereby encouraging development of the area to the south. William Land Park and City College opened in the area.

Throughout the 1920s despite the restrictions of prohibition, Sacramento was considered one of the wettest spots in the state.

1930s-40s

The 1930s marked the onset of the Great Depression. Despite the crippling effects of this economic downturn, Sacramento was not hit as hard as some other parts of the country because of its diversified economy, although employers like Southern Pacific and the canneries were hit hard.

By 1930, Sacramento had a population of nearly 94,000. In 1935, the Tower Bridge opened. A major portion of the Sacramento Air Depot was developed prior to World War II, between 1936 and 1941. The Sacramento Air Depot was renamed McClellan Field in 1939. McClellan was the principal supply depot and repair facility on the West Coast during World War II.



The Tower Bridge, built in 1935

The 1940s for Sacramento consisted of war-oriented activities, and the area's military support system grew dramatically. In 1941, about 5,000 Japanese Americans were living in the Sacramento area, about half of them farmers who had long lived in the area. On May 7, 1942, 8,600 Japanese Americans from Northern California were placed in internment camps in Modoc County and Arizona, forced to sell their cars, homes, and businesses. When the war was over, less than half came back to the area.



The Memorial Auditorium, built in 1927 as a tribute to World War I veterans. In World War II, the Memorial was used as the site for processing the Japanese Americans into internment camps

The war led to a shortage of workers. After Pearl Harbor, soldiers stationed in the area and bases expanded dramatically in the Sacramento area; McClellan and Mather Air Force bases expanded, as did other bases in the region, creating thousands of civilian defense jobs. The Sacramento Army Depot opened in 1945. With men at war, women occupied nearly 80 percent of the jobs created by the war locally. The job boom triggered a housing crisis; federal and local officials built two major housing projects: the 310 apartment New Helvetia complex just south of Broadway, and the 168-unit Dos Rios complex at North 12th and D Streets. In 1944, the 1,726 acres northeast of the city now known as Arden-Arcade were opened to development.

Workers at McClellan, many of them African Americans attracted to Sacramento from the deep South by the prospect of jobs, were not able to find landlords willing to rent to them and built shacks in Del Paso Heights from airplane parts crates. The 1940s also saw the expansion of the Latino population in Sacramento, spurred by the 1942 Bracero program, an agreement that allowed Mexican nationals to work on U.S. farms. The area's Latinos were concentrated on the south side near Franklin Boulevard, in Alkali Flat, and in Gardenland, near Northgate Boulevard. Gardenland, which was once swamp land that had been home to squatters during the Depression, had no street lights and no sidewalks.

1950s

After the war and during the 1950s, the trend of an exodus from the cities into suburbia, common across the nation, was also occurring in Sacramento. After World War II, consumer and capital demands, restricted four years and stimulated by an increase in population, expanded. Mather Field was reestablished as a permanent base, and the missile and electronic industries added to employment.

The city of Sacramento gradually lost a good portion of its commercial monopoly to county development after World War II. One reason for this change was the impact of the automobile and

the growth in suburban development. The number of automobiles in Sacramento County doubled between 1936 and 1950. The growth in automobiles was also a factor in the demise of steamboating on the Sacramento River and the electric trains servicing the city, both of which ceased in 1941. By 1960, only one transcontinental passenger train a day served the Southern Pacific Depot, a significant change from the 110 trains a day that arrived or departed from the depot in 1940, including 15 trains a day to and from San Francisco.

The 1950 Census counted more than 137,000 in Sacramento. In the 1950s, the Sacramento Redevelopment Agency formed in order to revitalize some of the downtown area. Part of the Agency's strategy involved transforming the stretch of Capitol Avenue west of the Capitol building into the wide Capitol Mall. Like most redevelopment agencies of the era, the new agency made dramatic changes to bring about urban renewal. In seeking to eliminate the blight of the slums that had formed in this area, redevelopment destroyed many historic buildings and the areas that accommodated Sacramento's Chinatown.

In the 1950s, the State Division of Highways announced preliminary plans to build the projected Interstate 5 freeway through Old Sacramento. After local outcry, the Division presented finished plans for routing the freeway between 2nd and 3rd Streets. Local artist-historian Ted Baggelman successfully proposed moving the freeway another 80 feet east, to save the historic buildings on the east side of 2nd Street. In 1965 the National Park Service registered Old Sacramento as a National Historic Landmark, and in 1966 the State Legislature officially created Old Sacramento State Historic Park.

As population spread into the unincorporated areas outside the city, the commercial enterprises followed. At first they were relatively modest in size such as the Fruitridge or Town and Country shopping centers. But by 1954 Country Club Shopping Center was in operation and was soon followed by others such as Southgate, the Mills Shopping Center in Rancho Cordova, Florin Center and later, Sunrise Mall.

1960s to present

The 1960s saw a rebound in the Sacramento area economy. The national military and industrial booms brought jobs and money to the region. In 1964, the City of North Sacramento, encompassing 6.6 square miles and 16,350 residents, merged with Sacramento, boosting the total City population over 200,000.

The 1970s saw a heightened awareness of the City's historical resources. In the early 1970s, an unsuccessful attempt to prevent the demolition of the historic Alhambra theater spurred the local preservation movement. In 1975, the City created the Preservation Board. People began to notice the widespread destruction of many of the old Victorian homes and other historical landmarks. Worried about losing these irreplaceable assets, there was greater effort to protect the older buildings and sites.

In 1980, the State completed a \$75 million restoration of the Capitol building. In 1987, Sacramento opened its modern light-rail system, nearly 100 years after the city's original electric streetcar system.

In 1996, the City completed restoration of the Memorial Auditorium and it reopened for public events.



A major restoration of the State Capitol was completed in 1980

The years 1999 and 2000 mark the 150th anniversary of the City's inception. Sacramento today, with approximately 400,000 population, remains the cultural, business and governmental center of the region.

For more information on the history of Sacramento, see the following references:

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4. *Draft Environmental Impact Report*, City of Sacramento General Plan Update, City of Sacramento, 1988.
5. *Flood, Fire and Blight: A History of Redevelopment in Sacramento*, Sacramento Housing and Redevelopment Agency, 1992.
6. *Inside Guide to Sacramento*, Dan Flynn, Embarcadero Press, 1994.
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9. *Sacramento, A Pictorial History of California's Capitol*, Julie and Kevin Mims, 1981, The Donning Company.
10. *Sacramento: Excursions into its History and Natural World*, William M. Holden, 1991, Two Rivers Publishing Company.
11. *Sacramento Gold Rush Legacy, Metropolitan Destiny*, Sacramento County History Society, 1999.

12. *Sacramento Old City, A Preservation Program*, prepared by the Historical Structures Advisory Committee, August 1974.
13. *Sacramento Non-Residential Survey Historic Overview*, Paula Boghosian and Dr. Joseph McGowan, June 1981.
14. The Sacramento Room, The Sacramento City Library, Central Library, 828 I Street, Sacramento, CA 95814.
15. *Thompson and West's History of Sacramento County*, Howell – North, Berkley, 1960 (A reproduction of the original) [1880].
16. *Vanishing Victorians: A Guide to Historic Homes of Sacramento*, by the Sacramento Branch, American Association of University Women, 1973.

MAJOR ARCHITECTURAL STYLES AND TYPES

The following discussion of building styles and types found in Sacramento is arranged with a brief history and general description of the stylistic elements. This is not intended to be a comprehensive discussion of the architectural history of the city, but rather to assist those without an in-depth knowledge of architecture to become better acquainted with the rich variety of styles and building types to be found in the city. As in other cities located a long way from East Coast architectural sources, styles in Sacramento are more likely to blend together in composites.

The following discussion is based on information prepared in connection with the original residential survey of Sacramento, and updated to represent styles and forms after the 1920s and nonresidential styles and forms. This discussion also describes general types that are used with various architectural styles. For individual examples of specific buildings styles and types, readers can review the City's architectural survey books, available at the City Preservation Office.

The discussion is roughly chronological, although some styles and forms were popular, or at least in fashion, at the same time. The dates are also meant to provide the range during which buildings in the style or form were constructed in Sacramento. Dates on the East Coast for corresponding styles are generally earlier; dates for similar styles in other California cities may also differ from the ones in Sacramento.

1. **Greek Revival (1850s-1860s):** A very popular style in the Eastern United States in the second quarter of the 19th century, it persisted longer in California, sometimes blending with Italianate details. Usually rectangular in shape without projections or wings except in a composition of blocks, with a low pitched gabled roof treated as a pediment. Symmetrical facades have corner pilaster and large windows with shutters. Doors are sometimes flanked with oblong sidelights (long, narrow windows which do not open) with an oblong transom over the door and sidelights.

The J. Neely Johnson home at 1029 F Street is a Greek Revival residence built in 1853, and the oldest house remaining in Sacramento.



*The J. Neely Johnson House
at 1029 F Street*

2. **Gothic Revival (1850s-1860s):** An important style for churches, institutions, and large houses in the Eastern United States during much of the first half of the 19th century. It was popularized throughout the country after 1840 as appropriate for small houses by A.J. Downing in *Cottage Residences*. In form, typically, it has steeply pitched central cross gables or gable ends. Characteristic detail includes vertical siding, shallow pointed arches on porches and doors, lancet windows, window tracery, finials, pendants, crenelation, and lacy bargeboards.

An example of Gothic Revival is the Hubbard Upson house (1857) at 1010 F Street in the Alkali Flat neighborhood.



Hubbard Upson house at 1010 F St

3. **Delta Type (1850-1910s):** The Delta Type house is a general form typical of the Sacramento River delta area that arose in the 1850s in response to conditions of frequent flooding and long, hot summers. By the end of the century, levees controlled the floods but the Delta Type form persisted into the 1910s as a convention.

In general terms, the Delta Type is a frame house with a raised basement or ground floor, exterior stairways, and a front porch. Delta Type houses were usually dressed in a thin overlay of some traditional, stylistic trim under which they assumed characteristic subforms. Delta Type Eastlakes and Delta Type Queen Annes are similar and distinguished most readily by their roof forms as well as by the character of their detail. Delta Type Eastlakes typically have a hip roof or a hip roof with a single gable over an angled bay. Delta Type Queen Annes typically have a gable over an angled bay and at least one other gable. Another subform is the simple Delta Type cottage with a gable roof, flat front, and full porch. A Delta Type example is the Hartley House (1865) at 1107 F Street.



Hartley House at 1107 F St.

4. **Italianate (1860s-early 1880s):** The overwhelmingly predominant style for houses in Sacramento in the early 1870s. In common form they are either flat fronted or have angled bays and hip roofs with a cornice at the eaves or a parapet that obscures the roof. Characteristic details are a bracketed cornice, turned balustrades, tall narrow windows with flat or rounded tops and prominent lintels, a raised front porch and elaborately detailed entrance portico, quoins, and sometimes a rusticated facade.



The Llewellyn Williams Mansion, currently located at 900 H Street.

For many years the most common form for both simple and elaborate Italianates in Sacramento was a two-story hip roofed house with a two-story, angled bay at one side of the facade. An example of an Italianate styling is the Llewellyn Williams Mansion (1885) at 900 H Street behind City Hall, now used as a Youth Hostel.

5. **Warehouse/Industrial Buildings (1860s-1940s):** Less a style, it is more a building type; however, there are common characteristics which can be found on these buildings, regardless of construction date. Large expanses of red brick walls, large first floor openings to accommodate wagons and trains, and small windows which have flat or segmental arches are common. If there is any decorative detailing, it is usually confined to simple wall arches, and corbelled comices and paneled parapets.



1108 R Street

The warehouse at 1108 R Street (now known as the CADA warehouse) is an example of this form.

6. **Second Empire (1880s):** Also called Mansard style for the characteristic treatment of the upper story as a part of the roof, which originally derives from an effort by Parisian architects to skirt taxes determined by the number of stories in a building. More picturesque in form than the Italianate with a high tower and mansard roof, it otherwise employs rich Italianate details.

The Heilbron House (1881), at 704 O Street, is a Second Empire structure (currently the home of La Raza Galeria Posada art gallery).



Heilbron House at 704 O Street

- 7. Stick and Eastlake Styles (1880s):** Stick Style is usually found in combination with Eastlake. It is an ornamental style marked by the use of stickwork, or simple unadorned slats of wood which suggest the balloon frame construction of the house. Also marked by diagonal branches in porches and elaborate railings of unadorned sticks. In form it is much like Eastlake with square bays.

Eastlake Style is probably the most common 19th century style in Sacramento's Central City. It is found either by itself or in combination with other styles, and most often on a Delta Type house form. It is found in both very simple cottages and large elaborate houses. Principally a style of ornament derived from the English furniture designer, Charles Eastlake, the ornament was easily worked on machinery that was developed and made widely available in the 1880s. Characteristic ornament includes spindles, curved brackets, incised carving, grooved moldings, sunbursts, and flash glass. In combination with the Delta Type, is usually has a hip roof, angled bay with or without a gable, step back plan, and L-shaped porch.

The Delta Type Eastlake is often similar to the Delta Type Queen Anne but is generally distinguished by the number of gables and type of ornament used. The Alkali Flat neighborhood features many Eastlake style homes.



Sullivan House, 1100 E St.

With the typical Stick-Eastlake style, in addition to the Eastlake ornament there is an overlay of plain or molded stick work that resembles half timbering and suggests the balloon frame construction of the time, often by extending window frames beyond the windows. Curved brackets are usually replaced by diagonal brackets. The Sullivan House (1894) at 1100 E Street is an example of Stick-Eastlake style.

- 8. Queen Anne (1885-1990):** Originally an English style formulated by Richard Norman Shaw in the 1860s, it bore little relation to the architecture of the time of Queen Anne. It went through many transformations before it arrived in California about 1885. Less formal than earlier Victorian styles, it sought to be picturesque with an asymmetrical plan, complex roof line, corner tower, and gables. The style frequently displays a variety of textures and colors in bands of different siding materials including brick, clapboard, and shingles. Queen Annes also have bay windows of various shapes, porches, balconies, and a variety of predominantly classical ornamental details. The Ochsner Building (1904) (also known as the Sun Building) at 717 K Street is one example of Queen Anne styling. Many residences also have Queen Anne styling.

In Sacramento the Queen Anne, Eastlake, Colonial Revival, Shingle, and Craftsman Styles all blend together easily. (See the example of the residence at 1931 21st Street). As described here the style is usually found in larger and elaborate houses, but it is most commonly found in Sacramento in abbreviated fashion on a Delta Type house form. The most typical Delta Type Queen Anne house has a hip roof, usually with more than one gable, an angled bay at one side, and a porch at the other side under the hip roof.



Fred Mason House at 1931 21st St

9. **Cube Type (1890-1910s):** The Cube Type house is a vernacular form which is repeated many times with a variety of stylistic dressings. Its name derives from a square front elevation and cubic quality which is projected, although it is actually longer than it is wide. The Cube Type developed in the 1890s as an economical and easily repeatable form for a large house or apartment building. It was most commonly overlaid with Colonial Revival details but also appeared as Craftsman, Mission Revival, and in other styles. A Cube Type example is located at 715 21st Street (1905-1910).



Cube Type at 715 21st Street

10. **Renaissance Revival (1890-1910):** An aspect of the general revival of classically detailed styles around the turn of the century which followed an earlier revival of Renaissance models in the mid-19th century. Buildings in this style are symmetrical in design with flat fronts, massive cornices, and low roofs. Details include rustication, quoins, string courses that link windows, and taller windows in the second story than elsewhere. Windows are usually decorated with ornamental lintels or pediments in the second story. The style is usually found in institutional or commercial structures, and rarely in residential structures after the earlier period of the Renaissance Revival. The Central Library building (1918) at 828 I Street is an example of the Renaissance Revival style.



City library at 828 I St.

11. **Shingle Style (1885-1900):** Similar to Queen Anne, particularly as it appeared in the Eastern United States, and displaying a greater

simplicity of detail together with a greater interest in massing of forms. Walls and roof are shingled and include frequently curving wall surfaces. The most easily seen aspect of this style in Sacramento is the steeply pitched shingled gable which derives from the distinctive Bay Area Shingle Style work of architects like Maybeck, Coxhead, and Polk. Shingle stylings can be seen on the Fred Mason house at 1931 21st Street (see picture under *Queen Anne stylings*) and with the Colonial Revival Viscaya at 2019 21st Street (see picture under *Colonial Revival, below*).



Calif. Western Life Ins. Bld at 926 J St.

12.

Late 19th and Early 20th Century Period Revivals (1890-1940):

Commencing at the turn of the century and picking up steam in the 1920s, the Period Revival occurred amidst several great building booms. Different historical periods were evoked by manipulating forms and materials. One of the most prevalent

styles, Spanish Colonial, which also appears in the slightly altered Mediterranean Revival, is identified by red tile roofs and stark white and pastel stucco walls over a structural system often made of wood or concrete block.



Land Park Period Revival

Other revivals of historic periods were also popular in Sacramento, and architectural features included Tudor half-timbering, Norman arches, and red brick Colonial facades, seen in residences throughout the

Land Park, East Sacramento, and Curtis Park neighborhoods. Renaissance and Gothic Revival motifs were also popular in non-residential structures. Some examples of Period Revival styles include the California Western Life Insurance building (1925) at 926 J Street in a French Renaissance Revival style, and the Southern Pacific Railroad Depot (1926), a Mediterranean/ Renaissance Revival.



The Viscaya at 2019 21st Street

Colonial Revival (1895-1910):

A revival of the Georgian style of architecture of the American Colonial period. Colonial Revival buildings have symmetrical facades with hip or gambrel roofs, eaves treated like classical cornices with pedimented gables,

pedimented entrance porticos with Palladian entrances, windows with shutters, and swag details.

In Sacramento it is often found on a Cube Type house form, and often blends with Queen Anne in its details. Viscaya Bed & Breakfast (1899) at 2019 21st Street in the Poverty Ridge neighborhood is a Colonial Revival with Shingle and Craftsman stylings.

14.

Classical Revival (1890-1920): The style became extremely popular after the Chicago World's Columbian Exposition of 1893, where the style reigned supreme. The stylistic elements are derived from the classical architecture of Greece and Rome with many interpretations and variations.

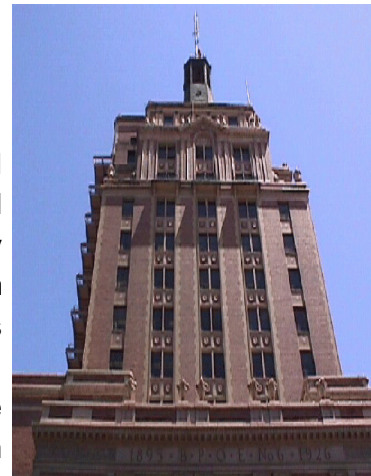


Station A at 6th and H St.

The Old Folsom Powerhouse, Sacramento Station A (1895) located at 6th and H Streets, is an example of the Classical Revival Style.

15.

High Rise Commercial (1890s on): Beginning with technological developments such as high strength steel framing and elevators in the 19th century combined with curtain wall construction (i.e., non-load bearing walls), buildings began to grow taller, framing lighter, and window expanses larger by the turn of the century. These new buildings appeared in all major cities as symbols of progress and prosperity. Brick, stone, and terra cotta were popular as cladding materials. Stylistically, buildings could be clad in almost any desired style; however the Gothic and Romanesque were often early favored because of the vertical emphasis found in the original ecclesiastical sources. By the turn of the century, Classic Revival forms were popular. By the early 1950s the use of any ornament was shunned and the use of glass as a cladding material had gained popularity with the International Style. Two early examples are 926 J Street, California



Elks building at 921 11th St.

Life Insurance Building (1925), and the Elks Building at 921 11th Street (1926).

16.

Craftsman (1905-1925): Easily confused with Shingle Style and most often found in bungalows and in combination with the Colonial Revival, its concern is less with form and texture than the Shingle Style and more with the handmade character of the construction and the materials themselves as they



Geary House at 2101 G St.

represent a natural as opposed to an aesthetic image. It is characterized by battered river cobble or clinker brick chimneys and foundations, shingled siding, and exposed rafters and knee brace brackets under the eaves. The most common purely Craftsman house from in Sacramento is essentially a Cube Type house with a hip roof, overhanging eaves, and a gabled tunnel entrance that runs down one side of the first floor to the main entrance at the rear. The William Geary House (1905-10) at 2101 G Street in the Boulevard Park neighborhood is one of city's finest Craftsman homes.



Bungalow at 4465 G Street

17. **Bungalow Style (1905-1925):** A small, informal house that developed in California and spread across the country, contributing to major changes in patterns of house building and in the planning of the houses themselves after the turn of the century. One or sometimes two-story houses with low pitched roofs, typically designed with a broad gabled porch in front of a similarly gabled house. Essentially a style of form whose details are derived from other styles such as Craftsman or Prairie. This was the first house type in Sacramento to respond to the end of the river floods and give up the raised basement. An example is found in East Sacramento at 4465 G Street (1919).



Former PG&E headqtrrs at 1100 K St.

18. **Prairie Style (1905-1920):** Derived from Midwestern architecture, notably that of Frank Lloyd Wright. In Sacramento it is usually found in combination with other types or styles, particularly the Colonial Revival, and its influence is more in feeling than in literal detail. Characteristics of the Prairie Style that appear in Sacramento are flat or very low pitched, hip roofs and overhanging eaves, horizontal compositions with horizontal banding of casement windows, and extension of horizontal lines such as window sills around buildings as courses. Characteristic window mullions form geometric designs with smaller panes at the top. The former PG&E headquarters building (1912) at 1100 K Street has elements of Prairie School styling.



19. **Mission Revival (1905-1925):** An

Former Western Pacific Depot at 1910 J St.

aspect of the widespread American interest in historical roots around the turn of the century. In California the Mission Revival Style was inspired by a romantic rediscovery of the state's Hispanic era. It is normally characterized by arches, hipped red tile roofs, shaped curvilinear parapets or gable ends, and stucco walls. In Sacramento's Central City, it is usually found in wood rather than stucco and in an abbreviated style on wooden apartment houses without tile roofs. Ogee arches, machicolated brackets under second story square bays, and quatrefoil windows are typical details. The former Western Pacific Railroad Depot (1909) (now the Old Spaghetti Factory restaurant) at 1910 J Street is among the finest examples of Mission Revival style architecture.

20.

Beaux Arts (1910-1920): A classically-derived style brought to this country by American students from the Ecole des Beaux Arts in Paris, found in commercial, civic, or institutional buildings. Correctly used classical details inspired by Renaissance buildings, readily distinguished



Sacramento's City Hall at 915 I St.

from other classical revivals by the use of paired columns and freestanding ornaments and sculpture that enlivens the skyline. Symmetrical planning and design with clearly articulated parts. City Hall (1911) at 915 I Street is an example of a Beaux Arts Style building.

21.

Spanish Colonial Revival (1915-1930): The popularity of this style begins with the Panama-California exposition held in San Diego in 1915. Like the Mission Revival



Sutter Club at 1220 - 9th Street.

Style, it is also characterized by smooth stucco walls and red tile roofs but is differentiated from the Mission Style by the use of elaborate molded ornament around doors and windows, polychrome tile at entries, and wrought iron grilles and balconies. The ornament is derived from Mexican sources which had interpreted the original Spanish sources. It was popular for commercial buildings, institutions, apartments and houses. The City also has variants of the style based mainly on the sources for ornament. The Sutter Club (1930) at 1220 9th Street is an example of Spanish Colonial Revival style.

22.

Art Deco (1925-1950): Named for an international exposition held in Paris in 1925, the style achieved widespread popularity throughout the country due to its influence on movie set designs. It was used for all

kinds of buildings including commercial, industrial, governmental, institutional, schools, theaters, apartment and residences.

The early phase is most noted for the use of rich materials and profuse ornaments of zig zags, rays, and chevrons. Ornamental designs were derived from a variety of sources including Egyptian, Mayan, and Oriental art and architectures. All elements were stylized with a heavy influence from Cubism and German Expressionism, art movements of the early twentieth century. The next phase, often called Streamlined Moderne, begins in the mid-1930s, when the ornament becomes more subdued, often limited to a series of parallel horizontal lines (speed lines), and simple roundels or octagon shapes with black glass or glass block inserts. Rounded and curved elements are used, often with a nautical flavor such as porthole windows. Most buildings were monochromatic schemes of white, cream, beige or grey with color accents appearing in the marble or terra cotta entry tiles.



Tower Theater on Broadway

Sacramento has many Art Deco examples. The Tower Theater (1940) at 2508 Land Park Drive (at Broadway) is an example of Art Deco - Streamline Moderne style.

23. **International Style (1945-1970):** Named by the architectural historian, Henry Russell Hitchcock, and architect, Philip Johnson, and highlighted in an exhibition in the thirties at the Museum of Modern Art in New York, it was a style with definite European philosophical roots wedded to American technology.



Dreyfuss-Blackford Offices at 3540 Folsom Blvd.

Based on the philosophies of European designers such as Le Corbusier, Marcel Breuer, and Ludwig Mies Van Der Rohe, the style is characterized by an absence of any ornament and the use of rich materials, refined details and proportions. It was intended to provide cities with efficient buildings of timeless beauty as examples of modern technology.

Many of these buildings are now reaching the age of historic significance but are underappreciated because of their simplicity and recent unpopularity. An example of International Style is the Dreyfuss-Blackford offices located at 3540 Folsom Blvd. (1967).

LEGAL CONTEXT FOR HISTORIC PRESERVATION

Various local, state, and federal laws govern and guide preservation authority that affects the City of Sacramento. These are summarized below.

A. Local Preservation Laws and Authority

The authority for most municipal functions comes from the state. The state has established enabling legislation for planning in the *Government Code*, the *Public Resources Code*, and the *Health and Safety Code*, among others. State enabling legislation provides for local jurisdictions to enact appropriate historic preservation legislation. *California Government Code* Sections 65850, 25373, and 37361 enable city and county legislative bodies to provide for the protection, enhancement, perpetuation, or use of places, sites, buildings, structures, works of art, and other objects having a special character or aesthetic interest or value.

Sacramento, as a charter city, with a charter mandated and amended by the local electorate, has more local discretion in establishing its own land use processes than many other “general law” cities established without a charter. The police powers granted in the Sacramento city charter provide further legal basis for the City’s historic preservation policies and planning programs. Specifics of this authority are further codified in the City municipal code. The City Code, which includes the Preservation Ordinance, establishes specific legal procedures for implementing the City’s preservation program.

B. State Laws and Programs

California General Plan law (*Government Code* Section 65300 *et seq.*) requires that all local governments prepare a general plan for the future development of the city. This law also sets out the requirements and options for what a general plan should include. The required elements of a general plan are land use, circulation, housing, conservation, open space, noise, and safety elements. Optional elements may be developed at the discretion of the local government. The most common optional elements include economic development, historic preservation, recreation, and community design. An optional element carries the same force of law as the seven required elements.

The California Environmental Quality Act (CEQA) requires state and local agencies to evaluate the environmental implications of proposed discretionary actions and aims to prevent negative environmental effects by requiring agencies, when feasible, to avoid or reduce the significant environmental impacts of their decisions. CEQA asserts that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (*Public Resources Code* Section 21084.1). Thus, CEQA requires the City to evaluate and to avoid or reduce the significant impacts of its actions on significant historical and archaeological resources whenever feasible.

In compliance with CEQA, the City performs an environmental review of all nonexempt projects that require a discretionary action by the City. The City coordinates its CEQA responsibilities with the project review process. Any project that may affect the character-defining features of a historic or cultural resource should be reviewed to determine the effects on the significance of the resource. If the property has not been previously evaluated but is 50 years old or older, it should be evaluated to determine its potential eligibility and related review requirements. The environmental review and certification process is distinct from, although directly related to, the actual discretionary action decisions. This procedure is consistent with the CEQA process.

Restoration of historic buildings to meet modern building codes (i.e., California Building Code, Uniform Fire Code, and Uniform Plumbing Code), is often difficult. Meeting these requirements would often be very costly or would require alterations that would deter from the historic integrity of the building. The State Historical Building Code is Part 8 of Title 24 (*State Building Standards Code*) and applies to all qualified historic structures, districts and sites, designated under federal, state and local authority. It provides alternative building regulations for the rehabilitation, preservation, restoration or relocation of structures designated as qualified historic buildings.

The California Mills Act (*California Government Code Section 50280 et seq.*) is a state program that permits local governments to provide for a reduction in property taxes on a historic property when certain conditions are met. Owners of designated historic properties must enter into a preservation contract directly with the local government. Under this legal contract, the owners agree to restore the property if necessary, maintain its historic character, and use it in a manner compatible with its historic character. A reduction in property tax is given for 10 years, and the contract renews automatically every year unless either party notifies the other to the contrary.

C. Federal Laws

Federal laws that play a role in Sacramento's preservation program include the National Historic Preservation Act (NHPA), the National Environmental Protection Act (NEPA), the Americans with Disabilities Act (ADA), and the Transportation Equity Act (TEA). Programs also playing a role include the federal historic rehabilitation tax credits, the TEA enhancements program, and various federal mechanisms for establishing conservation easements.

DEFINING HISTORIC AND CULTURAL RESOURCES

There are several ways that a property can be identified as a historic resource. There are national, state, and local registers of historic resources, each of which may have different criteria for determining eligibility.

A. Official Register

A property can be listed in or determined to be eligible for listing in the National Register of Historic Places (National Register). The National Register is a list of properties throughout the United States that are associated with significant national, state, or local events, people, design movements, or topics in historic and prehistoric research. It is maintained by the National Park Service, and a property is nominated through the State Office of Historic Preservation (OHP) to the National Register after careful research and documentation verify the property's significance and integrity. A property can be nominated through private submission or as a result of a federal or state agency's actions. A property also can be determined eligible for listing in the National Register by the State Historic Preservation Officer. As of 1999, Sacramento had 42 individual structures, two bridges, one site, and five historic districts listed on the National Register. The five National Register Historic Districts, including Old Sacramento and three areas within Alkali Flat, are shown in Map 1. Among the individual structures listed are the State Capitol building, Memorial Auditorium, Sutter's Fort, Tower Bridge, and Witter Ranch.



The Tower Bridge is listed on the National Register of Historic Places

California also maintains a register of properties that embody significant aspects of California's history. The California Register of Historical Resources (California Register) lists properties that are significant for their association with events, people, design trends, or research topics that are important in the history of the United States, California, or California's communities. This list is maintained by the State Office of Historic Preservation (OHP), a division of the State Department of Parks and Recreation.

Map 1
National Register Historic Districts

Old Sacramento Historic District

Alkali Flat West
Historic District

Alkali Flat North
Historic District

Alkali Flat Central
Historic District

Capitol Extension District

INTERSTATE 5
3RD ST

CAPITOL ML

7TH ST

12TH ST

16TH ST

9TH ST


10TH ST

J ST

J ST

16TH ST

P ST

 National Register
Historic Districts

*This does not indicate all structures
listed on the National Register
of Historic Places. Contact the City
Preservation Office for information.*



City of
Sacramento
General Plan
Preservation
Element

Adopted April 25, 2000

0.1 0 0.1 0.2 Miles

Properties can be nominated to the California Register through direct submission, in association with state agency projects. Properties are also added when properties are listed on the National Register. As of 1999, Sacramento had 97 structures (outside of historic districts), seven bridges, parks, and sites, five historic landmarks, and four historic districts on the California Register. In addition to those also on the National Register, this list includes the Oak Park Fire Station, the Cathedral of the Blessed Sacrament, Capitol Park, and some archaeological sites.

The City of Sacramento's Official Register (Sacramento's Register) is the official list of physical resources that have been deemed by the City to embody significant aspects of Sacramento's heritage. The Official Register is available from the City Preservation Office.

Recent efforts to make the City's preservation program consistent with state and federal preservation efforts identified the need to update the City's criteria and definitions for designating significant cultural and historic resources. In April 1997, the Design Review and Preservation Board adopted the National Register criteria for eligibility.

Resources that can be listed in Sacramento's Register include buildings, structures, sites, areas, places, features, characteristics, appurtenances, landscapes, landscape plans, or improvements that meet at least one of the following criteria for eligibility:

- (1) It is associated with events that have made a significant contribution to the broad patterns of Sacramento's, the region's, the state's, or the nation's history.
- (2) It is associated with the lives of persons significant in Sacramento's, the region's, the state's, or the nation's history
- (3) It embodies the distinctive characteristics of a type, period, or method of construction.
- (4) It represents the work of a master.
- (5) It possesses high artistic values.
- (6) It represents a significant and distinguishable entity whose components may lack individual distinction.
- (7) It has yielded, or may be likely to yield, information important in Sacramento's, the region's, the state's, or the nation's prehistory or history.

B. Resource Survey, Evaluation, and Designation

Historic and cultural resources surveys are a planning tool that provides the basis for evaluating and identifying the significant physical resources that embody the heritage of the city. Resources are designated or listed in Sacramento's Register after careful study of their cultural and historic significance and an assessment of their integrity. Resources then listed in Sacramento's Register by the City Council are the primary focus of the City's preservation program and benefit from the City's efforts to ensure that historic and cultural resources are protected. Listed resources are also subject to other regulations that ensure that the overall planning goals of the City are achieved.

As part of implementation of this Preservation Element, the City plans to complete surveys of the entire city. This process will include developing historic context statements against which resources can be evaluated. The City will prioritize the areas to be surveyed based on several factors, including the age of the community, the association with significant themes in Sacramento history, and the availability of resources for conducting the surveys. The data and findings of the survey will be incorporated into the planning department's information management systems to ensure that all divisions have access to the listing status of each property. The baseline age of surveyed resources will be 50 years old or older. The benchmark for the comprehensive survey will be resources constructed or created in or before 1959 so the survey will have lasting value. Over time, new areas will be surveyed and areas that have been surveyed in the past will be revisited to ensure that the register accurately reflects the state of the City's historic and cultural resources.

SACRAMENTO'S PRESERVATION PLANNING PROGRAM

Major preservation efforts began in Sacramento in the 1950s and 60s, with the preservation of the Old Sacramento area and the establishment of the City-County Museum and History Commission.

In the early 1970s, local groups began to note the loss of important local structures. The demolition of the historic Alhambra Theater focused greater attention on the loss and threats to historic structures. In September 1972, Charlene Rasmussen wrote a report, "Factors Affecting Historic Structures in the City of Sacramento." Later the American Association of University Women published a book, "Vanishing Victorians," and sponsored a home tour which emphasized the value of the significant structures in the Central City. The Sacramento Old City Association (SOCA) increased public awareness of preservation activities through a variety of programs.

In 1972, the City Council appointed a Historically Significant Buildings Committee to investigate problems and conditions relative to the preservation of historic buildings. In 1973, the City Council adopted an ordinance for a review procedure for demolition permit applications involving residential structures constructed prior to 1920 in the "Old City." In 1974, the City Planning Commission recommended appointment of a citizen's advisory committee to address a comprehensive preservation program. The City Council concurred and appointed the Historical Structures Advisory

Committee (HSAC). The HSAC was charged with developing a comprehensive preservation program for the "Old City." Sacramento's preservation program was formally established in January 1975 with the creation of a Preservation Board and adoption of a Preservation Ordinance. The Board prepared an Official Register which identified significant pre-1920 residential buildings and Preservation Areas. In the late 1970s, the City merged the Preservation Board and Architectural Review Board into the Design Review and Preservation Board in an effort to promote greater efficiency in government.



Demolition of the Alhambra Theatre in the 1970s spawned Sacramento's modern preservation movement

Within the City, almost all departments, agencies, commissions, and boards participate in projects that involve preservation issues. Many of these entities are not charged primarily with carrying out historic preservation activities, but their activities (e.g., code enforcement, capital improvement projects, management of city properties) affect the successful implementation of an integrated preservation program.

A. Preservation Office of the Planning Division

Through the year 2000, the City's historic preservation program focused primarily on architectural survey, listing, and regulatory protection of buildings in the Central City area. The organizational and staffing structure of the program saw little change for most of its first 20 years. Guided by the concept paper developed by the Neighborhood Associations Advisory Group and City staff members in 1996 and the recommendations put forth by the Select Committee on Historic Preservation in 1997, the City has been updating, strengthening, and expanding the preservation program.

In 1996, the City reestablished a Preservation Office distinct from the Design Review function in the Planning Division. This process included establishing a full-time Preservation Director position and a full-time preservation planning staff. The Preservation Director's responsibilities are to:

- Oversee the operation of the City's historic preservation office;
- Advise the City Council, Planning Commission, Design Review and Preservation Board, and City Manager on historic preservation issues;
- Conduct citywide surveys and updates of surveys;

- Maintain an inventory of eligible resources;
- Consult with City departments regarding preservation activities in conjunction with development projects;
- Make recommendations regarding landmark projects; and
- Implement the City's historic preservation program.

Since 1996, City officials and the Sacramento preservation community have worked to bring together the tools and policies needed to strengthen the City's preservation program. These achievements include:

- Obtaining certification as a Certified Local Government (CLG);
- Adopting eligibility criteria consistent with the National Register criteria;
- Convening a Select Committee on Historic Preservation;
- Completing the first survey update for proposed changes to Sacramento's Register since 1985;
- Drafting a complete revision of the Preservation Ordinance;
- Securing grant funds to assist in the preparation of the Preservation Element of the City's General Plan;
- Securing funds to hire a consultant to assess and make recommendations on a set of preservation incentives programs;
- Securing grant funds to develop a plan to complete surveys of the entire city; and
- Maintaining all functions of the Preservation Office, including project and environmental review and designation of historic resources.

Other strengths of the preservation program include improved working relations with Sacramento Heritage, Inc., the State Office of Historic Preservation (OHP), Sacramento Housing and Redevelopment Agency (SHRA), and other departments of the City, and increased awareness of the importance of historic preservation by City personnel.

The City's preservation program is the responsibility of the planning staff members who work with the public, with other City departments and staffs, and with the City's review and decision-making bodies, including the Design Review and Preservation Board, the Planning

Commission, and the City Council. The activities and decisions of each of these groups shape and enforce the City's preservation goals and policies.

B. Design Review and Preservation Board

The Design Review and Preservation Board is a nine-member board appointed by the Mayor subject to approval of the City Council, with requirements for representation from a variety of specific professional expertises. In terms of their preservation responsibilities, the Board's duties include adopting criteria for identifying structures and preservation areas, directing inventories of historic resources, reviewing and recommending to the City Council the adoption of buildings, structures, and preservation areas outside the Central City, and reviewing and approving proposed changes to historic resources. The Board's responsibilities also include increasing public awareness of the value of historic, architectural and cultural preservation by participating in public information programs and by recommending updating of the preservation program, and making recommendations to the City Council regarding preservation issues. The Board also operates as the City's Certified Local Government Board.

C. Sacramento Heritage, Inc.

Sacramento Heritage is a California nonprofit corporation established to promote the preservation and rehabilitation of significant historic buildings in Sacramento. Sacramento Heritage's charge is also to promote the appreciation of Sacramento's historic architecture and aesthetic character. Sacramento Heritage, founded in 1975, consists of a nine-member board appointed by the City Council. Appointments are made to achieve representation from the following categories: finance, housing, history, preservation, construction/development, and architecture. Representatives are also appointed from the following boards and commissions: Sacramento Housing and Redevelopment Commission, City Design Review and Preservation Board, City Planning Commission, and City Housing Code Appeals and Advisory Appeals Board.

D. Certified Local Government

The City's preservation program also participates in the state and federal preservation process through its status as a Certified Local Government (CLG). The CLG program, established by the National Historic Preservation Act (NHPA), is designed to encourage the direct participation of a local government in the identification, registration, and preservation of historic properties. Sacramento qualified as a CLG in 1996, demonstrating that the City's preservation program meets or is working to meet federal and state standards for certification. Participation in the CLG program provides the following benefits:

- The City has a partnership with the California Office of Historic Preservation (OHP) and the National Park Service, which administer state and federal preservation programs;

- The City gains access to technical training and assistance through the program;
- The City has a consultation role in the nomination of historic properties to the National Register of Historic Places;
- The City has a consultation role in the review process for development projects in compliance with federal and state environmental regulations, including consultation on the effects of federal undertakings that occur in the City pursuant to NEPA, CEQA, and Section 106 of NHPA; and
- The City qualifies to apply for federal grants from the Historic Preservation Fund administered by the OHP.

Although the City does not have authority as a federal agency, it does have a role as an interested party during the compliance review process on federal projects. For example, Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their actions on historic resources and to consult with the Advisory Council on Historic Preservation, the OHP, CLGs, and interested parties. Thus, the City has a voice during federally-funded projects or undertakings that occur in Sacramento even though the project may not involve discretionary actions by the City.

E. Preservation Policies and Guidelines in Other Planning Documents

While the Preservation Element will be the primary statement of the City's preservation goals, policies, and implementation programs, preservation goals and objectives are included in other plans and documents, and are implemented through additional ordinances.

City of Sacramento General Plan

The City of Sacramento General Plan (adopted 1988) includes some policies addressing historic and cultural resources, as described below:

- Residential Land Use Element, Policy 7 (Sec. 2-12), "Protect and preserve architectural, cultural and historic structures through the existing preservation program."
- Open Space and Conservation Element
 Goal A, Policy 2 (Sec. 6-13), "Continue to implement the Heritage Tree program."
 Goal D, Policy 2 (Sec. 6-15), "Work with all interested parties to protect ancient burial grounds threatened by development activity and preserve their artifacts, either on-site or a suitable relocation, to the extent feasible."

As of April 2000, the City is also in the process of updating its Housing Element. Goals and policies of the draft Housing Element call for the preservation of historic residential structures,

and call for the adoption of Preservation Element to the General Plan and the updating of the Preservation Ordinance.

Central City Community Plan

The Central City Community Plan includes overall goals to “support programs for the preservation of historically and architecturally significant structures which are important to the unique character of the Central City” and to “preserve and enhance existing neighborhoods and encourage additional residential development in the Central City and rehabilitation of historic structures.”

It also includes specific language in two of its special areas with the Central City Community Plan. The Southern Pacific Railyards section, lists the following goal and objectives:

- Goal d, Preserve the historic and cultural resources of the area

The preservation of key historic resources within the Railyards area is particularly important to Sacramento because of their contribution to the evolution and character of the city and region. There are three principal areas to be preserved/rehabilitated or reconstructed: the Southern Pacific Depot along I Street; the core of the nineteenth century Central Shops complex immediately to the north; and the Victorian and early twentieth century residential structures with the West Alkali Historic District. The specific plan to be developed for the Railyards area will include appropriate provisions to preserve and protect the historic areas.

The R Street Corridor section of the Central City Community Plan also includes specific language regarding preservation:

- Goal 6, Promote the preservation of historic structures within the Corridor
 - 6.1 Encourage the economic viability of preserving historic structures by providing flexibility for the uses allowed in existing structures listed as essential or priority in the City’s Official Register.
 - 6.2 Provide flexibility in allowed uses for new structures located on small parcels which are partially developed with structures listed as essential or priority in the City’s Official Register which abut Major Streets.

Preservation Ordinance

The Preservation Ordinance, contained in Chapter 32 of the City Code, is the primary implementing mechanism for preservation. It establishes a Preservation Board and Director, establishes criteria for eligibility to the Official Register, and establishes scope of regulation,

review, and procedures. As part of the recommendations of the Select Committee on Preservation, the City drafted a complete revision of the Preservation Ordinance. This is an implementation program to carry out the goals and policies of this Preservation Element.

Listed Structures Plan

The Listed Structures Plan, adopted in December 1976, identifies measures to protect and preserve structures on the Official Register. The Listed Structures Plan includes guidelines for rehabilitation, alteration, and relocation of listed structures.

Preservation Area Plan

The Preservation Area Plan, adopted in 1978, established design guidelines for residential and non-residential structures within preservation areas. The plan includes guidelines for rehabilitation of supportive and retrievable structures and non-supportive structures, new construction in a Preservation Areas, and relocation of structures into, out of, or within Preservation Areas. The plan includes goals for buildings and landscaping, as follows:

1. Buildings

- a. To encourage new construction, new design and rehabilitation that is integrated and compatible with the character of Preservation Areas.
- b. To encourage on-site retention and protection of existing Supportive and Listed Structures.
- c. To insure that non-residential developments are designed so as to be compatible with the surrounding Preservation Area.
- d. To coordinate exterior building design on all elevations with regard to color, materials, architectural form, style and detailing to achieve design harmony and enhance the existing Preservation Area.
- e. To encourage preservation of existing historic structures while enhancing their value and economic life.

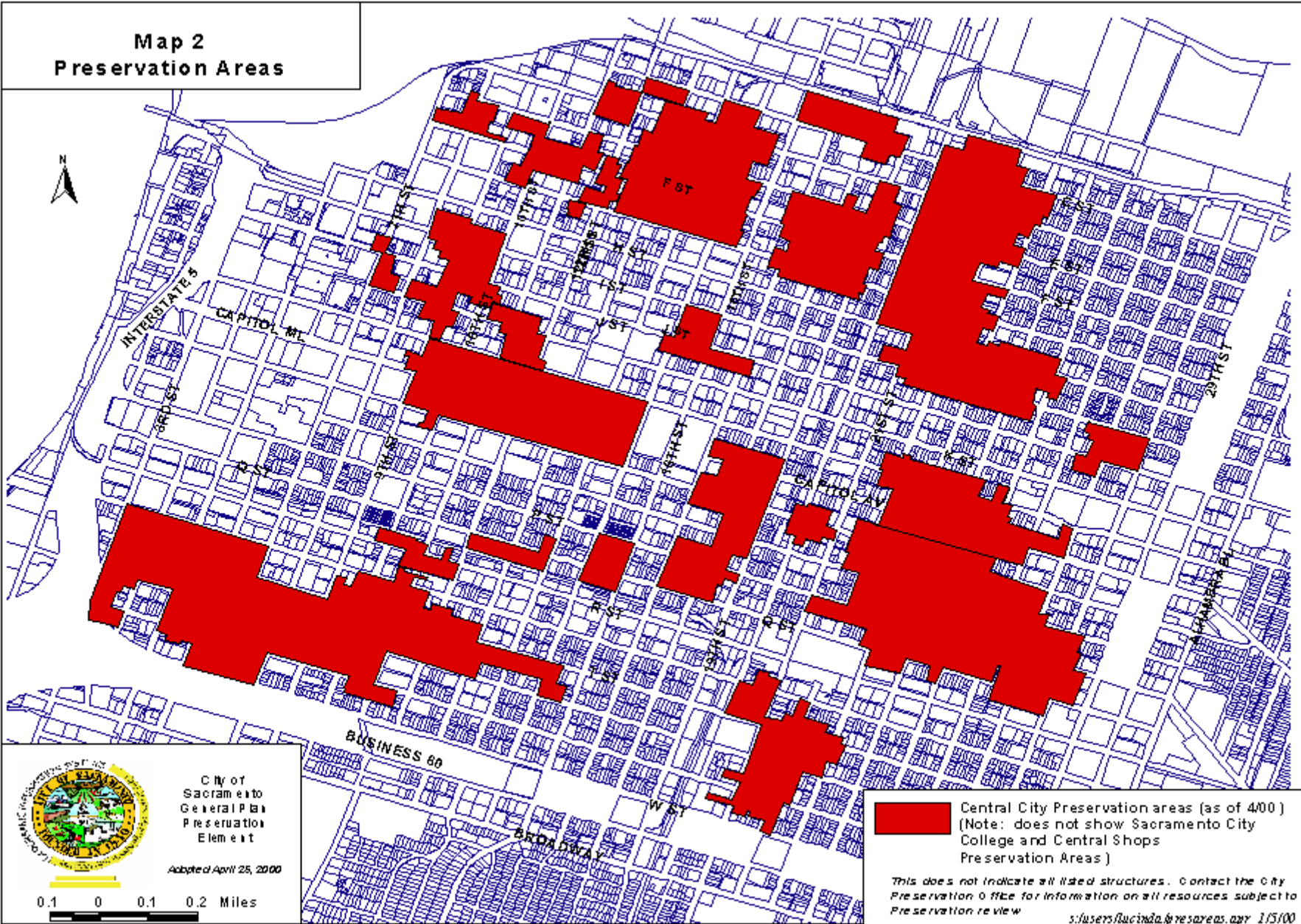
2. Landscaping


- a. To encourage historic landscaping practices and /or landscaping that harmonizes with the building design and that of the surrounding area.

- b. To encourage the retention and protection of existing trees in Preservation Areas in particular and in the Central City in general, and to encourage the planting of trees in parking areas, adjacent to structures, and on Central City streets.
- c. To encourage landscape screening of parking lots, trash areas, and mechanical equipment.
- d. To encourage innovative and compatible graphic design which properly identifies the project and complements the architecture of the project and the Preservation Area.

The City has established numerous preservation areas, primarily within the Central City, where new development is reviewed by City Preservation staff pursuant to the Preservation Area Plan. Map 2 shows the Central City preservation areas. The City also has adopted preservation areas for the Sacramento City College and Central Shops areas (see Maps 2A and 2B). For the most current preservation areas and listed structures, contact the City Preservation Office.

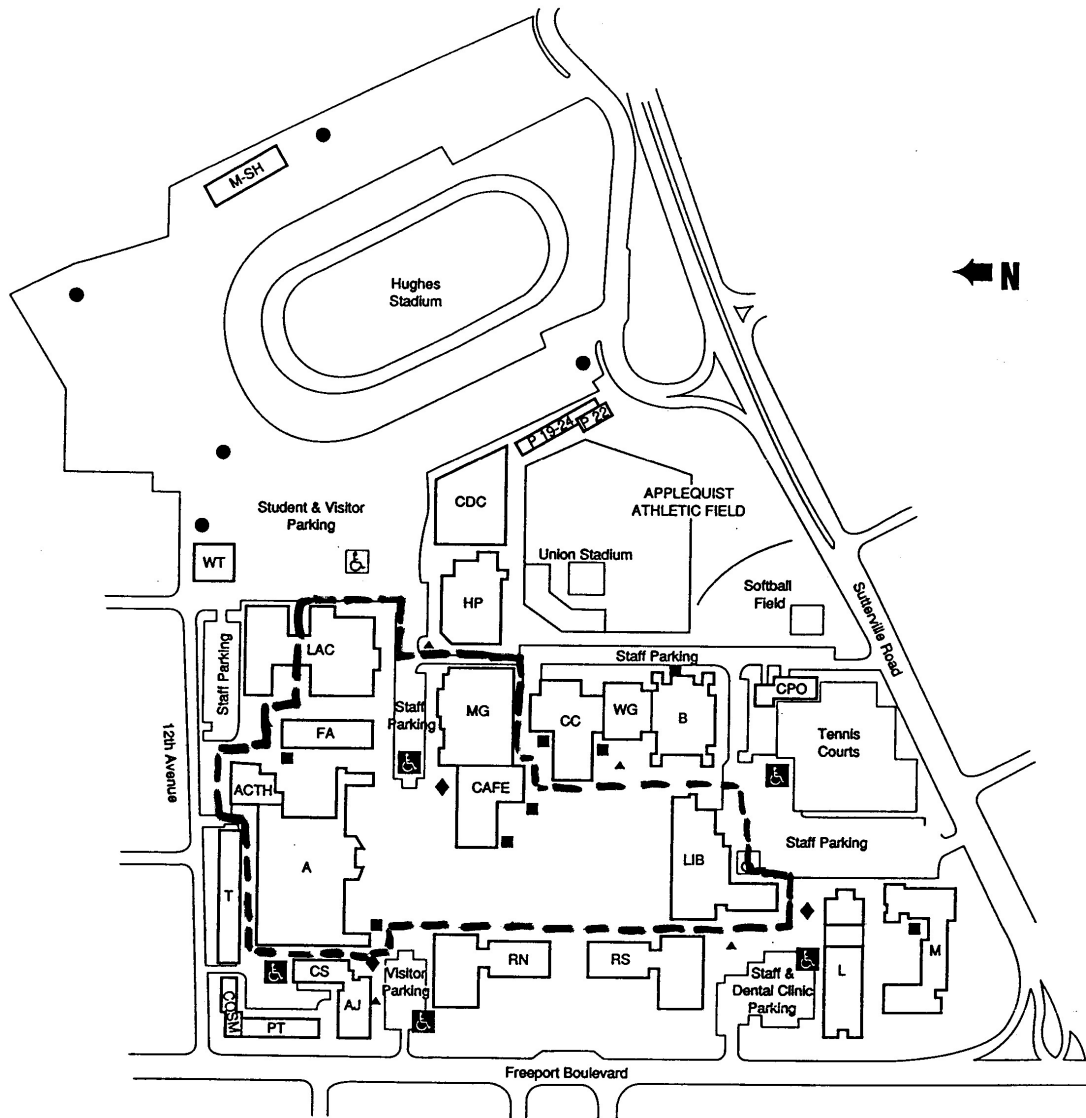
Map 2 Preservation Areas



 Central City Preservation areas (as of 4/00)
(Note: does not show Sacramento City College and Central Shops Preservation Areas)

This does not indicate all listed structures. Contact the City Preservation Office for information on all resources subject to Preservation review
s:\users\lucinda@resareas.apw 1/5/00

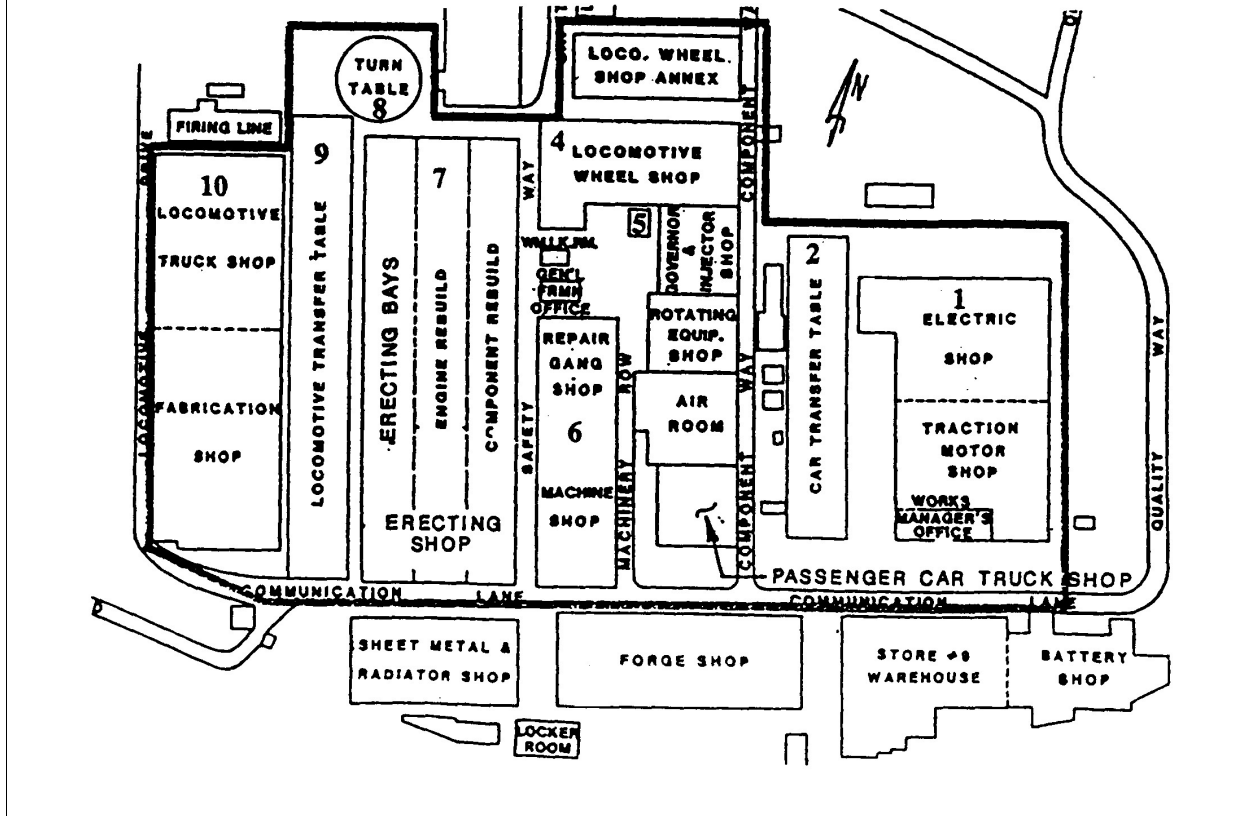
Map 2A Sacramento City College Preservation Area



Legend

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> ★A Auditorium Building ACTH Art Court Theatre AJ Administration of Justice B Business/Learning Center Bldg. CAFE Cafeteria Building CC College Center CDC Child Development Center COSM Cosmetology Building CPO Campus Police Office CS College Store ★FA Fischbacher Arts Building HP Hoos Swimming Pool L Lillard Hall | <ul style="list-style-type: none"> * LAC Lusk Aeronautical Center * LIB Library Building M Mohr Hall * MG Men's Gymnasium M-SH Machine Shop P 19-24 Portables (East of Applequist Field) P T Printing Technology Building RN Rodda Hall - North Unit RS Rodda Hall - South Unit T Technology Building WG Women's Gymnasium WT Welding Technology Building | <ul style="list-style-type: none"> ● Parking Permit Coin Machines ◆ Bike Lockers ▲ Emergency Phones ■ Ramps for Handicapped ♿ Wheelchair & Handicapped Parking ♿ Handicapped Parking Only |
|---|---|---|
- Preservation Area Boundary

**Map 2B
Central Shops Preservation Area**



Central City Neighborhood Design Guidelines

The Central City Neighborhood Design Guidelines, adopted in June 1999, address development within the Central City. Part II, the Neighborhood Design Guidelines, describe 15 distinct subdistricts within the Central City, and list architectural styles predominant in the subdistrict, and precedent structures for each area.

Other Design Guidelines

The City has also adopted design guidelines for design review areas outside the Central City, many of which are areas of historic resources. These include Oak Park, Del Paso Heights, and North Sacramento.

Zoning Ordinance

The Zoning Ordinance establishes the various land use districts and regulatory requirements throughout the City. The Zoning Ordinance contains provisions for non-conforming uses and structures to allow for the continued use and reuse of historic buildings that do not meet current

zoning standards. The Zoning Ordinance also includes some Special Planning Districts (SPDs) that address preservation issues.

The Central Business District (CBD) SPD promotes preservation of historic structures within the CBD. It also contains Capitol Review Protection Requirements (Sec. 5-1-17) that set height limits for buildings around the State Capitol building to preserve views of this important landmark building.

Visions and Values

The *Sacramento Visions and Values: a user's guide to neighborhood and community development in the city of Sacramento*, is an advisory document prepared by the City Planning Commission and Design Review and Preservation Board and adopted in June 1997.

The document discusses the importance of retaining the City's heritage, and specifically identifies "contextual architecture" as an element to achieving its vision of "A Human Scale to the Built Environment," as follows:

Too often we lack a sense of continuity and history. To increase our awareness of that past and create a sense of true community however, we must recognize, preserve, protect, and integrate cultural and positive historical elements in our neighborhoods. . . .

In addressing the vision statement of "Preservation and Enhancement of Our Resources," the document states:

Retain Historic Buildings - Our major historic resources should continue to be an important focus of the city. Identifying and preserving architectural icons and important outdoor spaces is an important goal.

Redevelopment Plans

The Sacramento Housing and Redevelopment Agency's adopted Merged Downtown Redevelopment Area includes the following objectives and policies directly concerning historic resources.

Objective 8: Retain historical and aesthetic features of downtown Sacramento's environment to maintain its unique character and appearance.

Policy 8.1 Preserve the most historically and architecturally significant structures and places within the downtown

- Policy 8.2 Shape the design of new development to complement historically or architecturally significant structures or open space
- Policy 8.3 Maintain and enhance the historical role and design of Plaza Park as a formal civic center
- Policy 8.4 Respect the character of Capitol Mall as the formal entrance to state government and to downtown and guide development along the mall and Capitol Park to enhance the aesthetic contribution of these open spaces to downtown's appearance.

Capitol Area Plan

The Capitol Area Plan (CAP) is the official master plan for state-owned land in the Capitol Area, a 42-block area around the State Capitol. *California Government Code* Section 8160 establishes the Capitol Area Plan as the "official master plan for development in the central city," and places the State Department of General Services as the agency responsible for its maintenance and implementation. The Capitol Area Development Authority (CADA), formed in 1978, is a joint powers authority between the State of California and the City of Sacramento. The CADA Joint Powers Agreement grants CADA power to "accomplish the purposes and objectives set forth in the Capitol Area Plan." CADA is primarily responsible for administration of the CAP's components related to housing and community development and the CAP also serves as the redevelopment plan for CADA.

The State's first coordinated planning activities for the area around the State Capitol began in 1960 with the preparation of a California State Capitol Plan. In order to consolidate state administrative operations close to the State Capitol Building, the plan advised that the state purchase lands south of L Street adjacent to the State Capitol Building, demolish the buildings already standing, and construct a high-rise office complex within a park-like setting. Subsequently, the state purchased approximately 90 percent of the designated property within the 42-block area. Many older residential buildings were removed and some state office buildings were constructed (i.e., Central Heating and Cooling Plant, Resources Building). Successive administrations moved toward a leasing office space from the private sector, and state office buildings were located throughout the Sacramento area. A revised plan adopted in 1977 promoted a strategy of developing and sustaining an urban mixed-use pattern in the Capitol Area. Integration of office space, housing, and parking within individual blocks was proposed, and CADA was formed was created to implement the housing and retail components of the plan.

The State adopted a revised CAP in 1997, in response to directives to accommodate consolidated state office space within the Capitol Area, based on the findings of a 1995 Urban Land Institute study. The stated intentions of the 1997 CAP are as follows:

- Maintaining and enhancing the prominence of the Capitol Area as the historical center of state government
- Expanding and promoting a mixture of uses in the Capitol Area;
- Establishing viable opportunity sites for office, housing, and commercial development;
- Providing for flexibility in future office, housing, and commercial development.

The CAP contains the following nine elements: land use, state offices, housing, transportation and parking, open space and public amenities, development of the community, energy conservation, state's relation to local government, and administration and implementation. In addition, Chapter 11, Urban Design Guidelines, addresses specific urban design issues. These guidelines are advisory in nature. The following guidelines relate to preservation issues:

Guideline 1: Maintain the State Capitol Building as the focus of the Capitol Area.

Guideline 2: Ensure that all development complies with the stipulations of the Capitol View Protection Act.

Guideline 5: Promote harmony between the old and the new.

The CAP further elaborates on Guideline 5 as follows:

The Capitol Area includes several prominent historical buildings and other existing older structures. Where feasible and practical, these buildings should be preserved. New development should also be respectful of and harmonize with the old. The Capitol Area includes a wide diversity of architectural styles, ranging from the Beaux Arts State Capitol Building to buildings in Victorian and Spanish Revival, as well as contemporary styles. Harmony is less a matter of specific architectural style or prescriptive design treatment, but more of a responsiveness to broad and shared design intent, and respectful massing, scale and surface treatment where the old and the new come together. Where new development may impact historical buildings, appropriate consultation processes should also be followed. Streetscape elements, such as trees and lighting fixtures, can also help knit the area together while permitting a richness of architectural styles and design treatments.

SACRAMENTO'S PRESERVATION NETWORK

Sacramento's historic preservation community found its roots in the fight to save the Alhambra Theater in the early 1970s. This historic structure was lost in part because of a lack of policies or programs to support the incorporation of heritage into the vision for the future of Sacramento. Over

the ensuing decades, numerous citizens groups and individuals have participated in the formation of the City's preservation movement. These groups have worked to assist, critique, and motivate the City officials making decisions about the future of Sacramento's historic resources. For the most part, the preservation advocacy groups have worked independently of each other.

Sacramento's preservation network consists of the types of organizations identified in Table 1, although there are additional groups and agencies that many not be identified in the table. Not all of these organizations are preservation advocates, and some may not even consider themselves a preservation group, yet each plays a role in maintaining the heritage and the historic resources of Sacramento.

As the City's preservation program expands to actively include the areas of the city outside the central city, a similar network of public, quasi-public, private, and nonprofit groups should be actively welcomed as part of the Sacramento preservation network.

TABLE 1. GROUPS REPRESENTATIVE OF SACRAMENTO’S PRESERVATION NETWORK

Type	Local	State	National
Public sector	Capital Area Development Authority City Council City Planning Commission City Design Review & Preservation Board Sacramento Archives and Museum Collection Center Sacramento Commission on History and Science (city/co.) Sacramento Housing and Redevelopment Commission, Agency, and PACs (city and county)	California Department of Parks and Recreation, Gold Rush District State Archaeological Information Center State Historical Resources Commission State Historical Building Safety Board State Office of Historic Preservation	Advisory Council on Historic Preservation National Park Service
Quasi-public	Neighborhood Service Area Leadership Groups Sacramento Heritage, Inc. Fainted Ladies Task Force		National Conference of State Historic Preservation Officers
Private Nonprofit	Art Deco Society Arts and Cultural Alliance Capital City Preservation Trust Environmental Council of Sacramento Midtown Business Association Natomas Historical Society Neighborhood and Civic Associations* Portuguese Historical and Cultural Society Rancho del Paso Historical Society Sacramento Bungalow Heritage Association Sacramento County Association of Neighborhoods Sacramento Consortium of Local Historical Societies Sacramento Downtown Partnership Sacramento Old City Association Select Committee on Historic Preservation	Art Deco Society California Committee for the Promotion of History California Preservation Foundation California Main Street Program California Historical Society California Heritage Council California League of Cities	National Alliance of Preservation Commissions National Trust for Historic Preservation Preservation Action
Professional	American Institute of Architects, Central Valley Chapter American Planning Assn, Sacramento Valley Chapter ASCE - History & Heritage Committee American Society of Landscape Architects, Local Chapter Archaeological Conservancy, Western Region Sacramento Association of Realtors Society of Architectural Historians, No. Ca. Chapter	American Institute of Architects American Planning Association Archaeological Conservancy Assn. for Preservation Technology ASCE - History & Heritage Committee Society of Architectural Historians Society for Commercial Archaeology Society for Industrial Archaeology	American Institute of Architects American Planning Association Am. Society of Landscape Architects Archaeological Conservancy Assn. for Preservation Technology ASCE - History & Heritage Committee Society of Architectural Historians Society for Commercial Archaeology Society for Industrial Archaeology

Sec. 10-46

* The City maintains current lists of neighborhood/civic/business associations within its jurisdiction

PART TWO: GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Part Two of this Preservation Element contains explicit statements of goals, policies, and implementation programs that constitute the formal policy of the City of Sacramento for preservation. Preservation can be a tool for achieving other City goals, such as creating and preserving viable, livable neighborhoods, promoting balanced growth, preserving Sacramento's unique identity, and promoting tourism.

Preservation can help to keep Sacramento's neighborhoods and commercial centers healthy, vibrant, and successful. Preservation programs can encourage rehabilitation of housing, and thus help maintain healthy neighborhoods. Preservation efforts can revitalize small businesses and downtown, by creating unique commercial areas. Preservation programs can also bolster tourism and the cultural arts, and promote a feeling of pride in the unique character of the community. These are the types of effects that the City is striving for through the preservation goals and policies set forth in this Element. The overarching goal of this Preservation Element is as follows:

To preserve and celebrate Sacramento's heritage and recognize its importance to the City's unique character, identity, economy, and quality of life.

The goals and policies in this section establish the framework for the preservation of Sacramento's historic and cultural resources, and are divided topically into six major categories:

- Comprehensive, Citywide Preservation Program
- Resource Preservation
- Inventory and Information
- Archaeological Resources
- Outreach and Awareness
- Incentives

Each section contains a goal statement, and for each goal there are several policies that amplify the goal statement. The following definitions describe the nature of statements of goals and policies:

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: A specific statement that guides decision making. It indicates a commitment of the legislative body to a particular course of action. In General Plan policies, there is a distinction between the words "shall" and "should." "*Shall*" indicates an unequivocal directive. "*Should*" signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations.

Implementation Program: An action, procedure, program, or technique that carries out general Plan policy.

COMPREHENSIVE, CITYWIDE PRESERVATION PROGRAM

Goal A:

To Maintain a Comprehensive, Citywide Preservation Program

Prior to the year 2000, preservation efforts in Sacramento largely focused on the Central City area. Generally the “Old City” (original Sutter land grant) was the focus of City preservation staff, the Design Review and Preservation Board, and individuals and preservation groups. The policies in this section call for the continuation of actions taken by the City in support of preservation, including maintenance of a Preservation Office and continuing its status as a Certified Local Government. These policies also seek to develop a more systematic and comprehensive preservation program that covers all areas of the city. These policies also promote implementation among the many City departments and other public and private agencies and organizations that address issues related to preservation.

Policies

- A.1 The City shall promote the recognition, preservation, and enhancement of historic and cultural resources throughout the city.
- A.2 The City shall promote the preservation, restoration, enhancement, and recognition of historic and cultural resources. Historic and cultural resources include not only sites and structures, but also features such as infrastructure (e.g., bridges, canals, roads, and trails), signs, landscaping and trees, open space areas, lighting, and hardscape (e.g., sidewalks, paving) that are important to the overall context.
- A.3 The City shall maintain a Preservation Office, Preservation Board, and program with adequate staff to administer the City’s governmental preservation functions and programs. The Preservation Office shall be responsible for carrying out an Implementation Plan and reporting annually on its status to the City Council.
- A.4 The City shall maintain its status as a Certified Local Government (CLG) and make full use of its authority to designate local districts, structures, and sites, and apply for State historic preservation fund grants.
- A.5 The City shall demonstrate leadership through preserving and rehabilitating publicly-owned historic and cultural resources.

- A.6 The City shall encourage preservation of historic and cultural resources to promote sustainability of its neighborhoods.
- A.7 The City shall consider historic and cultural resources in its long-term comprehensive planning efforts. To this end, the City shall incorporate specific preservation goals, policies, and programs into Community Plan updates and neighborhood planning efforts, as appropriate.
- A.8 The City shall implement its preservation goals, policies, and standards throughout its various departments and functions. To this end, the City shall review and monitor code enforcement procedures and activities to be certain they reinforce preservation goals.
- A.9 The City shall coordinate with the Sacramento Housing and Redevelopment Agency (SHRA) in preservation and historic programs.
- A.10 The City should support public, quasi-public, and private entities in their preservation efforts.
- A.11 The City shall explore public/private partnerships in its preservation program efforts, including partnerships with business and education interests, and expansion of shared missions with Sacramento Heritage, Inc.

Implementation Programs

- 1.A The City shall revise its Preservation Ordinance (Chapter 32 of the City Code).
- 2.A The City shall review proposed preservation projects and projects within Preservation Areas. Staff will review and evaluate proposals. Based on adopted criteria, either staff or the Design Review and Preservation Board will review and make decisions on such projects.
- 3.A The City shall prepare an Implementation Plan for carrying out the Preservation Element. City staff will review its progress annually in carrying out this Implementation Plan, revise the Plan as appropriate, and report to the City Planning Commission and City Council.
- 4.A The City shall prepare an annual report on preservation activities pursuant to Certified Local Government requirements and shall transmit the annual report to the City Council for their review.
- 5.A The City shall coordinate with SHRA, other City departments, and the State Office of Historic Preservation to ensure that Section 106 of the National

Historic Preservation Act review and compliance activities are carried out appropriately.

- 6.A The City shall explore ways to include staff from other divisions and departments within the preservation team to coordinate efforts of various agencies and focus resources and priorities.
- 7.A The City shall establish ad hoc task forces to address problematic issues or to find solutions to preserve or save important deteriorating historic properties.
- 8.A The City shall implement training/cross-training of City staff in historic preservation standards and procedures.
- 9.A The City shall provide for continued training of its staff and Board members in various aspects of cultural and historical resource protection.
- 10.A The City shall review its code enforcement and housing and dangerous building programs and procedures for consistency with the Preservation Element and Ordinance.
- 11.A The City shall provide training to the Building Division to encourage allowable uses of the State Historical Building Code.

RESOURCE PRESERVATION

Goal B

To Protect and Preserve Important Historic and Cultural Resources That Serve as Significant, Visible Reminders of the City's Social and Architectural History

Historic and cultural resources, once lost, can never be recovered. The City seeks to preserve both the resources themselves and the overall context in which they are located. The City has established preservation areas where concentrations of historic buildings are located. Also important are the streetscape, landscaping, sidewalks, streetlights, statues and monuments, public spaces, and other aspects of the historic setting. The City also seeks to prevent the deterioration of resources before they reach the point where restoration becomes too difficult or the resources are a safety hazard and demolition is imminent. In the event of natural disaster, the City also seeks to avoid loss of important historic and cultural resources.

Policies

- B.1 The City shall update and enforce the Preservation Ordinance to conform to state and federal guidelines and to meet the objectives of the Preservation Element.
- B.2 The City shall review new development, alterations, and rehabilitation/remodels in design review areas, preservation areas, and other areas of historic resources for compatibility with the surrounding historic context.
- B.3 The City shall establish and maintain preservation areas to provide for the preservation and restoration of those areas that are of historic, cultural, or architectural significance.
- B.4 The City shall work with its partners on the local, state, and federal levels to ensure that historic preservation rules and regulations are implemented.
- B.5 The City shall develop and enforce sanctions for non-compliance with City regulations regarding historic and cultural resources.
- B.6 The City shall promote the conservation of historic neighborhoods to encourage preservation of structures and other features. In these areas, the City shall encourage the maintenance or reconversion of parkway strips to landscaping, maintenance and replication of historic sidewalk patterns, use of historic street lamps and street signs, and maintenance or restoration of historic park features.
- B.7 The City shall provide early intervention, through code enforcement and other efforts, for maintenance and safety of historic properties and resources. The City shall encourage maintenance and upkeep of historic properties and resources to avoid the need for major and costly rehabilitation and to reduce risks of demolition or loss through fire.
- B.8 The City shall regard demolition of historic resources as a last resort, to be permitted only after the City determines that the resource retains no reasonable economic use, that demolition is necessary to protect health, safety, and welfare, or that demolition is necessary to proceed with a new project where the benefits of the new project outweigh the loss of the historic resource.
- B.9 The City shall protect heritage trees as important historic resources.
- B.10 The City shall seek to minimize or avoid adverse impacts to historic and cultural resources from natural disasters. To this end, the City shall promote

seismic safety, flood protection, and other building programs that preserve, enhance and protect these resources.

B.11 The City shall ensure the protection of historic and cultural resources with the implementation of an effective emergency response plan.

Implementation Programs

1.B The City shall establish minimum maintenance standards for historic properties and identify other options and programs to provide for maintenance and upkeep of historic properties and resources.

2.B The City shall establish additional preservation areas and appropriate guidelines based upon the findings of additional surveys citywide.

3.B The City shall amend its ordinances to allow for the review of demolition permit applications for buildings designated as or potentially eligible for designation as historic structures in order to evaluate and identify alternatives to loss of important historic structures.

4.B The City shall establish neighborhood conservation districts to protect and conserve historic residential neighborhoods.

5.B The City shall pursue focused rehabilitation efforts (i.e. "Rehaborama") to provide for comprehensive improvements in fragile historic residential areas.

6.B The City shall establish procedures for mitigation monitoring of projects involving historic or cultural resources.

7.B. The City shall adopt an ordinance with appropriate sanctions for non-compliance with City preservation requirements.

8.B The City shall update its Preservation Area and Listed Structures Plans.

INVENTORY AND INFORMATION

Goal C

To Maintain and Expand an Inventory of Important Historic and Cultural Resources and their Settings and Retain Information Important to their Understanding.

In the past, the City's inventories have generally focused on historic and cultural resources within the Central City, as the greatest concentrations of resources are located here. As discussed under

Goal A, the City seeks to expand its program to address cultural and historic resources citywide. To accomplish this, the City needs to establish a comprehensive survey, evaluation, and information management program for use in decision-making and planning processes. This will mean establishing methodology for surveys and integrating the information into the City's information systems for easy access by staff, decision makers, and the general public.

Policies

- C.1 The City shall update and expand the City's Historic Resources Inventory on a regular basis.
- C.2 The City shall prepare a comprehensive historic context statement.
- C.3 The City shall establish criteria and standards for researching, surveying, assessing, inventorying, and designating resources consistent with federal and state guidelines and criteria. The City shall also maintain the ability to designate additional sites that may not meet these criteria but should be afforded public recognition and protection.
- C.4 The City shall make non-confidential information in the historic inventory, context, and criteria readily available to the public and other agencies.
- C.5 The City shall identify and evaluate significant monuments, sculptures, fountains, murals, and infrastructure which contribute to the overall quality of the City.

Implementation Programs

- 1.C The City shall complete an initial survey of all areas of the city, incorporating existing surveys, environmental reviews, and other plans, and include historic context statements.
- 2.C The City shall incorporate information on historic resources and information into its Geographic Information System (GIS), Automated Permit System (APS), and web site, support televised efforts, as well as making written copies available to interested parties.

AWARENESS AND OUTREACH

Goal D

To Foster Public Awareness and Appreciation of the City's Heritage and its Historic and Cultural Resources

A large part of a successful preservation program is the local support of its citizens. Historic and cultural resources are more likely to be preserved if citizens are aware of and believe in the importance of the city's history and prehistory to the health, identity, and character of the city and the importance of Sacramento's history in the development of the region, state, and nation. Through outreach and education, the City and its officials shall inform the development community, property owners, and all segments of the population about the City's history and how to preserve it. The City seeks also to encourage greater public participation and partnerships with other departments, agencies, groups and organizations in preservation activities.

Policies

- D.1 The City shall support and recognize private and public preservation work and awareness ceremonies.
- D.2 The City shall encourage identification of historic resources through plaques and markers.
- D.3 The City shall network with other agencies and organizations to promote historic preservation.
- D.4 The City shall encourage and provide assistance to public and private schools to integrate local and architectural history into their curriculums and resources.
- D.5 The City shall foster an awareness of the importance of the preservation of the city's heritage and cultural and historic resources. The City's efforts shall include all ethnic communities, ages, and socioeconomic groups.
- D.6 The City shall increase awareness of the economic benefits of preservation.
- D.7 The City shall act as a conduit for information on historic preservation information and programs.

Implementation Programs

- 1.D The City shall prepare and make information brochures/booklets on the following topics:

- a. How to Nominate a Property to the Official Register
- b. City's application review process
- c. State Historical Building Code
- d. Fainted Ladies Loan Program
- e. Secretary of Interior's Rehabilitation Standards
- f. City's Official Register
- g. Preservation Design Guidelines
- h. Displays of historic/ archaeological artifacts
- i. California Environmental Quality Act (CEQA) requirements for historic properties
- j. Preservation Incentives

2.D The City shall create programs for preservation areas such as: signs for Preservation Areas, plaques for listed properties, and other recognition through such events as walking tours, lectures, and historic events.

3.D The City shall explore methods to provide for a voluntary, non-regulatory list of historic structures for property owners to voluntarily register and identify their homes.

4.D The City shall continue to provide information and programs on the City's history and historic features.

5.D The City shall explore expanded outreach efforts, including expanded focus on cultural and social history of various ethnic groups in Sacramento, and greater educational and outreach efforts to schools and in lower-income areas.

6.D The City shall annually present awards in recognition of outstanding preservation projects.

7.D The City shall host a statewide Staff and Landmarks Commission conference in Spring 2001.

ARCHAEOLOGICAL RESOURCES

Goal E

To Identify and Protect Archaeological Resources That Enrich Our Understanding of the Early Sacramento Area

Indications of the City's pre-history are more rare and frequently not visible until unearthed during excavation for development or infrastructure improvements. The artifacts found, however, can contribute to our knowledge about early inhabitants. Known archaeological sites are protected by

law to prevent possible disturbance or looting. Policies in this section promote the establishment of procedures to identify potentially sensitive areas and provide for appropriate protection and preservation after discovery. Display of cultural artifacts can also add to the public awareness and appreciation of the significance of early history.

Policies

- E.1 The City shall maintain generalized information on potentially sensitive archaeological areas. The City shall refer development proposals that may adversely affect archaeological sites to the North Central Information Center of the California Historical Resources Information System.
- E.2 The City shall restrict the circulation of cultural resource locational information to prevent potential site vandalism.
- E.3 The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without first consulting the North Central Information Center of the California Historical Resources Information System, requiring a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archaeologist. City implementation of this policy shall be guided by Section 15064.5 of the *CEQA Guidelines* (March 1999) or relevant sections as amended. To this end, the City shall require that upon discovery of archaeological resources during excavation or construction, all construction affecting the site shall cease and the contractor shall contact the City Preservation Office or City Environmental Coordinator.
- E.4 The City shall participate in discussions to establish a regional repository for archeological artifacts retrieved from local sites and properly curate, interpret, and display objects which are important to Sacramento's history and pre-history.
- E.5 The City shall encourage the preservation and display of archaeological artifacts in public buildings.

Implementation Programs

- 1.E The City shall investigate the use of archaeological displays and artifacts as parts of its Arts in Public Places.
- 2.E The City shall provide educational programs regarding prehistorical use and importance of archaeological sites.
- 3.E The City shall establish procedures for archaeological mitigation conditions.

INCENTIVES

Goal F

To Provide Incentives to Encourage Owners of Historic Properties to Preserve and Rehabilitate Their Properties

In addition to providing protections for historic resources, the City seeks to provide incentives to encourage the maintenance and restoration of historic resources. They may include financial incentives, such as loans and tax credits, regulatory streamlining, and technical assistance to owners of historic properties. The City also seeks to build upon the existence of its historic properties to encourage housing, economic development, and tourism.

Policies

- F.1 The City shall pursue and support the use of appropriate federal, state, local, and private grants, loans, and tax credits and relief to promote historic preservation.
- F.2 The City shall seek to develop or support financial, technical, and legal assistance programs to facilitate the development process, loan packaging, rehabilitation, management, and maintenance.
- F.3 The City shall continue to promote rehabilitation assistance from the Sacramento Housing and Redevelopment Agency.
- F.4 The City shall encourage the adaptive reuse of historic resources where appropriate.
- F.5 The City shall ensure that its regulations and policies support, encourage, and ease the process for historic rehabilitation and renovations.
- F.6 The City shall promote heritage tourism as a form of economic development.
- F.7 The City shall seek to expand the range of economic incentives for preservation and maintenance of historic resources.
- F.8 The City shall use the State Historical Building Code as a regulatory incentive where appropriate.

Implementation Programs

- 1.F The City shall review and revise the Zoning Ordinance for greater compatibility with historic development patterns and uses.

- 2.F The City shall review its procedures to streamline the process for rehabilitation and adaptive reuse of historic projects.
- 3.F The City shall seek to expand opportunities and use of the Mills Act.
- 4.F The City shall identify additional incentives for historic preservation.
- 5.F The City shall explore options for expanding heritage tourism, including marketing efforts and tours.

APPENDIX A

GLOSSARY OF TERMS

Alteration. Any act or process that changes any portion of the exterior architectural appearance or exceptionally significant interiors of a structure or object, including, but not limited to, the erection, construction, reconstruction or removal of any exterior architectural features or interior architectural design of a structure.

Archaeological Site. Property containing archeological deposits of features, usually with site boundaries defined by the character and location of said deposits or features.

Archaic Materials and Methods of Construction. Any method or material that is (similar to) the historic fabric of a structure that may have been dropped from the present codes, was known as a type of construction in the past, has served a useful purpose in the structure, and was part of the historical structure and may be reused in a preservation, restoration or rehabilitation project.

Architecturally and/or Historically Significant Building. Shall mean, in part, a Cultural resource. (See the definition of a Cultural Resource).

Art Nouveau. A turn-of-the-century (early 1900s) movement in furnishings and later, architecture; characterized by “modern,” designs which are typically asymmetrical, free-flowing, and oftenn taken from organic forms such as flower stalks and flowing hair.

Balustrade. A handrailing on upright posts or balusters.

Baluster. A post or upright support for a handrail.

Bargeboard. A wide, carved or decorated board following and set back under a gable edge.

Boundaries. Lines delineating the geographical extent or area of a historic property.

Boundary description. A statement or description of the precise boundaries of a historic property, such as lot number, metes and bounds, or township and range.

Boundary justification. An explanation of the reasons for selecting the boundaries of a historic property.

Building. A resource created principally to shelter any form of human activity, such as a house.

The California Environmental Quality Act of 1970 (CEQA). (13 Public Resources Code, Section 21000 et seq). Requires private and public activities not specifically exempted to be evaluated against the potential for environmental damage, including effects to historical resources.

California Register of Historical Resources. Authoritative listing and guide to be listed by state and local agencies, private groups and citizens in identifying the existing and potential historic resources of the state and to indicate which properties deserve to be protected, to the extent prudent and feasible, from substantial adverse change. The California Register consist of historic resources that are: (1) listed automatically; (2) those historic resources that are nominated as identified in Public Resources Code Section 5024.1(D)(2)(3) which established the program; and (3) nominated through application and public hearing process. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act. (CEQA).

Certified Local Government (CLG). A local government that has been certified by the National Park Service to carry out the purposes of the National Historic Preservation Act of 1966 (16 U.S.C Sec 470 et seq.) as amended, pursuant to Section 101 (c) of that act and the regulations adopted under the act, which are set forth in Part 61 (commencing with Section 61.1) of Title 36 of the Code of Federal Regulations. Sacramento is a Certified Local Government.

Charter City. An incorporated local government governed by a city charter. The powers of a charter city are not restricted to only those outlined in the general state municipal law, a city can adopt a charter and custom-tailor its organization and elective offices to provide for unique local conditions and needs. A charter can only be adopted or changed by a majority vote of city residents--not by a vote of the city council. Sacramento is a charter city

City. The City of Sacramento.

Clapboard. Exterior horizontal wooden siding, usually with grooves between the individual boards. Around 1900 it became common to groove each board as well to create the impression of narrower siding.

Clinker brick. Irregularly shaped brick formed due to impurities that burn in the firing process.

Comprehensive Survey. A list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

Conservation Area. Conservation areas contain substantial concentrations of buildings that together create subareas of special architectural and aesthetic importance.

Conservation Easement. A less than fee interest in real property acquired through donation or purchase and carried as a deed restriction to protect the historic, cultural or archeological characteristics of a property. Also known as a Preservation Easement.

Contributing Resource. A resource designated by the City Council in accordance with Title 32.

Corbel. A stepped-out ledge or bracket-like support on a wall face.

Cornice. A decorative projection running horizontally at the top of a wall where it meets the roof.

Crenelated. Decorated with battlements or an indented pattern.

Cultural Heritage Tourism. Domestic and foreign visits to Sacramento's national parks, historic neighborhoods and districts, landmark sites, scenic and natural wonders and cultural resources (as defined below) as well as arts institutions such as the ballet, theaters and museums.

Cultural Resource. Includes, but is not limited to, any building, area, place, record or manuscript site, structure, street furniture, monuments, object, district, or landscape evaluated as which is historically or archaeologically significant, or is significant in architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of Sacramento, the state of California or the nation.

Cultural Resources Inventory. A set of data, such as a list of historical resources, generated through a Historical Resources Survey.

Cultural Resources Survey. The process of systematically identifying, researching, photographing and documenting historical resources with a defined geographic setting.

Cultural Value of Significance. Possessing or providing an example of any important social, economic or political history of the community, City, County, state or nation.

Dangerous Building. See Title 32 of City Code.

Design Guidelines. Any design standard specified by the Design Review and Preservation Board at the time of designation of a design review or preservation area which is unique to a particular landmark or preservation area and will be used for alteration, construction, relocation or demolition decisions. The Planning Division also uses the Central City Neighborhood Design Guidelines adopted in 1999 to review alteration and new construction projects which affect both non-historic as well as historic buildings and sites. Design guidelines detail the character defining features of the cultural resource(s) within a physical environment or context.

Design Review and Preservation Board. The Sacramento Design Review and Preservation Board is a nine member Advisory Board appointed by the Mayor pursuant to Chapter 32 of the City Code.

DPR 523. Department of Parks and Recreation Historic Resources Inventory Form.

Essential Structure. One or more buildings or structures on a single lot or parcel having the most significant historic or architectural worth and designated as such by the council pursuant to Title 32 of the City Code.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for listing is determined.

Exterior Architectural Appearance. The architectural character and general composition of the exterior of a structure visible from a public street or way, including but not limited to the kind, color and texture of the building material and the type, including, but not limited to, windows, doors, light fixtures, trim and signs.

Finial. A vertical form or spike used to finish a pointed height such as a gable or tower.

Flash glass. Small colored panes of glass with narrow mullions between, usually framing a larger pane of picture glass.

Formally Determined Eligible for Listing. An action through which the eligibility of a property for listing is decided but the property is not actually listed; nominating authorities and federal agency officials commonly request determinations of eligibility for federal planning purposes and in cases where a majority of private owners have objected to a National Register listing.

Gable. The triangular part of an exterior wall, created by the angle of a pitched roof.

Gambrel roof. A roof with a broken slope creating two pitches between eaves and ridges, often found on barns.

Generally Accessible to the Public. Any area which may be for private use, but depends upon public patronage, and allows members of the public to enter and view an area, including without limitation areas such as a hotel, office building lobby, theater or department store.

General Law City. An incorporated local government that operates within the parameters and guidelines of California municipal law.

Hip roof. A roof with sloping ends and sides which rises by inclined planes from all four sides of the building.

Historic Building. All buildings identified on the City's official register or located within historic districts or preservation areas, all buildings identified on the National Register of Historic Places (which now includes the California Register of Historical Resources).

Historic Context. An organizing structure for interpreting history that groups information about historic properties that share a common theme, common geographical area, and a common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties, based upon comparative historic significance.

Historic Context Statement. An organizing structure for interpreting history that groups information about historic properties that share a common theme, common geographical area, and a common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties, based upon comparative historic significance.

Historic Fabric. (1) For a historic building: the particular materials, ornamentation and architectural features which together define the historic character of the building. (2) For a preservation area all sites, building, structures, historic landscape features, objects, infrastructure improvements and related design components of the district which together define the historic character of the district. For example, an archeological district may include sites, standing structures or buildings, historic landscape (land disturbance such as grading or construction), features (remnants of walls), and objects (artifacts).

Historic Resource. See cultural resource.

Infrastructure. The basic or underlying framework or features of objects, sites or structures, especially of a technological kind, such as military installations, communication and transport facilities and public work projects.

Information Center. An Information Center of the California Historical Resources Information System, under contract to the Office of Historic Preservation, which receives, manages and provides information on historical and archeological resources, and may also provide training or technical assistance on a fee-for-service basis.

Investment Tax Credit. A provision under tax law which allows the amount of money invested in capital rehabilitation to be deducted from personal income taxes owed, specifically the provisions for certified National Register structures included in the Economic Recovery Act of 1981 (Internal Revenue Code 48, 168, 170, 280B).

Integrity. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. An unimpaired

or intact condition of the features of a building, site, structure, landscape or object which possess cultural, historic, architectural, archaeological or scenic significance.

Interior Architectural Design. The architectural character and general composition of the interior of a structure, including but not limited to room design and configuration, material and the type, pattern and character of all architectural details and elements, including but not limited to staircases, floors, hardware, moldings, trim, plaster work, light fixtures and wall coverings.

Lintel. The horizontal member above a door or window which supports the wall above the opening.

Listed. A historical resources shall be considered listed when the State Historical Resources Commission, upon reviewing the nomination, designated the property as eligible for listing and accepts it for listing in the California Register (which also includes the National Register of Historic Places) or when it has been automatically listed under Public Resources Code Section 5024.1 (b) (1) & (2).

Local government. A public agency holding legal authority over property within a specified jurisdiction, including special districts, Indian tribal governments, city or county government.

Mansard. A roof with two slopes on each side, the lower slope being much steeper; frequently used to add an upper story.

Mills Act. Tax incentives as defined in California Government Code Section 50280 et seq.

Mullions. The frames or divisions in multi-paned windows.

The National Environmental Policy Act of 1969 (NEPA). (42 United States Code 4321-4347). NEPA established a review and assessment process for federally funded or licensed projects with the potential to render adverse environmental impacts, including to historic properties.

National Historic Preservation Act (NHPA). The National Historic Preservation Act of 1966 (16 U.S.C. 470-470t), as amended. Expanded a National Register of Historic Places; extended the national historic preservation programs to properties of State and local significance; created a partnership between federal, state and local agencies for the preservation of the nation's historical resources.

National Register Eligible. The ability of a property to meet the National Register of Historic Places criteria.

National Register of Historic Places. The official inventory of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology and culture, maintained by the Secretary of Interior under the authority of the Historic Sites Act of 1935 and

the National Historic Preservation Act of 1966 (amended) (16 U.S.C. 470-470+, 36 C.F.R. Sections 60, 63).

National Register Criteria. The federally established standards for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

Nomination. Formal application for listing a cultural resource to the City's local register, to the California Register of Historical Resources or to the National Register of Historic Places .

Object. Constructions that are primarily artistic in nature or relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment, such as a fountain or boundary marker.

Official Register. The inventory of structures and areas designated by the council as essential structures, priority structures and preservation areas listed by common address.

Ogee arch. An arch framed by a pair of S-shaped or double-curved lines which come to a point in the center, typical of Moorish architecture.

Ordinary Maintenance. Acts of maintenance or repair which do not include a change in the design, material or outer appearance of a structure, including without limitation, repainting, replacement of materials of the same scale, texture and color, and maintenance of landscape which has not been noted as possessing scenic significance in the designating process.

Owner. The person or persons holding record title to the structure, object or site; provided however the latest citywide assessment roll in the office of the tax collector may be relied upon as showing record ownership in the absence of substantial evidence to the contrary.

Palladian window. A three-part window with a central, top-arched portion and long, narrow rectangles on either side.

Parapet. A railing or retaining wall along the edge of a roof, porch, balcony, or terrace.

Pediment. The triangular face of a gable end crowning a building front or portico, especially in a classical form.

Penal Code, Section 622.5 (Stats. 1939, C. 90:1605, 5.1). Provides misdemeanor penalties for injuring or destroying objects of historical or archeological interest located on public or private lands. Specifically excludes the landowner.

Pier. An upright support, either free standing or part of a wall.

Pilaster. An engaged pier in the style of a classical column.

Portico. An entrance porch.

Preservation (treatment). The act or processes of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Preservation Area. According to Chapter 32 of the City Code, a preservation area is a district within the city having special historic and architectural worth and designated as such by the City Council.

Preservation Planning. A series of activities through which goals, priorities and strategies for identification, evaluation, registration and protection of historic properties are developed, set forth and carried out.

Point of Historical Interest. Historical resources that are significant to a county or regional level, and do not qualify for designation as California Registered Historical Landmarks.

Priority structure. One or more buildings or structures on a single lot or parcel having significant historic and architectural worth and designated as such by the council pursuant to the provisions of Chapter 32 of the City Code.

Protection. The act or process of applying measures to affect the physical condition of a property by defining or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings or structures these measures are usually temporary, while in the case of archeological resources protective measures may be temporary or permanent.

Public Resources Code, Section 5097.5 (Stats. 1965, C. 11362792). Defines as a misdemeanor the unauthorized disturbance or removal of archeological, historical or paleontological resources located on public lands.

Qualified Historical Building. Any building, structure, object, district or collection of structures and their associated sites deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction. This shall include designated buildings or properties on, or determined eligible for, official national, state or local historical registers or official inventories, such as the National Register of Historic Places, the California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest, and officially adopted city or county registers, inventories, or surveys of historical or architecturally significant sites, places or landmarks pursuant to Section 8-218-Q of the SHBC.

Quatrefoil window. A four-lobed window.

Quoins. Distinct corner stones running up the side of a building, also wood facsimile of corner stones.

Recordation. Chapter 672, Section 2788.2 Government Code and Section 5029 Public Resources Code requires the County Recorder to record a certified resolution of historical resources designation, containing resources registration program, the designating entity, the specific historical resources designation, and legal description of the property.

Rehabilitation (treatment). The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Relocation. Any change of the location of a structure or object in its present setting or to another setting.

Research Design. A statement of processed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results and the relationships of the expected results to other proposed activities or treatments.

Rusticated wood. Siding with simulated divisions made to imitate masonry construction.

Scenic Significance. Importance as a result of appearance of character that remains relatively unchanged from and embodies the essential appearance related to a culture from an earlier historic or prehistoric period; as a result of a unique location, appearance, or physical character that creates an established or familiar vista or visual feature; or as a geologic or natural feature associated with the development, heritage or culture of the community, City and County, state or nation.

Secretary of Interior's Standards. The Secretary of the Interior's Standards for the Treatment of Historic Properties (36 C.F.R. 67), The Secretary of the Interior's Standards, with accompanying interpretive guidelines, are utilized by federal agencies in the preservation of historic properties that are listed or are eligible for listing on the National Register; by State Historic Preservation Offices in evaluation projects proposed for historic properties in accordance with federal regulations; by local governments, organizations and individuals in making decisions about the identification, evaluation, registration and treatment of historic properties. The list of 10 Rehabilitation Standards, published in the Secretary of the Interior's Standards (for the Treatment of Historic Properties) is aimed at retaining and preserving those features and materials which are important in defining the historic character of a historical resource. Technical advice about archaeological and historic preservation activities and methods, is included in the Secretary of the Interior's Standards and guidelines for Archaeology and Historic Preservation.

Segmental arch. An arch whose curve is less than a semicircle.

Sidelight. A window flanking a door, found typically as symmetrical pairs in period architecture, often narrow and of the same height as the door.

Significance. The importance of a cultural resource as defined by local, state or National Register criteria which may include one or more areas of significance.

Site. The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural or archaeological value regardless of the value of the existing structure. A site may also be defined as a separate lot for the purpose of subdivisions and zoning regulations.

Stabilization. The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

State Historical Building Code (SHBC). Part 8 of Title 24 (State Building Standards Code) and applies to all qualified historic structures, districts and sites, designated under federal, state and local authority. It provides alternative building regulations for the rehabilitation, preservation, restoration or relocation of structures designated as qualified historic buildings.

State Historic Preservation Officer (SHPO). Appointed by the Governor, under Public Resources Code (Section 5020.6), the SHPO serves as the Chief Administrative Officer of the Office of Historic Preservation and Executive Secretary of the State Historical Resources Commission and administers state and federally mandated historic preservation programs under the National Historic Preservation Act of 1966, Section 101 (b) (3) as amended.

State Historic Resources Inventory. The compilation of all identified, evaluated and determined historical resources maintained by the State Office of Historic Preservation (SOHP). Specifically, those resources evaluated in historical resource surveys conducted in accordance with criteria established by the SOHP, formally determined eligible for, or listed in the National Register of Historic Places, or designated as California Historical Landmarks or California Points of Historical Interest.

State Historical Resources Commission (SHRC). Appointed by the Governor under Public Resources Code (Section 5020.4-5020.5), The SHRC is provided broad responsibilities for the statewide historic preservation program including, conducting a statewide inventory of historic resources, establishing criteria for evaluating historic resources and conducting public hearings to develop and review a statewide historic resources plan.

Statement of Significance. A section of a local, state or federal nomination form where the reasons why a property is significant and meets listing criteria are stated and explained. (See also Historic Context Statements).

Step back plan. A vernacular Sacramento house plan found most commonly in Delta Type Eastlake cottages. The front facade is stepped back from a bay window in two stages and an L-shaped entrance porch and stairs usually fill the cutaway portion of the rectangle.

Structure. Anything constructed or erected, the use of which requires, directly or indirectly, a permanent location on or in the ground, including without limitation to bridges, buildings, garages, fences, gazebos, signs, street paving, utility meters, antennas, satellite sending or receiving dishes, swimming pools, walks, walls steps and sidewalks.

Terra cotta. Cast and fired clay (tile-like) units, usually large than brick, often glazed or colored, sometimes having a molded ornamental pattern.

Transom. A small window over a door, often for ventilation.

Vernacular. Used here to refer to structures typical of a geographical area but not representative of any formal architectural style, designed by builders and lacking sufficient ornamental detail to characterize them as belonging to a recognized style. Delta Type and Cube Type are vernacular forms.

APPENDIX B

CITY OF SACRAMENTO HISTORY OF ANNEXATION ACTIVITY*

NO.	DATE	** ORD/RES.#	NAME	EST. POP.	ACRES(+)
	1849		Sutter Grant (Old City)		2,890
1	1911		East-South Sacramento	15,000	6,016
2	7-14-46 7-14-46	1173 1174	River Park Orchard Terrace		400
3	9-3-46	1189	Eastern Avenue Tract		2
4	10-21-46	1211	Mallegni Terrace		10
5	3-17-48	1353	Colonial Heights-Fruitridge	4,170	1.245
6	3-30-48	1350	Coloma Heights	320	10
7	8-26-48	1381	Colonial Acres 3 & 4		231
8	9-11-49	1457	State College Site		229
9	10-21-49	1467	North B St. - 23rd St.		4
JANUARY 1, 1950 TOTALS				137,542	11,037
10	11-21-52	1692	Sutterville Heights	10,168	10,168
11	12-2-52	1697	West Fruitridge Panhandle	1,430	91
12	1-16-53	1707	13th and North C Street		4
13	2-26-53	1715	Freeport Village	680	1,280
14	2-26-53	1719	Freeport Manor	1.448	590
15	7-17-53	1756	River Park #6 (Elvas Park)		99
16	8-6-53	1760	Fruitridge Manor Addition		36
17	11-10-53	1789	Lopez Property (35th Ave.)		32
18	1-13-54	1812	Brentwood Village	500	85
19	2-26-54	#1	27th Street Refuse Dump		32
20	2-26-54	#1	New Filtration Plant		37
21	2-26-54	#2	Joseph Bonheim School Site		10
22	4-9-54	1836	Skelton Property (Portion)		325
23	8-23-54	1866	H Street Corridor		72
24	12-22-54	#3	Incinerator Property		9
#1 County Ordinance No. 12703, #2 County Ordinance No. 12704, #3 County Ordinance No. 13885					
JANUARY 1, 1955 SUBTOTAL (ACRES)					12,870
JANUARY 1, 1955 TOTALS					23,907

NO.	DATE	** ORD/RES.#	NAME	EST. POP.	ACRES(+)
25	1-4-55	1905	Freeport Village 3 & 4	203	70
26	5-23-55	1915	65th Street and Folsom Blvd.		16
27	7-1-55	1925	Florin Rd. & 24th Street		42
28	7-15-55	1930	Freeport Blvd. & Florin Rd.		77
29	4-1-58	2003	South Sacramento	5,485	524
30	1-23-58	2041	Meadowview	1,225	2,140
31	1-23-58	2058	65th St. and 14th Ave.	1,225	411
32	6-23-58	2075	Fruitridge Rd. & Power Inn Rd.	540	45
33	8-6-58	2076	Freeport Farms		308
34	8-11-58	2107	Riverside Area	3,270	4,641
35	1-30-59	2108	Elder Creek	2,500	2,466
36	4-26-59	2117	New State Fair Site		1,022
37	9-21-59	2144	Cordova Townsite	1,200	618
38	11-30-59	2157	N1/2-SW1/4 Sec 24 T8N R5E (East Florin-Perkins)		80
39	11-3-59	2157	SE1/4 Sec 23 T8N R5E (West Florin-Perkins)		167
JANUARY 1, 1960 SUB-TOTALS (ACRES)					12,627
JANUARY 1, 1961 TOTALS				191,667	36,534
40	1-26-60	2170	Freeport Acres		917
41	1-26-60	2173	Industrial Park West		498
42	1-26-90	2174	Industrial Park West		31
43	8-8-60	2213	Mack Road		2,816
44	8-29-60	2216	Florin-Perkins Road		107
45	8-29-60	2217	Basler Property		18
46	9-29-60	2223	Fruitridge School		9
47	9-29-60	2224	Oak Ridge School		10
48	10-24-60	2229	St. Patrick's Home		39
49	10-24-60	2230	Bishop Armstrong High School		27
50	11-28-60	2235	Hewitt Subdivision		33
51	11-28-60	2236	Ehrhardt Acres		193
52	11-28-60	2237	Jackson Property		27
JANUARY 1, 1961 SUB-TOTAL (ACRES)					4,725
JANUARY 1, 1961 TOTALS					41,259

NO.	DATE	** ORD/RES.#	NAME	EST. POP.	ACRES(+)
53	1-3-60	2243	Northgate	3,370	1,221
54	1-9-61	2252	North Sheldon Road		622
55	1-9-61	2253	East Franklin Blvd.		320
56	1-23-61	2250	North 16th Street	1,080	468
57	1-27-61	2260	Hunger Tract		6
58	6-20-61	2295	Natomas #1		5,670
59	11-9-61	2327	Natomas #2		2,564
60	11-9-61	2336	16th Avenue	1,600	86
61	11-21-61	2346	Teichert Property		80
62	12-4-61	2342	North Folsom Blvd.		85
JANUARY 1, 1962 SUB-TOTAL (ACRES)					11,122
JANUARY 1, 1962 TOTALS					52,381
63	1-29-62	#1	American River Filtration Plant		10
64	1-29-62	#1	Florin Reservoir Site		10
65	7-13-62	2293	Arden Way (Arden Fair)		150
66	8-27-62	2399	Gardenland, Robla, DPH	17,373	4,702
#1 County Resolution 62-162					
JANUARY 1, 1963 SUB-TOTAL (ACRES)					4,872
JANUARY 1, 1963 TOTALS					57,253
67	1-11-63	#2	Rutter Property		8
68	1-25-63	2410	Alpine Ave.		71
69	4-8-63	2452	Bannon Street	90	152
70	5-13-63	2464	West Franklin Blvd.		66
71	7-22-63	2484	North Florin-Franklin		114
72	11-12-63	2501	South Jackson Road		334
73	11-12-63	2502	West Mendocino Blvd.		1
#2 County Resolution 63-45					
JANUARY 1, 1964 SUB-TOTALS (ACRES)					746
JANUARY 1, 1964 TOTALS					57,999

NO.	DATE	** ORD/RES.#	NAME	EST. POP.	ACRES(+)
74	5-15-64	2477	Swanston-Ben Ali Haggin	20,000	2,950
75	8-17-64	2559	East Connie Drive #1		12
		2560	East Connie Drive #2		
		2561	East Connie Drive #3		
	12-31-64	2579	North Sacramento (Consolidation)	16,346	4,211
JANUARY 1, 1965 SUB-TOTAL (ACRES)					7,173
JANUARY 1, 1965 TOTALS					65,172
(Population includes East Folsom Boulevard Annexation)					
76	4-19-65	2599	Natomas #3		212
77	4-26-65	2601	Horst Ranch (Campus Commons or West Arden)		668
78	5-15-65	2573	East Folsom Blvd. (College Green-Glenbrook)	4,000	2,440
79	7-26-65	#1	City Freeport A & B		35
80	7-30-65	#2	Horst Ranch Addition		5
81	12-20-65	2631	Florin-Franklin		40
#1 County Resolution 65-771					
#2 County Resolution 65-791					
JANUARY 1, 1966 SUB-TOTAL (ACRES)					3,400
JANUARY 1, 1966 TOTALS					68,572
NO.	DATE	** ORD/RES.#	NAME	EST. POP.	ACRES(+)
82	6-28-66	#3	Southeast Industrial		201
83	12-23-66	#4	Southeast Industrial #2		80
#3 City Council Resolution #256					
#4 City Council Resolution #513					
JANUARY 1, 1967 SUB-TOTAL (ACRES)					281
JANUARY 1, 1967 TOTALS					68,853
84	2-13-68	2752	Southeast Industrial #3		59
85	4-8-68	2755	Southeast Industrial #4		372
86	4-8-68	2756	33rd Ave.		21
JANUARY 1, 1970 SUB-TOTAL (ACRES)					452
JANUARY 1, 1970 TOTALS					257,105

NO.	DATE	** ORD/RES.#	NAME	EST. POP.	ACRES(+)
87	12-26-69	2862	Natomas #4 Uninhabited		40
88	4-23-70	2879	52nd Ave. Uninhabited		11
89	6-13-70	2886	West Power Inn Road		47
90	12-29-70	#3	Relocation of Boundaries Uninhabited		0.176
91	11-29-73	#4	Farmers & Merchant Bank Annex		0.2
#3 City Council Resolution #528					
#4 City Council Resolution #1158					
JANUARY 1, 1975 SUB-TOTAL (ACRES)				260,713	98.38
JANUARY 1, 1975 TOTALS					69,403.38
92	1-13-76	76-009	Massie Annexation		14.02
JANUARY 1, 1978 TOTALS					69,417.40
93	2-7-78	78-061			2.45
94	3-14-78	78-149			14.05
95	11-8-78	78-782			121.46
96	8-20-80	80-549			148.20
JANUARY 1, 1981 SUB-TOTALS (ACRES)					286.16
JANUARY 1, 1981 TOTALS				275,741	69,703.56
97	6-1-82	82-385			111.1
98	7-13-82	82-487			14
JANUARY 1, 1983 SUB-TOTAL (ACRES)					125.10
JANUARY 1, 1983 TOTALS				292,640	69,828.66
99	7-03-84	84-575		238	386
100	1-8-85	85-018			20
101	6-25-85	85-064 _{ORD}		3	32
102	8-13-85	85-602			39
103	8-27-85	85-649			.25
JANUARY 1, 1985 SUB-TOTALS (ACRES)				309,352	477.25
JANUARY 1, 1985					70,305.91
104	1-28-86	86-008 _{RES} 86-056 _{RES}	Umeda Reorganization		14.25
105	2-11-86	86-019	Morrison Creek		55
106	2-10-87	87-010 _{ORD} 87-081 _{RES}	Douglas Oil Company		0.38
107	2-24-87	87-017	Valley Jag. (AKT)		143
JANUARY 1, 1987 SUB-TOTAL (ACRES)					212.63
JANUARY 1, 1987 TOTALS				326,439	70,518.54
108	5-21-87	87-047 _{ORD}	Peery/Arrillaga		6.59
109	6-16-87	87-070 _{ORD}	Danekas		93

NO.	DATE	** ORD/RES.#	NAME	EST. POP.	ACRES(+)
JANUARY 1, 1988 SUB-TOTALS (ACRES)					99.59
JANUARY 1, 1988 TOTALS				334,745	70,618.13
110	5-22-90	90-022 _{ORD}	Sturgeon		4.62
JANUARY 1, 1991 TOTALS				375,900	70,622.71
111	1-8-91	91-029 _{RES}	Scurfield Reorganization		10
112	8-27-91	91-680 _{RES}	Morrison Creek Business Park		25.15
JANUARY 1, 1992 SUB-TOTAL (ACRES)					35.15
JANUARY 1, 1992 TOTALS				385,100	70,667.86
113	5-19-92	92-351 _{RES}	Northgate Commerce Park		8.7
114	4-6-92	92-391 _{RES}	Sorensen Detachment		< 4.23 >
115	8-11-92	92-603 _{RES}	Hedge Avenue Industrial Park		40.4
116	9-8-92	92-675 _{RES}	Cosumnes River College Area	173	395
JANUARY 1, 1993 SUB-TOTAL (ACRES)					439.87
JANUARY 1, 1993 TOTALS				385,273	71,127.83
117	11-2-94	94-396 _{RES}	Shorebird Reorganization		20.1
JANUARY 1, 1995 TOTALS				385,273	71,127.83
118	10-17-95	95-594 _{RES}	Giannoni Reorganization		12
JANUARY 1, 1996 TOTALS				385,273	71,139.83
119	9-15-99	LAFC1210*	Willowcreek Reorganization		57
JANUARY 1, 2000 TOTALS					71,196.83

* LAFC= Local Agency Formation Commission was final hearing body, no Conducting Authority Proceedings.

NOTE: Decennial population figures for 1950 through 1990 are from the U.S. Census, except 1975, which are from the 1975 Special Census conducted by the State of California. Incremental population figures from 1981 through 1994 are from the Department of Finance, State of California

* I = Inhabited Annexation

U = Uninhabited Annexation

** = Resolution No. for CC Action on Reorganization

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City of Sacramento Annexation History

Annexation History

- Sutter Grant
- 1911
- 1940 - 1949
- 1950 - 1959
- 1960 - 1969
- 1970 - 1979
- 1980 - 1989
- 1990 - 1999

Symbol Legend

- City Limits
 - Existing Sphere of Influence
 - Rivers
 - Highways
 - City Streets
- 0 5,000 10,000 Feet

