

— est. 2021 —

# GROUNDWORK

PRESERVATION, LLC



## HISTORIC RESOURCE EVALUATION - FINAL

324 ALHAMBRA BOULEVARD, SACRAMENTO, CALIFORNIA

SEPTEMBER 27, 2024

Prepared for Demas Enterprises  
by  
Groundwork Preservation LLC

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## Acronyms/Abbreviations

CEQA	California Environmental Quality Act
CRHR	California Register of Historical Resources
DPR form	State of California Department of Parks & Recreation DPR 523 form
ESA	Environmental Science Associates
IS/MND	Initial Study/Mitigated Negative Declaration
Groundwork	Groundwork Preservation LLC
HRE	Historic Resource Evaluation
NRHP	National Register of Historic Places
Standards	<i>Secretary of the Interior's Standards for Rehabilitation</i>

## Summary of Findings

The proposed project (known as 324 Alhambra Blvd) would redevelop a city block in East Sacramento with a six-story, 332-unit market-rate apartment complex and a five-level parking structure. This Historic Resource Evaluation (HRE) was prepared by Groundwork Preservation LLC (Groundwork) for the project sponsor, Demas Enterprises. The City of Sacramento is the lead agency and the HRE was conducted to inform the City's review responsibilities under the California Environmental Quality Act (CEQA). The HRE will inform the Initial Study/Mitigated Negative Declaration (IS/MND) being prepared for the proposed project by the project sponsor's environmental consultant. The HRE was prepared by Groundwork's founder, Gretchen Hilyard Boyce, who exceeds the *Secretary of the Interior's Professional Qualification Standards* in History and Architectural History, with support from Associate Cultural Resources Historian, Etienne LeFebvre.

The purpose of this HRE is to identify historical resources in the study area, provide a discussion of the proposed project's conformance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards), and evaluate the impacts of the proposed project on historical resources.

There are six historic-age properties within the CEQA Study Area, including two previously identified historical resources associated with the Puerta Sausage Factory at 320 and 324-350 Alhambra Blvd. Four additional properties, 311 30<sup>th</sup> Street, 315 30<sup>th</sup> Street, 3000 C Street/301 30<sup>th</sup> Street (a duplex unit), and 3004 C Street, were evaluated and determined not to meet the criteria for listing in the California Register of Historical Resources (CRHR). Groundwork confirmed that the two original buildings associated with the Puerta Sausage Factory constructed in 1926 and 1935 are eligible historical resources under CEQA and are the only historical resources located on the subject property.

The proposed project would require retention of 320 Alhambra Blvd and partial demolition of the non-contributing elements of 324-350 Alhambra Blvd to accommodate new residential construction. As currently designed, Groundwork concludes that the proposed project complies with the Standards, would not cause a substantial adverse change in the significance of the historical resource, and the buildings would still be able to convey their significance after implementation of the proposed project. As such, the proposed project would **cause a Less-Than Significant Impact under CEQA.**

## I. Introduction

The HRE was prepared for the project in compliance with the City of Sacramento's regulatory responsibilities under the California Environmental Quality Act (CEQA) (CEQA Guidelines 15064.5(b)). The City is the lead agency under CEQA and the HRE will inform the Initial Study/Mitigated Negative Declaration (IS/MND) being prepared for the proposed project by others.

The CEQA Study Area contains six historic-age properties, including two previously identified historical resources associated with the Puerta Sausage Factory at 320 and 324-350 Alhambra Blvd. Four additional properties, 311 30<sup>th</sup> Street, 315 30<sup>th</sup> Street, 3000 C Street/301 30<sup>th</sup> Street (a duplex unit), and 3004 C Street, were evaluated and determined not to meet the criteria for listing in the California Register of Historical Resources (CRHR). Groundwork confirmed that the original portions of the Puerta Sausage Factory are eligible historical resources under CEQA and are the only historical resources located on the subject property.

The project sponsor plans to redevelop the subject block into a six-story, 332-unit market-rate apartment complex with a five-level parking structure. As part of the project, the project sponsor has requested support from Groundwork through this HRE to assess potential project-specific impacts under CEQA to the former Puerta Sausage Factory at 320-250 Alhambra Blvd as a result of the proposed project.

## Project Area and Property Description

The project area is composed of eight parcels located within the City of Sacramento in Sacramento County, California. All parcels are owned by Demas Enterprises, the project sponsor.

### **APNs (Assessor's Parcel Number):**

003-0112-001 (Parcel 1, 0.07 acres),  
003-0112-002 (Parcel 2, 0.07 acres),  
003-0112-003 (Parcel 3, 0.07 acres),  
003-0112-004 (Parcel 4, 0.07),  
003-0112-017 (Parcel 5, 0.07),  
003-0112-018 (Parcel 6, 0.59 acres),  
003-0112-020 (Parcel 7, 1.03 acres), and  
003-0112-021 (Parcel 8, 0.29).

The project area is mainly developed, apart from Parcel 5 and Parcel 8, which are empty lots. The project area is situated in the East Sacramento neighborhood of Sacramento, California. The neighborhood is largely residential and is located north of Highway 50, east of the Interstate I-80 Business Loop, and south and west of the American River. The project area is one city block that is bounded by C Street to the north, Alhambra Blvd to the east, D Street by the south, and 30<sup>th</sup> Street to the west. One parcel in the southwest portion of the block, APN 003-0112-015, is owned by a separate party and not included in the proposed project. Surrounding land uses include residential and commercial areas.

The study area includes two historical resources; the original Pureta Sausage Factory building (built in 1926) located on Parcel 6 at 320 Alhambra Blvd, Sacramento, California; and the second Pureta Sausage Factory building (built in 1935) located on Parcel 7 at 324-350 Alhambra Blvd (see **Figure 1: Location Map**). 320 Alhambra Blvd is a one-story brick commercial and industrial building with a rectangular-shaped plan set on a concrete slab foundation. The building is located at the intersection of Alhambra Blvd and Chinatown Alley and is located on a rectangular parcel bounded by a chain-link fence and the surrounding streets. The primary façade faces south towards Chinatown Alley and 324-350 Alhambra Blvd. A parking lot is located to the north.

324-350 Alhambra Blvd is a one- and two-story brick commercial and industrial building with a rectangular-shaped plan set on a concrete slab foundation. The building is located on Alhambra Blvd between D Street and Chinatown Alley and is located on a flat and irregularly shaped parcel bounded by the surrounding streets. The primary façade faces southeast towards the intersection of Alhambra Blvd and D Street. A commercial business and 30<sup>th</sup> Street are located to the west and Chinatown Alley and 320 Alhambra Blvd is located to the north. Vehicle access to the buildings is from Chinatown Alley.



Figure 1: Location Map, Subject Block, Google Earth, 2024. CEQA study area indicated by red line.

## II. Project Description

### Project Overview

Demas Enterprises proposed to redevelop the subject block into a six-story, 332-unit market-rate apartment complex with a five-level parking structure. The subject block, a 320' by 340' city block located in East Sacramento, California, is bounded by C Street to the north, Alhambra Blvd to the east, D Street to the south, and 30<sup>th</sup> Street to the west and would exclude the parcel at the northeast corner of D Street and 30<sup>th</sup> Street. The apartment complex would contain E-shaped apartments ranging from studios to three-bedroom, and residential amenities would be dispersed throughout the complex. Amenities would include a lobby, leasing office, fitness center, yoga studio, coffee and bakery space on the ground floor, a rooftop patio on the fifth story; a rooftop pool, spa, and lounge on the sixth story; and co-working spaces on all floors. Landscaped courtyards will be accessible from Alhambra Blvd down a path that will replace Chinatown Alley.

The Pureta Sausage Factory complex includes two historic industrial buildings adjacent to Alhambra Blvd and D Street, which were deemed eligible for listing in the CRHR in 2016. The factory site is 56,000 square feet and includes the two historic buildings located at 320 Alhambra Blvd (built in 1926) and 324-350 Alhambra Blvd (originally built in 1935), as well as a series of non-contributing additions (**see Figure 2**). Only the original portions of the two buildings constructed in 1926 and 1935 are considered eligible for listing on the CRHR.

The proposed project would retain 320 Alhambra Blvd, partially demolish the non-contributing additions of 324-350 Alhambra Blvd, and demolish the interiors of 320 and 324-350 Alhambra Blvd. The proposed project includes construction of two (2) new buildings: a six-story, 332-unit apartment complex; and a five-story parking structure. In addition, the project would require the demolition of the four residential properties at 311 30<sup>th</sup> Street, 315 30<sup>th</sup> Street, 3000 C Street/301 30<sup>th</sup> Street (a duplex unit), and 3004 C Street.

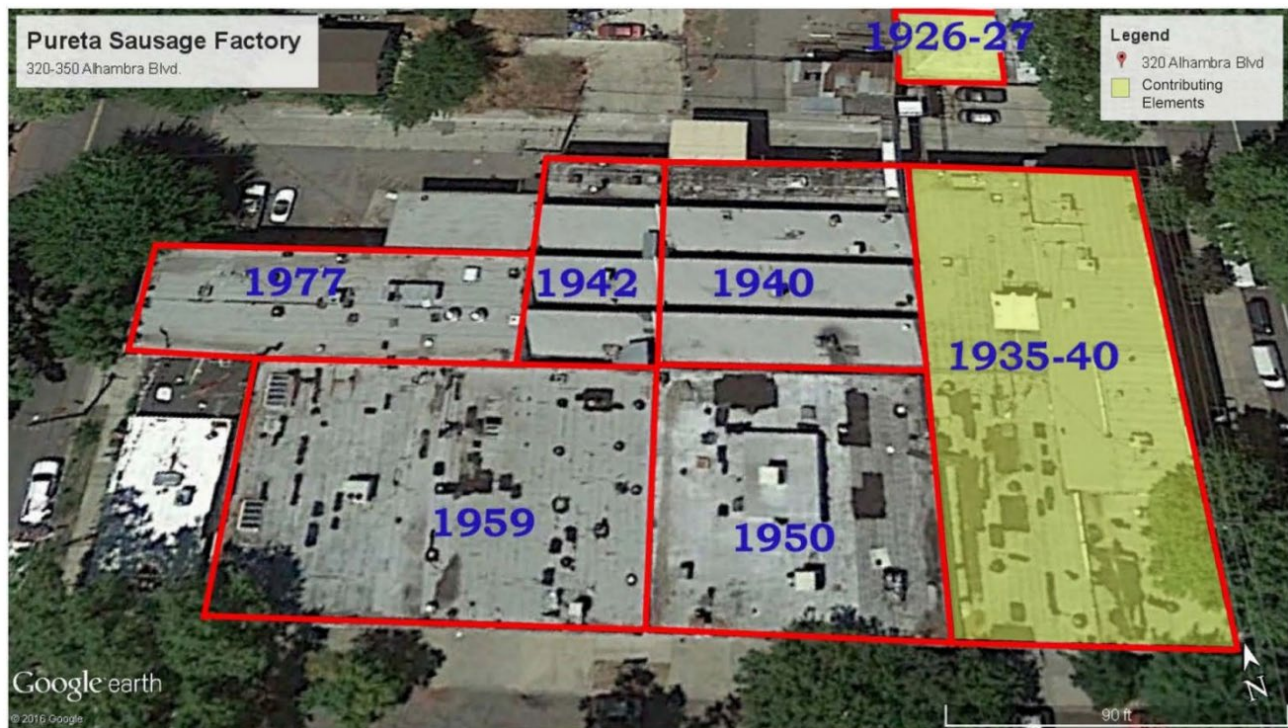


Figure 2: Historic Pureta Factory Sausage Site Chronology, ESA "Pureta Sausage Factory Memorandum," 2022.

Table 1. Summary of Existing and Proposed Buildings/Structures

BUILDING/ STRUCTURE	PROPOSED WORK	AREA TOTAL (SF)
320 Alhambra Blvd - 1926 Pureta Sausage Company Building	Retention of the overall building form, including all façades. Demolition of interior features.	5,836
324-350 Alhambra Blvd – 1935 Pureta Sausage Company Building	Retention of the contributing façades (north, east and south), demolition of the non-contributing west façade and later additions. Demolition of interior features.	74,817
311 30 <sup>th</sup> Street	Demolition	1,086
315 30 <sup>th</sup> Street	Demolition	1,160
3000 C Street/301 30 <sup>th</sup> Street	Demolition	1,325
3004 C Street	Demolition	981
Apartment Complex	Construction of a six-story, 332-unit apartment complex	333,485 SF
Parking Structure	Construction of a five-story parking structure	110,080 SF
	<b>Total New Development</b>	<b>443,565 SF</b>

## **Alterations to the Former Pureta Sausage Factory**

The proposed project would result in minimal changes to the character-defining features of the Pureta Sausage Factory buildings. Changes include the demolition of the interior features of both buildings, retention of the overall building envelope and form of 320 Alhambra Blvd, and partial demolition of the non-contributing additions of 324-350 Alhambra as described below. The proposed project is outlined in schematic drawings prepared by HRGA, dated September 25, 2024, and the narrative project description dated August 13, 2024.

### *Exterior Changes to 320 Alhambra Boulevard (1926 Puerta Sausage Factory Building)*

The proposed project would retain all four façades of 320 Alhambra Blvd and demolish the non-contributing interior features. The non-contributing one- and two-story concrete block structure affixed to the southwestern corner of the building in Chinatown Alley would also be demolished. A new interior that houses a fitness studio, yoga studio, and a two-bedroom apartment unit would be constructed.

The east façade along Alhambra Blvd would be retained and the four existing multi-paned metal sash windows would be removed and replaced in-kind.

The south façade would be retained and two existing multi-paned metal sash windows would be replaced in-kind. Two existing doors (a single pedestrian door, and a metal roll-up garage door) would be removed and replaced with a fully-glazed storefront.

The west (rear) façade would be retained and the existing roll-up door would be removed and replaced with a new fully-glazed storefront. Two additional doors and one window would be inserted into the façade.

The north façade would become an interior wall within the addition and would be located between the new fitness studio and residential units. A single interior doorway would be cut into the center of the existing wall to provide access between the interior spaces. The existing pedestrian door at the right side of the north façade would be removed and infilled with brick to match the existing.

A tiered vertical addition ranging from three to five stories would be added to the building. The first tier of the addition (stories 2 through 4) would be set-back 10'-0" from the retained east façade and 25' from the retained south façade to accommodate rooftop patios, and setback 5'-6" from the retained west façade. The building would be setback and additional 37'-0" from the east façade starting at the fifth story.

The materials of the new construction would be a mixture of corrugated metal, a thin brick veneer colored gray to contrast with the adjacent historic red brick, and cement plaster. The new construction would span the length of the retained façades (minus setbacks) and across the entire block, with a courtyard located at the interior of the block.

*Exterior Changes to 324-350 Alhambra Boulevard (1935 Pureta Sausage Factory Building)*

The proposed project would retain the contributing portion of the south façade, and the north and east façades as detailed below. Non-contributing portions of the north (rear) façade would be demolished, as well as the non-contributing west façade. A new interior that houses a lobby, leasing office, lounge, and coffee and bakery shop on the first story and a mixture of studio, one-bedroom, and two-bedroom apartments on the second floor would be constructed.

The proposed project would retain the contributing, one-story portion of the south façade and one existing multi-paned metal sash window would be replaced in-kind. Two existing doors would be removed and replaced with three fully-glazed storefront windows, which would be located within the existing architectural bays. In order to create the new openings, a portion of historic brick would be removed. The remaining, non-contributing portions of the south façade would be demolished and replaced with a new horizontal and vertical addition. The new construction in this location would be set back from the retained portion of the south façade by 10’.

At the east façade, the existing openings on the ground floor will be removed and replaced with storefronts within the existing architectural bays. The storefronts will be of a high-quality metal material and will have a powder coated or matte finish. Portions of the existing brick would be demolished to accommodate the new openings. The window directly adjacent to the clipped corner entryway at Alhambra Blvd and D Street would be removed and replaced in-kind. The entryway at the clipped corner would be removed and replaced with a fully-glazed entry door and metal-framed storefront windows. A new projecting canopy would be added above this entry. On the second story, all existing multi-paned metal sash windows would be replaced in-kind and their operation would be slightly modified to include an operable section at each window unit to address egress requirements.

The proposed project would retain the contributing one- and two- story portions of the north façade, including three existing multi-paned metal sash windows, which would be replaced in-kind. The two existing roll-up garage doors will be removed and replaced with storefront windows within the existing openings. The remaining, non-contributing portions of the north façade would be demolished and replaced with a new horizontal and vertical addition. The new construction in this location would be set back from the retained portion of the south façade by 10’.

The existing west façade is composed of non-contributing additions added to the building in 1959 and 1977. The proposed project would demolish this façade and replace it with new construction.

A tiered vertical addition ranging from three to five stories would be added to the building. The first tier of the addition (stories 2 through 4) would have a varied set-back ranging from 10’ to 13’-6” from the retained east façade, 10’ from the retained north façade, and 10’-0” to 12’-7” from the retained south façade. The building would be setback and additional 36’-6” to 38’-11” feet from the east façade starting at the fifth story. The materials of this new construction would be a mixture of corrugated metal, a thin brick veneer colored gray to

contrast with the adjacent historic red brick, and cement plaster. The new construction would span the length of the retained historic façades (minus setbacks) and across the entire block, with a courtyard located at the interior of the block.

#### *Site Improvements*

Site improvements include changes in site circulation and landscaping. Chinatown Alley would be abandoned and the eastern end of the alley would be converted into a landscaped walkway leading to two central courtyards and the parking structure at the west side of the block. Additionally, all driveways to the properties on C Street and 30<sup>th</sup> Street would be removed and replaced with concrete and/or new driveways. The majority of the landscaping associated with the existing residential properties on C Street and 30<sup>th</sup> Street would be removed.

### **CEQA Study Area**

The CEQA Study Area (**see Figure 3**) was delineated to include all areas where work is proposed, including the known and reasonably anticipated boundaries of historic properties. The CEQA Study Area includes the approximately 2.26-acre property which is composed of eight parcels located within the East Sacramento neighborhood of Sacramento, California: APNs (Assessor's Parcel Number) 003-0112-001 (Parcel 1, 0.07 acres), 003-0112-002 (Parcel 2, 0.07 acres), 003-0112-003 (Parcel 3, 0.07 acres), 003-0112-004 (Parcel 4, 0.07), 003-0112-017 (Parcel 5, 0.07), 003-0112-018 (Parcel 6, 0.59 acres), 003-0112-020 (Parcel 7, 1.03 acres), and 003-0112-021 (Parcel 8, 0.29). The property is bounded by C Street to the north, Alhambra Blvd to the east, D Street to the south, and 30<sup>th</sup> Street to the west. The commercial parcel (APN 003-0112-015) at the southwest corner of the block is excluded from the proposed project and CEQA Study Area.

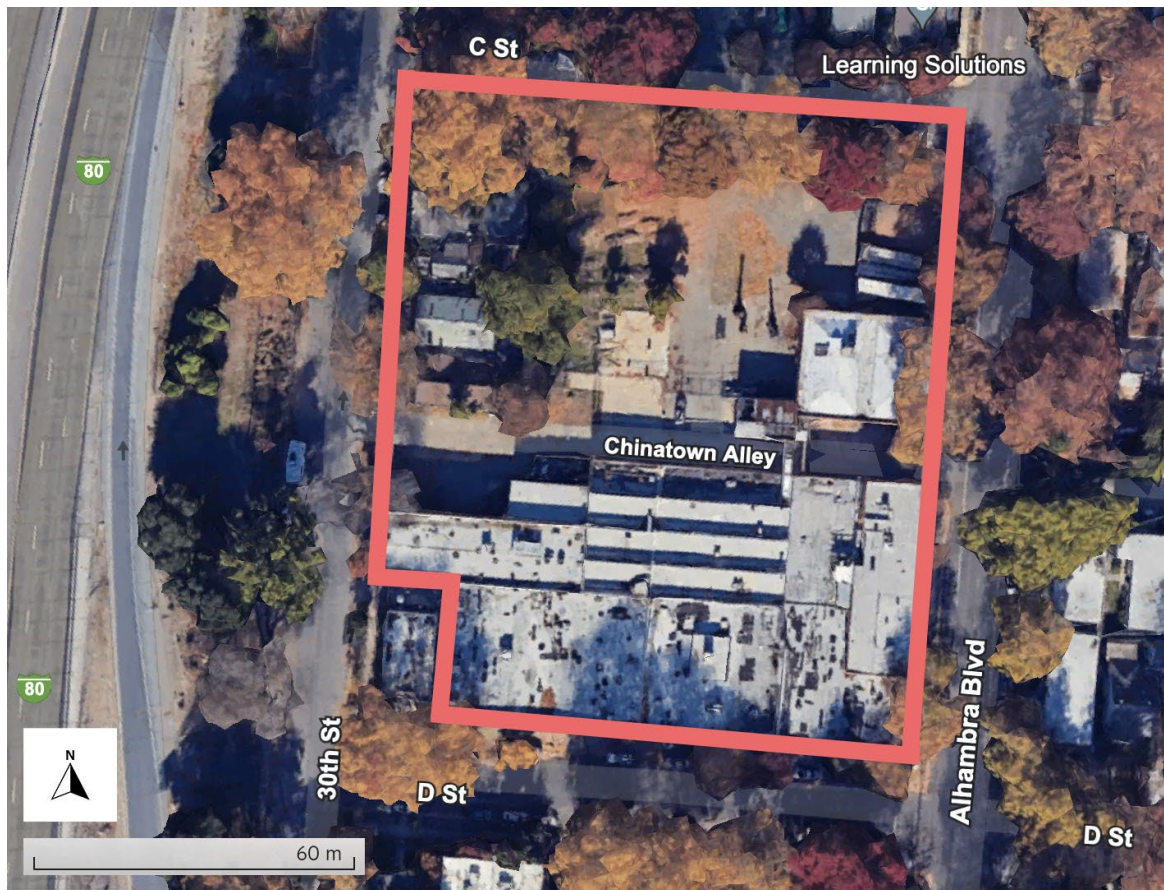


Figure 3: CEQA Study Area, Google Earth, 2024. CEQA study area indicated by red line.

### III. Study Methods and Findings

#### Current Historic Status

The two historic-age industrial buildings located within the CEQA Study Area and associated with the former Pureta Sausage Factory at 320 and 324-350 Alhambra Blvd were evaluated by Historic Environment Consultants in July 2016. Historic Environment Consultants prepared a State of California Department of Parks & Recreation DPR 523 form (DPR form) for the buildings and found that the property was eligible for listing in the CRHR under Criterion 1 for a period of significance 1926 to 1969. Additional analysis was prepared by ESA in June 2022 to confirm the character-defining features of the buildings, which ESA determined to be limited to the oldest portions of the factory built between 1926 and 1935 (see Appendices A and B, and Figure 2). The City of Sacramento concurred with these findings and determined that the 1926 (320 Alhambra Blvd) and 1935 (324-350 Alhambra Blvd) buildings are eligible historical resources under CEQA. This HRE is based on the prior findings by Historic Environment Consultants and ESA and Groundwork did not conduct further evaluation of 320-350 Alhambra Blvd.

The four residential buildings located within the CEQA Study Area (315 30<sup>th</sup> Street, 311 30<sup>th</sup> Street, 3000 C Street/301 30<sup>th</sup> Street, and 3004 C Street) were not previously evaluated for listing in the CRHR. Groundwork evaluated the four residential buildings and determined that none met the criteria for listing in the CRHR and should not be considered historical resources under CEQA.

The findings of these evaluations and historic context sections are summarized below.

## Methodology

On July 29, 2024, Ettienne LeFebre, Associate Cultural Resource Historian for Groundwork, visited the site and conducted a pedestrian survey to field verify the presence or absence of historical resources. She observed the existing conditions of the commercial/industrial buildings and additions associated with the former Pureta Sausage Factory, including interior features. The site visit included an updated survey of the commercial/industrial buildings and their surroundings, and exterior survey of the four previously unevaluated residential properties.

Groundwork prepared this report using primary and secondary sources collected at various repositories. Archival research was targeted at local archives and online repositories as needed to obtain information about the development of the properties, historic context, and alterations over time. The following archives were consulted: the City of Sacramento Assessor's Office, Building Department, and City Clerk's Office; the Cartwright Aerial Surveys Collection at UC Santa Barbara; the CSU Sacramento Library; Newspapers.com and Ancestry.com.

The following key technical reports provided background information to inform the evaluation:

*Table 2. Previous Historical Resource Studies and Reports in the CEQA Study Area*

Author	Date	Report Title
Historic Environment Consultants	July 2016	<i>DPR-523 Form for 320-350 Alhambra Blvd</i>
ESA	June 2022	<i>Pureta Sausage Factory Memorandum</i>

## Historic Context

### Early Settlement of East Sacramento

The subject block, which contains two industrial buildings, four residential buildings, and one commercial building, is located in East Sacramento, a residential neighborhood that was annexed by the City of Sacramento in 1911.<sup>1</sup> The Nisenan and Plain Miwok peoples inhabited the region pre-contact, and tended the land through burning, hunting, and plant cultivation. During the Mexican era in 1839, European settlement of what is presently the City of Sacramento began when John Sutter built a fort on land he named New Helvetia. Commercial trade from the Gold Rush brought Americans from the East and people from around the world to Sacramento, and the population rose from 150 in 1849 to 9,087 in 1850.<sup>2</sup> However, the location of the subject property in East Sacramento remained largely undeveloped and agricultural. During the city's early years, the area around William McKinley Park, one block away from the subject property, was a swampy area with a stream known as Burns Slough. During Sacramento's agricultural development the slough became an irrigation canal.<sup>3</sup>

### Residential Development in East Sacramento

Residential development began in July 1871 when City Street Railway Company expanded their operations to take people to the easternmost reaches of the city and surrounding agricultural lands. To encourage riders to make the trip east, they founded East Park, which later became McKinley Park, as a 30-acre "suburban place of resort."<sup>4</sup> The park became a popular recreation spot in Sacramento, and in 1902, the city purchased the park from the City Street Railway Company.<sup>5</sup>

During the 1890s, the City Railway Company installed more streetcar lines to promote further residential development, which began around 1905, and the city annexed the area in 1911. However, the land remained largely agricultural until the 1920s.<sup>6</sup> Sanborn Maps of the block of 30th Street from C Street to Chinatown Alley dating to 1915 show the location of the subject property without any buildings. However, surrounding streets

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<sup>1</sup> City of Sacramento, "City of Sacramento History of Annexation Activity," November 19, 2013, <https://www.cityofsacramento.org/-/media/Corporate/Files/CDD/Planning/Long-Range/New-Growth/annexhist.pdf?la=en>.

<sup>2</sup> City of Sacramento Historic Preservation Department, *Sacramento Historic District Plans Final*, City of Sacramento, accessed June 27, 2024, 20.

<sup>3</sup> City of Sacramento Department of Parks and Recreation, "William McKinley Park: 146 Years of History (1871-2017)" Sign, City of Sacramento, 2017, McKinley Park, Sacramento, California, The Historical Marker Database, <https://www.hmdb.org/m.asp?m=137570>.

<sup>4</sup> City of Sacramento Department of Parks and Recreation, "William McKinley Park: 146 Years of History (1871-2017)" Sign, City of Sacramento, 2017, McKinley Park, Sacramento, California, The Historical Marker Database, <https://www.hmdb.org/m.asp?m=137570>.

<sup>5</sup> City of Sacramento, *Sacramento Parks Plan 2040: Final Draft Plan May 2024*, prepared by MIG, EMC Research, and UC Davis Center for Regional Change, May 2024, 19, [https://www.cityofsacramento.gov/content/dam/portal/ypce/Parks/ppds/Sacramento\\_Parks\\_Plan\\_05172024\\_WEB.pdf](https://www.cityofsacramento.gov/content/dam/portal/ypce/Parks/ppds/Sacramento_Parks_Plan_05172024_WEB.pdf).

<sup>6</sup> Lee M.A. Simpson, "Images of America: East Sacramento," (Charleston: Arcadia Publishing, 2004), 7.

each have several lots with residential dwellings, showing the beginning of development in the area.<sup>7</sup> Residential development increased around McKinley Park and East Sacramento in the 1920s, and this is demonstrated by the development of the subject block through construction of new residential buildings. While larger developers in East Sacramento constructed large tracts all at once, including Charles Wright and Howard Kimbrough with the Fabulous Forties neighborhood, the subject block was developed in piecemeal fashion by individual landowners.

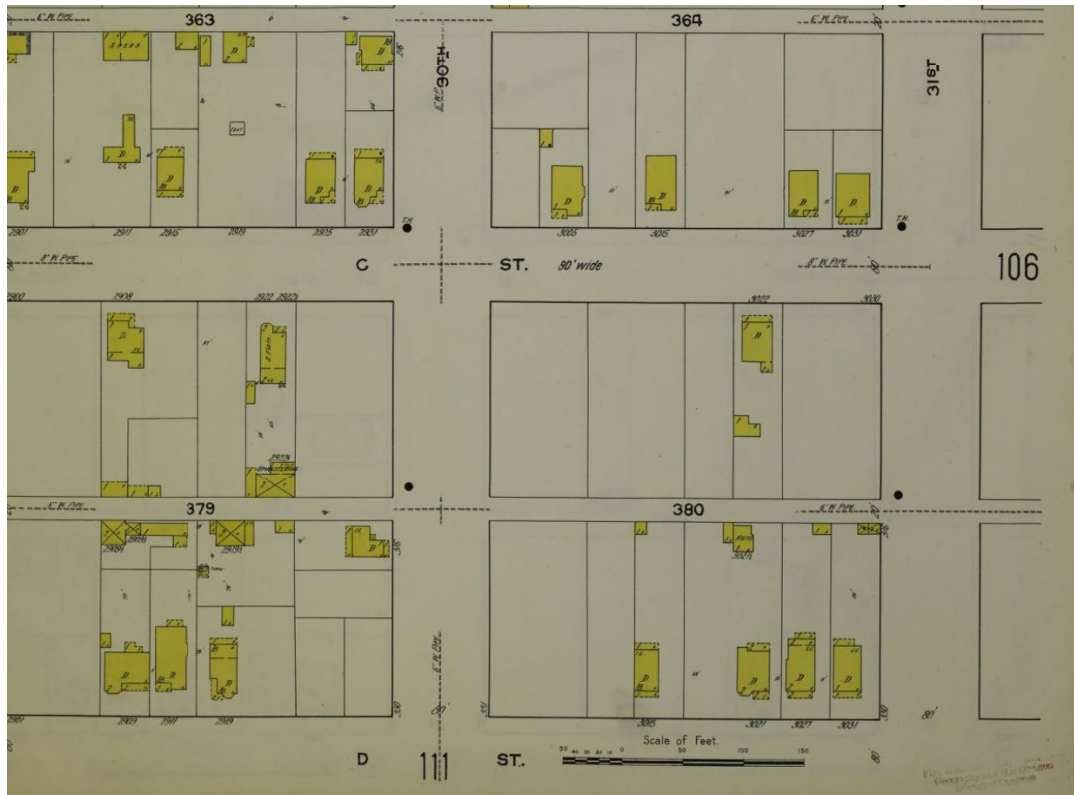


Figure 4: 1915 Sanborn Map of subject block, Library of Congress, [http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm\\_g00799191502](http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm_g00799191502).

<sup>7</sup> *Sanborn Fire Insurance Map from Sacramento, Sacramento County, California*, Sanborn Map Company, 1915-DeVol. 2, 1952, Library of Congress, [http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm\\_g00799191502](http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm_g00799191502).

## Subject Block Site History

Development on the subject block was completed in piecemeal by individual owners and companies in the first decades of the 20<sup>th</sup> century. According to *The Sacramento Bee*, this was a period of a high volume of building permit applications submitted to the city.<sup>8</sup> Five residential buildings were construction on the subject block by 1915 (see Figure 4 above). By the Fall of 1925, the four one-story, wood-framed Craftsman Bungalows evaluated in this HRE were built.<sup>9</sup>

Development around the subject property remained largely residential, as evidenced by aerial photography of the expansive suburbs in the East Sacramento region in 1928.<sup>10</sup> However, the subject block saw industrial and commercial development with the founding of the Pureta Sausage Company in 1926 on C Street and Alhambra Blvd. Pureta became a highly successful meat-packing company and expanded its operations rapidly from the late-1920s to the 1960s. Pureta erected two brick buildings and several additions to these buildings on the block on either side of Chinatown Alley, altering the residential quality of the subject block and surrounding area. By 1947, the streetcar service that had made East Sacramento possible was discontinued due to the rise of private automobile ownership in the suburbs.<sup>11</sup> By 1962, the Elvas Freeway, originally a one-lane north-south artery that crossed the American River and relieved traffic congestion, was expanded into the six-lane Business Loop 80 highway one block west of the subject block.<sup>12</sup> The installation of the highway destroyed the remaining residential quality of the subject block. However, it also separated the properties from Midtown and Downtown Sacramento, firmly placing them in East Sacramento. By 1961, the area was officially rezoned as a General Commercial/Special Planning District and was advertised as such in newspaper articles.<sup>13</sup>

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<sup>8</sup> "\$300,000 Permit Valuation In Week's Report," *The Sacramento Bee*, March 21, 1925, Newspapers.com.

<sup>9</sup> "Building Permits," *The Sacramento Union*, April 17, 1925, Newspapers.com.

"Application for Permit to Build," City of Sacramento Building Division, June 17, 1925, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>.

<sup>10</sup> "Flight CAS-201, 1: 14,000 Photograph," Sacramento, CA, March 28, 1928, Cartwright Aerial Surveys Collection, University of California, Santa Barbara Library, Santa Barabara, California, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

<sup>11</sup> City of Sacramento Historic Preservation Department, "Sacramento Historic District Plans Final," City of Sacramento, accessed June 27, 2024, 26

<sup>12</sup> "Elvas Freeway Photograph," 1945, Sacramento California, Sacramento Room Photograph Collection, Sacramento Public Library, Sacramento, California, <https://sacroom.contentdm.oclc.org/digital/collection/p15248coll1/id/2363>.

<sup>13</sup> "Duplex 3000 C Street," *The Sacramento Union*, December 18, 1961, Newspapers.com.

*311 30<sup>th</sup> Street*

In February 1922, property owner C.F. Peterson applied for a permit with the City of Sacramento to build a wood-framed house at 311 30th Street.<sup>14</sup> By May 1922, the one-story, wood frame Bungalow was completed, and it was advertised in *The Sacramento Bee*.<sup>15</sup> 311 30th Street has primarily served as a rental property since its construction. For a detailed list of previous owners and occupants of the subject properties, refer to Appendix C.

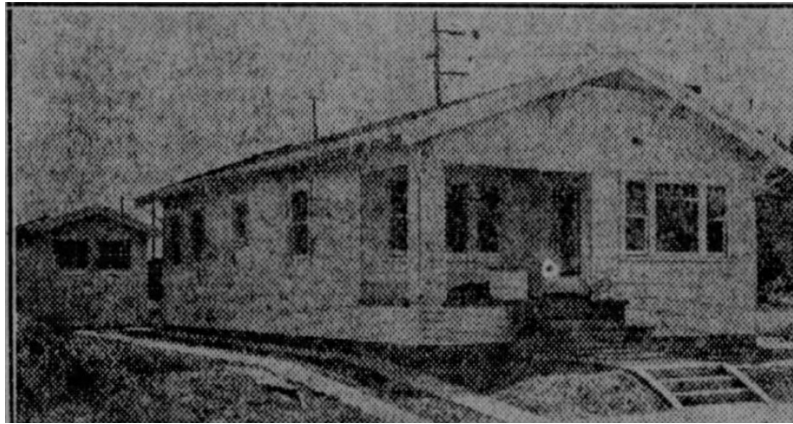


Figure 5: 1922 Photograph of 311 30th Street, *The Sacramento Bee*, Newspapers.com.

*3000 C Street/301 30<sup>th</sup> Street*

In 1925, property owner Percy L. Philips applied for a permit with the City of Sacramento to build a wood-framed house at 3000 C Street.<sup>16</sup> In 1933, Philips submitted a building permit to the City of Sacramento, and although the purpose is unknown, it is possible it was to divide 3000 C Street into a two unit duplex, as evidence shows this work was completed by 1933.<sup>17,18</sup> This new unit became 301 30th Street. Since then, the two units have been owned and rented out by various people. Percy L. Philips remained the primary owner and occupant of 3000 C Street until his death in 1952, and his wife Elizabeth remained the owner until 1955. By the 1960s, the duplex was largely rented out by off-site landlords. For a detailed list of previous owners and occupants of the subject properties, refer to Appendix C.

<sup>14</sup> "Application for Permit to Build," City of Sacramento Building Division, February 1, 1922, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>.

<sup>15</sup> "A Classy Home Open For Inspection Sunday," *The Sacramento Bee*, May 6, 1922, Newspapers.com.

<sup>16</sup> "Building Permits," *The Sacramento Union*, April 17, 1925, Newspapers.com.

<sup>17</sup> "Building Division: Building Inspector's Report Card," February 1, 1933, City of Sacramento Building Division, February 1, 1922, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>.

<sup>18</sup> "Percy Phillips," *The Sacramento Union*, November 3, 1952, Newspapers.com.; Polk's Sacramento Directory Co. Publishers, *1955 Sacramento (Sacramento County, Calif.) Directory*, San Francisco, California, 211, City Directories, 1822-1995 Collection, Ancestry.com.

*3004 C Street*

In March 1925, building contractor Niels H. Lund applied for a permit with the City of Sacramento to build a wood-framed house at 3004 C Street.<sup>19</sup> Since then, the property has had numerous owners, some who lived at the property and some who rented it out to tenants. For a detailed list of previous owners and occupants of the subject properties, refer to Appendix C.



Figure 6: 1925 Photograph of 3004 C Street, *The Sacramento Bee*, Newspapers.com.

*315 30<sup>th</sup> Street*

In June 1925, building contractor Burton H. Bill applied for a permit with the City of Sacramento to build a wood-framed house at 315 30th Street.<sup>20</sup> Since then, the property has been owned and rented out by various tenants. In 1982, Gallagher's Typing Exchange occupied the building, exemplifying the rezoning of the area.<sup>21</sup> However, after 1982, the building was only used as a residential dwelling and either occupied by owners or renters. For a detailed list of previous owners and occupants of the subject properties, refer to Appendix C.

<sup>19</sup> "Building Permits," *The Sacramento Union*, March 13, 1925, Newspapers.com.

<sup>20</sup> "Application for Permit to Build," City of Sacramento Building Division, June 17, 1925, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>.

<sup>21</sup> Polk's Sacramento Directory Co. Publishers, *1982 Sacramento (Sacramento County, Calif.) Directory*, Dallas, Texas, 82, City Directories, 1822-1995 Collection, Ancestry.com.

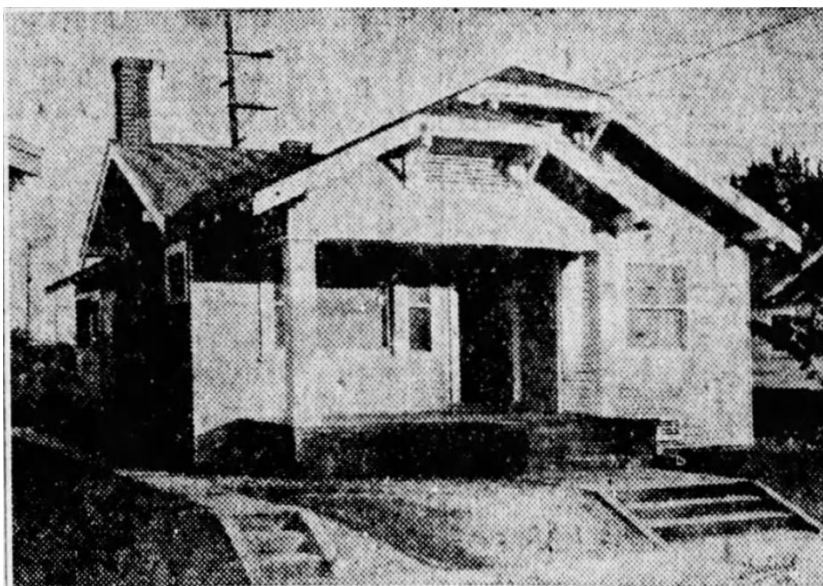


Figure 7: 1925 Photograph of 315 30th Street, *The Sacramento Bee*, Newspapers.com.

*The Pureta Sausage Factory, 1926-1969*

In 1926, the Pureta Sausage Company was founded by Alfred Zehnder, Joseph Reichmuth, and Herman Zimmerman and built their first factory at 316 (now 320) Alhambra Blvd between C Street and Chinatown Alley. The one-story brick building with a rectangular-shaped plan was built by Holdener Construction Co. and housed both production and a commercial space for the Pureta Sausage Company. The plant opened in early 1927 and quickly became a successful meat-packing and processing plant in Sacramento. By 1931, *The Sacramento Bee* noted that meat-packing and processing ranked third in Sacramento for the industry with the most output, and Pureta was specifically identified as one of the most successful plants in the city.<sup>22</sup>

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<sup>22</sup> Historic Environment Consultants, "DPR-523 Form for 320-350 Alhambra Blvd," by Paula Boghosian, July 2016, Sacramento, California, 2.

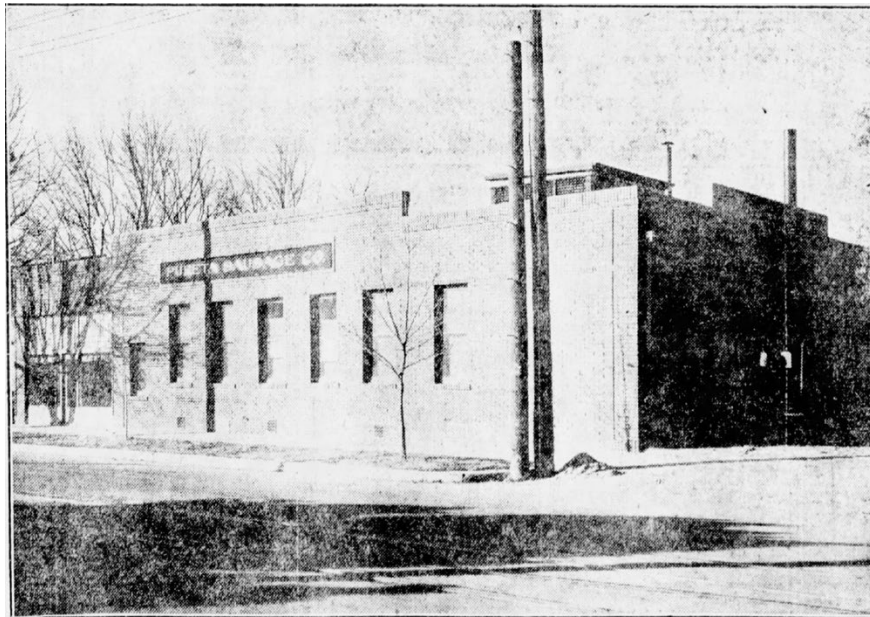


Figure 8: 1927 Photograph of the Pureta Sausage Factory at 316 Alhambra Blvd, *The Sacramento Bee*, Newspapers.com.

Within its first five years, three additions to the plant were built by Holdener Construction Co., all situated across Chinatown Alley between the alley and D Street. A second building at 324-350 Alhambra Blvd was constructed to house these additions, which became a one- and two-story brick building with a rectangular-shaped plan. By 1940, a one-story concrete addition was added to 324-350 Alhambra Blvd along Chinatown Alley, and the Pureta Sausage Factory was described as “...one of the most modern (plants) of its kind on the Pacific Coast.”<sup>23</sup> With almost 140 employees during peak season, offices across California, and a growing fleet of refrigerated trucks and sales cars, the company continued to grow in the 1940s. A 13,000 square foot brick and concrete addition was added to the plant in 1942 west of the 1940 addition (see Figure 2).<sup>24</sup>

<sup>23</sup> Historic Environment Consultants, “DPR-523 Form for 320-350 Alhambra Blvd,” by Paula Boghosian, July 2016, Sacramento, California, 4.

<sup>24</sup> Historic Environment Consultants, “DPR-523 Form for 320-350 Alhambra Blvd,” by Paula Boghosian, July 2016, Sacramento, California, 4.



Figure 9: 1930s Photograph of the Pureta Sausage Factory at 324-350 Alhambra Blvd, Lance Armstrong Collection cited in "DPR-523 Form for 320-350 Alhambra Blvd, July 8, 2016" by Historic Environment Consultants.

By 1950, Sanborn Maps identify the original 1926 building (320 Alhambra) as a garage, the 1935-1940 building (324-350 Alhambra) as containing the cutting room, offices, and cold storage, and the 1940 and 1942 additions as the factory (see **Figure 10**).<sup>25</sup> Growth continued in the 1950s, with two more brick and concrete additions added in 1950 and 1959, and over 200 people being employed during peak season in 1957. By 1963, *The Sacramento Bee* described the company as "...one of the largest and most modern sausage plants on the Pacific Coast" and that it was expanding its market to the San Francisco Bay Area.<sup>26</sup>

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<sup>25</sup> *Sanborn Fire Insurance Map from Sacramento, Sacramento County, California*, Sanborn Map Company, 1915-DeVol. 2, 1952, Library of Congress, [http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm\\_g00799191502](http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm_g00799191502).

<sup>26</sup> Historic Environment Consultants, "DPR-523 Form for 320-350 Alhambra Blvd," by Paula Boghosian, July 2016, Sacramento, California, 4.

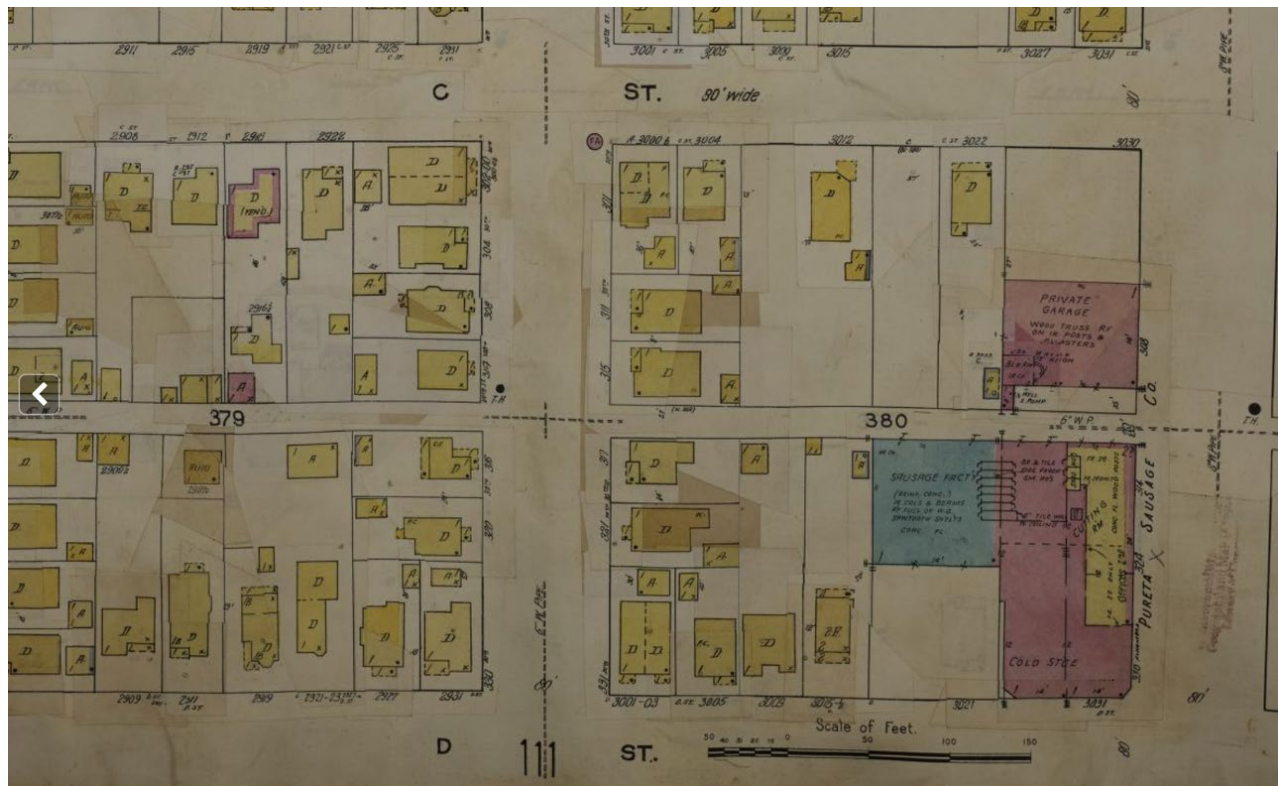


Figure 10: 1950 Sanborn Map of subject block (at right) and surroundings, Library of Congress, [http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm\\_g00799195002](http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm_g00799195002).

In April 1964, Hygrade Food Products purchased Pureta to expand the sale of their national line of Ball Park Franks in Northern California. Throughout the late 1960s, Pureta sold the hot dogs under the name “Pureta, Ball Park Franks”. In 1969, Hygrade consolidated their production and closed the Sacramento branch of its operations at the Pureta Sausage Factory.<sup>27</sup>

In 1970, Andrew Demas, a well-known Sacramento Greek community member, opened Mary Ann’s Bakery in the factory buildings. The bakery became very successful and in 1977 added another addition to the building south of the alley on the west side.<sup>28</sup> In 1974, the original factory building at 320 Alhambra Blvd housed a vintage car restoration shop.<sup>29</sup> From about 1990 to 2009, an American Cancer Society office was located at 350 Alhambra Blvd.<sup>30</sup> A Tea Shop also occupied a space in the building on D Street at an unknown time as

<sup>27</sup> Historic Environment Consultants, “DPR-523 Form for 320-350 Alhambra Blvd,” by Paula Boghosian, July 2016, Sacramento, California, 5.

<sup>28</sup> Historic Environment Consultants, “DPR-523 Form for 320-350 Alhambra Blvd,” by Paula Boghosian, July 2016, Sacramento, California, 5.

<sup>29</sup> Jim Anderson, “Fact Finder,” *The Sacramento Bee*, November 3, 1974, Newspapers.com.

<sup>30</sup> “Health Organizations,” *The Sacramento Bee*, May 15, 1990, Newspapers.com.; “Huntsman, Mildred,” *The Sacramento Bee*, September 8, 2009.

evidenced by an extant sign affixed to the side of the building. In 2004, the bakery moved to a new location on Power Inn Road and the subject property remained owned by the Demas family.<sup>31</sup>



**Figure 11: 1976 Aerial Photograph of the subject block, indicated by red lines (north is up). Cartwright Aerial Survey Collection, UC Santa Barbara Library.**

Today, the former Pureta factory buildings are vacant and in poor condition. The four residential buildings, all owned by Demas Enterprises, remain as occupied residential dwellings. Demas Enterprises plans to redevelop the subject block into a six-story, 332-unit apartment complex.

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<sup>31</sup> Historic Environment Consultants, "DPR-523 Form for 320-350 Alhambra Blvd," by Paula Boghosian, July 2016, Sacramento, California, 5.

## Major Alterations

The original portions of the Pureta Sausage Factory have been minimally altered since their period of significance of 1926-1935. Wood siding was added to a section of the brick wall on the contributing east elevation of 324-350 Alhambra Blvd near the intersection of Alhambra Blvd and Chinatown Alley. Additionally, some minor exterior and interior alterations to 324-350 Alhambra Blvd related to the functions of the meat processing, and later bakery production, were carried out over time. In 1940, the first major non-contributing alteration was made with the construction of the concrete addition on the north façade along Chinatown Alley, connected on the west side of the 1935-1940 building. In 1942, another addition was connected along Chinatown Alley adjoining to the west side of the non-contributing 1940 addition. In 1950, another addition was made on the south façade along D Street and connected to the west side of the 1935-1940 historic building. In 1959, an addition adjoined to the west side of the 1950 addition was constructed along D Street. The most significant alteration was the construction of the addition related to the bakery in 1977 on the north elevation near the intersection of 30<sup>th</sup> Street and Chinatown Alley **(See Figure 2)**.<sup>32</sup>

Minimal exterior alterations were made to 311 30th Street, 315 30th Street, and 3004 C Street since they were built in the 1920s. All still retain their original form, window and door arrangements, and most of the original materials. Wood and chain link fences have been constructed on all the properties since they were built in the 1920s.

311 30th Street has been minimally altered. The 1922 building permit states that the original shingles on the house were wood, indicating that the property was reroofed at an unknown time.<sup>33</sup> Additionally, one window on the north façade was replaced with a vinyl replacement window at an unknown time.

315 30th Street's main alterations include the replacement of most of the original windows with vinyl replacement windows at an unknown time before 2011.<sup>34</sup> Building permits on file also indicate that the original wood shingles were replaced with composite shingles at an unknown time, and that within the interior of the home the kitchen and electrical system were modified.<sup>35</sup>

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<sup>32</sup> Historic Environment Consultants, "DPR-523 Form for 320-350 Alhambra Blvd," by Paula Boghosian, July 2016, Sacramento, California, 3.

<sup>33</sup> "Application for Permit to Build," February 1, 1922, City of Sacramento Building Division, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>.

<sup>34</sup> "Google Maps Street View of 315 30th Street," Google Maps, August 2011, <https://www.google.com/maps/@38.5802807,-121.4634431,3a,75y,84.68h,90.17t/data=!3m7!1e1!3m5!1s03fsBhX8Yvp0vZnmIX7qIgl2e0!5s20110801T000000!7i13312!8i6656?coh=205409&entry=tту>.

<sup>35</sup> "Application for Permit to Build," June 17, 1925, City of Sacramento Building Division, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>; "Building Division: Building Inspector's Report Card," February 21, 1955, City of Sacramento Building Division, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>; "Building Division: Building Inspector's Report Card," April 19, 1982, City of Sacramento Building Division, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>.

3004 C Street was also minimally altered. According to city building permits, the only alterations to the property include reroofing in 1979.<sup>36</sup>

The most altered property is 3000 C Street/301 30th Street. Due to the property's configuration and examination of the designs of surrounding residential properties built during the same period, it is likely that the building was originally designed in the Craftsman style and was later stripped of its architectural detailing. Possible alterations include but are not limited to new siding and removal of a shaded porch. The 301 30th Street unit was likely added in 1933 according to building permits and city directories first listing the address that year, meaning the porch and entryway on the south façade were likely added that year. In 1961, termite and rot damage were repaired on the property, which could have altered the façade if it was previously clad in wood siding like the surrounding residential properties. In 1981, electrical repairs were made, and in 1999 the roof cladding was replaced.<sup>37</sup> The windows and doors were replaced between August 2007 and August 2011.<sup>38</sup>

## Architectural Descriptions

### 320 Alhambra Boulevard

320 Alhambra Blvd was the first building constructed on the Pureta Sausage Factory site in 1926. The building is one-story with a flat roof and is located on the north side of Chinatown Alley. The north elevation is a blank brick wall. The east elevation contains a narrow window and four rows of multi-paned metal sash windows, two with 24 lights and two with 36 lights, extending across the elevation beneath a shallow raised section of the roof parapet. The south elevation contains a garage door opening and two multi-pane metal sash windows. A small rectangular concrete block addition constructed at an unknown date is adjoined to the southwest portion of the main historic building. The addition contains two roll-up garage doors, a standard door and two small windows. This is the only structure in the complex not surfaced with brick and appears to be a later addition. A

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<sup>36</sup> "Building Division: Building Inspector's Report Card," February 28, 1979, City of Sacramento Building Division, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>.

<sup>37</sup> "Building Division: Building Inspector's Report Card," March 22, 1961, City of Sacramento Building Division, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>; "Building Division: Building Inspector's Report Card," July 22, 1981, City of Sacramento Building Division, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>; "Building Division: Building Inspector's Report Card," January 13, 1999, City of Sacramento Building Division, Sacramento, CA, City of Sacramento Records Search, <https://records.cityofsacramento.org/AdvanceSearch.aspx>.

<sup>38</sup> "Google Maps Street View of 315 30th Street," Google Maps, August 2007, <https://www.google.com/maps/@38.5805982,-121.4633536,3a,75y,97.48h,83.32t/data=!3m7!1e1!3m5!1sCsu6SGMms5e77hqAl46PCgl2e0!5s20070801T000000!7i3328!8i1664?coh=205409&entry=ttn>; "Google Maps Street View of 315 30th Street," Google Maps, August 2011, <https://www.google.com/maps/@38.5806359,-121.4632694,3a,75y,97.48h,83.32t/data=!3m7!1e1!3m5!1sngQvVos7m4cFaPH98efRpg!2e0!5s20110801T000000!7i13312!8i6656?coh=205409&entry=ttn>.

metal enclosed conveyor belt structure extends from the second floor of this building, over the paved alley, and connects to the larger factory/office building to the south.<sup>39</sup>



Figure 12: South façade of 320 Alhambra Blvd, looking north, July 29, 2024.

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<sup>39</sup> This architectural description is adapted from Historic Environment Consultants, “DPR-523 Form for 320-350 Alhambra Blvd,” by Paula Boghosian, July 2016, Sacramento, California, 1.



Figure 13: East façade of 320 Alhambra Blvd, looking west, July 29, 2024.



Figure 14: North (rear) façade of 320 Alhambra Blvd, looking southeast, July 29, 2024.



Figure 15: West façade of 320 Alhambra Blvd and concrete block addition (at right), looking east, July 29, 2024.



Figure 16: West side of South façade of 320 Alhambra Blvd concrete block addition, looking north, July 29, 2024.



Figure 17: Oblique view of east façade of 320 Alhambra Blvd (right), concrete block addition (center), and north façade of 324-350 Alhambra Blvd (left), looking west, July 29, 2024.

### 324-350 Alhambra Boulevard

324-350 Alhambra Blvd is a large, mostly brick-faced building located across Chinatown Alley from 320 Alhambra Blvd. Originally constructed in 1935, this building received a series of ground floor additions from ca. 1940 to 1977 (see Figure 2). The 1940 and 1942 additions are located west of the original building along Chinatown Alley. The 1950 addition is located west of the historic building and south of the non-contributing 1940 addition along D Street. The 1959 addition is located west of the 1950 addition and east of the parcel excluded from the project along D Street. The 1977 addition is located north of the 1959 addition and the parcel excluded from the project and west of the 1942 addition along 30<sup>th</sup> Street.

The north façade of 324-350 Alhambra Blvd is comprised of both the original building and non-contributing additions dating to 1940, 1942, and 1970. The historic building is located on the left side of the façade and the ground floor is massed in red brick that has been painted over. The far-left side is two-stories and clad in stucco on the second story (possibly a later alteration to the original brick). Two industrial metal roll-up garage doors are located on the first story with a metal door located to the right. A corrugated metal awning is affixed to the roofline above the entry door. Two fixed, single pane replacement windows and one double-hung window are located on the second story. Attic vents are visible below the roofline. After the entry door the building steps down to one-story, and the remainder of the building and additions are one story. To the right of the entry door

are three original multi-pane steel sash windows and another metal door. The building massing changes from the original brick massing to concrete block construction after the third window, demarcating where the non-contributing additions. The far-right side of the façade that contains the 1977 addition has a significant set-back to accommodate a loading dock covered with a metal-framed awning. This addition is clad in stucco. Six multi-pane steel sash windows of various sizes, four glass block windows, three metal doors, and three metal roll-up garage doors are located across this façade. Clerestory windows are set-back from the 1940 and 1942 additions and are obscured from the public right-of-way.

The non-contributing west façade is clad in stucco and contains no fenestration. The building on the parcel excluded from the project obscures the right side of this façade.

The south façade is clad in various types of brick representing the various phases of development including the 1950 and 1959 additions. The non-contributing section of the façade (left side) is two stories tall, is clad in red brick; and contains five metal roll-up garage doors of varying sizes, three entry doors, and four windows. Plywood boards are affixed to the doors and windows. A sign that says “Tea Shop” is affixed to the far-right side of this portion of the façade. After this sign the building steps down from two- to one-stories in height, demarcating where the non-contributing additions ends and the original (contributing) building begins on the far-right side of the façade (see Figure 21 below). The contributing building is massed with both red brick and blonde brick, possibly indicating historic infill projects. A parapet wall is located at the roofline on the far-right side of the façade. The façade contains two doors, one window, and one garage door. Plywood boards are affixed to all openings. A clipped entryway is located at the intersection between the historic south and east façades and contains a set of double-doors obscured by plywood boards.

The east façade is entirely contributing and massed in red and blonde brick like the south façade. Wood planks are affixed to the far-right side of the façade on the first story. The first story contains three doors and two windows obscured by plywood boards. A parapet wall is located at the roofline on the left side of the façade, and the middle and right side of the façade steps up from one- to two- stories in height. The second story is massed with red brick and contains nine fixed, single pane replacement windows.



Figure 18: Contributing clipped corner of 324-350 Alhambra Blvd at Alhambra Blvd and D Street, looking northwest, July 29, 2024.



Figure 19: Contributing portion of the south façade, looking west, July 29, 2024.



Figure 20: Contributing portion of the south façade, looking north, July 29, 2024.



Figure 21: South façade (Red arrow indicates the separation between the contributing/historic (right) and non-contributing (left) portions of the façade, looking north, July 29, 2024.



Figure 22: Non-contributing portion of the south façade, looking north, July 29, 2024.



Figure 23: Non-contributing portion of the south and partially-obsured west façades, looking east, July 29, 2024.



Figure 24: Non-contributing west façade, looking east, July 29, 2024.



Figure 25: Non-contributing portion of the north façade, looking southeast, July 29, 2024.



Figure 26: Non-contributing portion of the north façade, looking south, July 29, 2024.



Figure 27: Non-contributing portion of the north façade, looking south, July 29, 2024.



Figure 28: Contributing portion of the north façade, looking south, July 29, 2024.



Figure 29: Contributing east façade, looking west, July 29, 2024.



**Figure 30: Contributing east façade, looking north, July 29, 2024.**

### **311 30<sup>th</sup> Street**

The primary façade of 311 30th Street faces west towards Business Loop 80 and a sidewalk directly in front of it. The building is clad in horizontal wood clapboard siding and has a low-pitched, gabled roof with moderate eaves, decorative brackets, and is covered in composite shingles. Attic and basement vents are visible on the upper and lower portion of the primary façade. The primary façade is arranged asymmetrically. On the left side is a recessed wood porch with decorative elements, such as decorative banisters and squared railings. An original wood-framed picture window flanked by two double-hung windows is located on the façade and the entryway is set into the L. On the right side of the façade is a picture window identical to the one under the porch. A straight concrete staircase leads to the porch from the sidewalk.

The south façade faces 315 30th Street. Decorative rafters are located along the roofline. Fenestration includes five windows that are original and wood-framed. Two fixed rectangular windows are located on either side of a brick chimney on the left side of the façade, a picture window identical to the ones on the primary façade is located in the center, and two double-hung windows are located on the right side of the façade. A wood fence separates the back portion of the façade from both the public right of way and the adjacent property.

The rear façade faces a private backyard and beyond a wood fence is the factory property. Decorative brackets and attic vents are located along the roofline. A rear entry-way with a wood door is located on the left side of the façade and is elevated above the ground. A small wood porch and stairs are affixed to the entryway. Two

original, wood-framed double-hung windows are located on the façade, one directly left of the rear entryway and one on the right side of the façade. An original storage shed clad in horizontal wood clapboard siding with a gabled roof is located in the rear.

The north façade faces 3000 C Street/301 30th Street. Decorative rafters are located along the roofline. Two original double-hung windows are located on the far-left side, one double-hung vinyl replacement window and one original fixed square window are located in the center, and one original double-hung window is located on the far-right side. A wood fence with a gate separates the back portion of the façade from both the public right of way and the adjacent property.



Figure 31: Primary façade of 311 30th Street, facing east, July 29, 2024.



Figure 32: South façade of 311 30th Street, facing northeast, July 29, 2024.



Figure 33: Rear façade of 311 30th Street, facing west, July 29, 2024.



Figure 34: North façade of 311 30th Street, facing southwest, July 29, 2024.

### 3000 C Street/301 30<sup>th</sup> Street

The primary façade of 301 30th Street/3000 C Street faces north towards C Street. A sidewalk is located directly in front of the building. The building is clad in stucco and has a rectangular plan. The cross-gabled roof is moderately pitched with slight eaves and covered in composite shingles. Attic vents are visible underneath the gable. The façade is arranged asymmetrically. A small concrete porch is located on the left side of the façade and has round metal railing. Fenestration on the porch includes two double-hung, vinyl replacement windows and a wood door covered by a vinyl screen door. The right side of the façade features another entryway with two concrete steps leading up to. Fenestration includes two, double-hung, vinyl replacement windows to the left of a wood door covered by a vinyl screen door, and one large square fixed replacement window. A wood awning with decorative brackets is affixed to the façade above the doorway.

The west façade faces Business Loop 80 and the adjacent sidewalk. Attic and basement vents are located underneath the gable and at the bottom of the façade respectively. The façade features a concrete porch with round metal railing, five double-hung vinyl replacement windows with wood shutters, and a door on the porch obscured by a metal screen door. A small wood awning is affixed to the façade above the door.

The rear façade is partially visible from the public right-of-way and faces south towards 311 30th Street. The far-left side of the façade is visible and features a small stone porch with a wood awning. Fenestration includes a door on the porch that is obscured by a metal screen door. A brick chimney is also located in the rear. A wood fence with a gate obscures the rest of the façade. Behind the fence are two double-hung vinyl

replacement windows and a metal utility box affixed to the façade. A shed clad in horizontal clapboard siding with two swinging doors is located in the rear outside of the fence line.

The east façade faces 3004 C Street. An attic vent and five double-hung vinyl replacement windows are located on the façade. A mix of mature and immature trees and landscaping is located along the property lines.



Figure 35: Primary façade of 3000 C Street/301 30th Street, facing south, July 29, 2024.



Figure 36: West façade of 3000 C Street/301 30th Street, facing east, July 29, 2024.

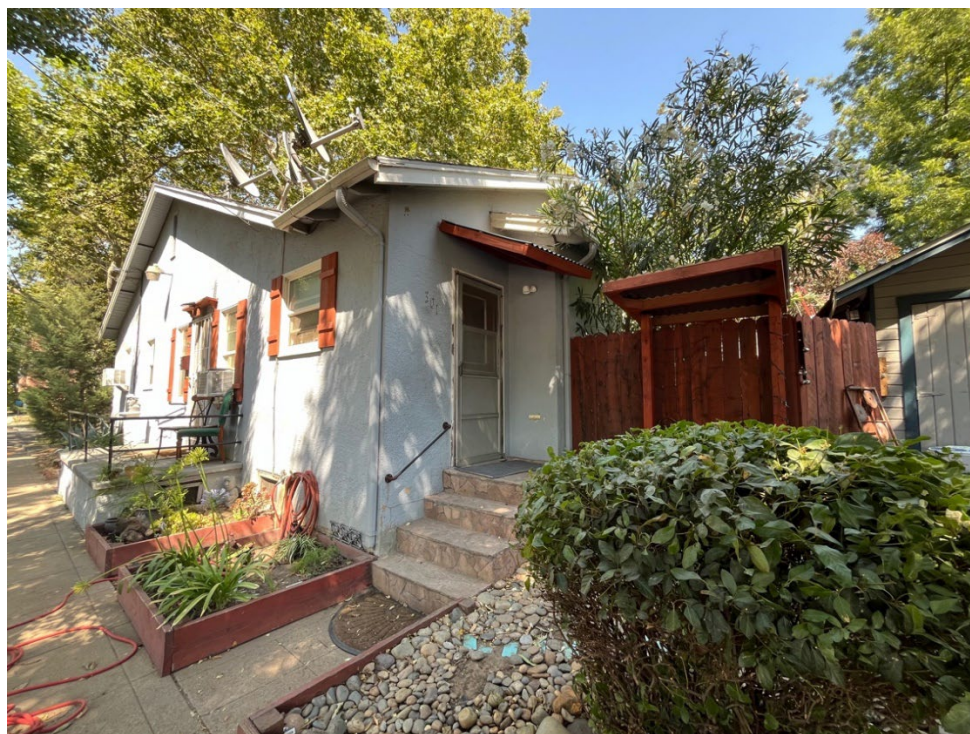


Figure 37: Portion of rear façade of 3000 C Street/301 30th Street, facing northeast, July 29, 2024.



Figure 38: East façade of 3000 C Street/301 30th Street, facing southwest, July 29, 2024.

### 3004 C Street

The primary façade of 3004 C Street faces north towards C Street and a sidewalk located directly in front of the building. The building is clad in horizontal wood clapboard siding and has a low-pitched, cross-gabled roof with a dormer, moderate eaves, decorative brackets, and is covered in composite shingles. An attic vent is visible on the upper portion of the primary façade. The primary façade is arranged asymmetrically. On the left side is a recessed wood porch supported by concrete piers with short battered columns on top. It is bordered by short squared railings. Two original wood-framed, double-hung windows flank the centrally located door located within the porch. A picture window is located on the right side of the façade.

The west façade faces 3000 C Street/301 30th Street. An attic vent and three windows are located on the façade. The type and composition of the windows are unknown as they are currently covered by wood panels.

The rear façade faces a private backyard and beyond a wood fence line is 311 30th Street. An attic vent, a door, and four windows are located on the façade. The type and composition of the door and windows are unknown as they are currently covered by wood panels. An original storage shed clad in horizontal wood clapboard siding with a gabled roof and damaged door is located in the rear.

The east façade faces a chain-link fence that separates it and the factory property. A brick chimney and four windows are located on the façade. The type and composition of the windows are unknown as they are currently covered by wood panels



Figure 39: Primary façade of 3004 C Street, facing south, July 29, 2024.



Figure 40: West façade of 3004 C Street, facing east, July 29, 2024.



Figure 41: Rear façade of 3004 C Street, facing north, July 29, 2024.



Figure 42: East façade of 3004 C Street, facing west, July 29, 2024.

### 315 30<sup>th</sup> Street

The primary façade of 311 30th Street faces west towards Business Loop 80 and a sidewalk directly in front of it. The building is clad in horizontal wood clapboard siding and has a low-pitched cross-gable-on-hip roof with moderate eaves and is covered in composite shingles. Attic and basement vents are visible on the upper and lower portion of the primary façade. The primary façade is arranged asymmetrically. On the left side is a recessed concrete porch supported by two square columns. A replacement wood-framed cottage window flanked by two double-hung windows with patterned glass panes is located on the façade. The wood entryway door with multiple glass panels and a metal screen door is located to the right of the window. A double-hung vinyl replacement window with a metal window awning affixed to the façade above it is located on the right side of the façade. A straight concrete staircase leads to the porch from the sidewalk.

The south façade faces Chinatown Alley. Fenestration on the façade includes three double-hung, one rectangular fixed, and one sliding vinyl replacement windows. One double-hung window has a metal window awning affixed to the façade above it.

The rear façade faces a private backyard and beyond a wood fence is the factory property. The wood fence has an access gate to the backyard. Fenestration includes one fixed rectangular and three double-hung vinyl

replacement windows and one window of an unknown type and composition covered by wood panels. A small metal storage shed is located in the rear.

The north façade faces a small side yard and a wood fence that separates the building and 311 30th Street. A brick chimney is located on the right side of the façade. One fixed, square window and one window obscured by a wood panel is located on the left side of the façade and three double-hung vinyl replacement windows are located on the right side of the façade. A wood door with a concrete step provides access to the side yard in the center of the façade.

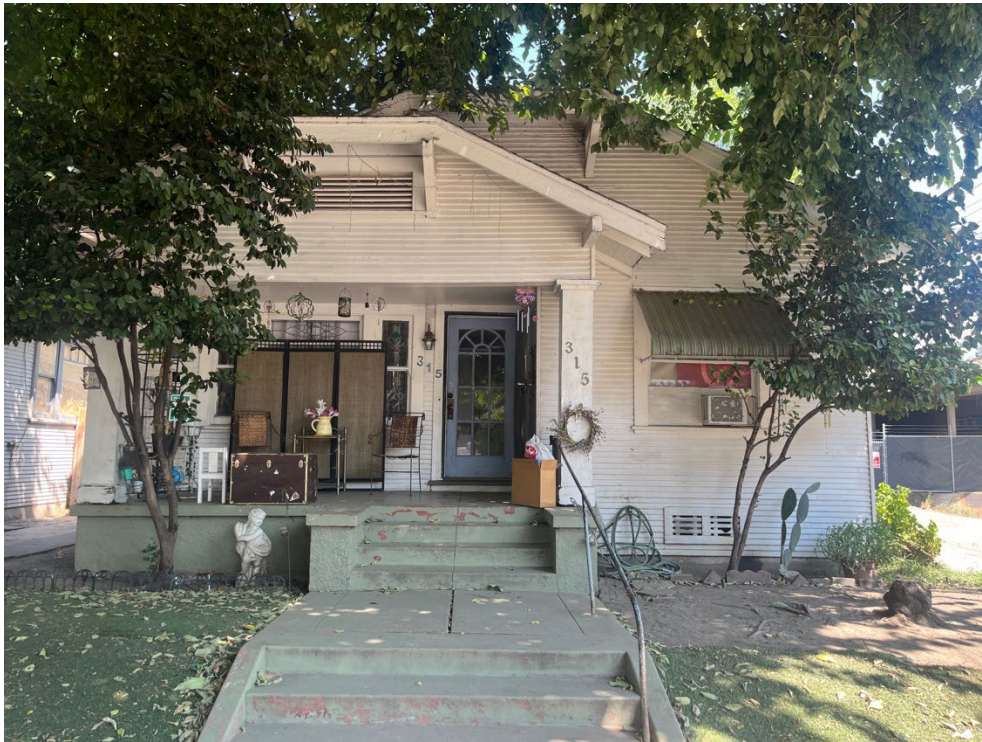


Figure 43: Primary façade of 315 30th Street, facing east, July 29, 2024.



Figure 44: South façade of 315 30th Street, facing north, July 29, 2024.



Figure 45: Rear façade of 315 30th Street, facing west, July 29, 2024.



Figure 46: North façade of 315 30th Street, facing southwest, July 29, 2024.

## Evaluation Summary

The following section evaluates historic-age properties located in the CEQA Study Area to determine whether they meet the eligibility criteria for listing in the California Register of Historical Resources (CRHR). Detailed prior evaluations of the Pureta Sausage Factory at 320-350 Alhambra Blvd can be found in Appendices A and B.

In order to be eligible for listing in the CRHR, a property must demonstrate significance under one or more of the following criteria:

- Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.
- Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- Criterion 4 (Information Potential): Resources that have yielded, or have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

### **320-350 Alhambra Blvd (former Puerta Sausage Factory)**

The following evaluation is summarized from the 2016 DPR form evaluation prepared by Paula Boghosian of Historic Environment Consultants and the 2022 Character-Defining Features Memorandum prepared by ESA.

320 and 324-350 Alhambra Blvd, the original Pureta Sausage Factory buildings built in 1926 and 1935, are significant under Criterion 1 for their contributions to the local history of Sacramento, California and Northern California. As a major regional wholesaler, distributor, and manufacturer of processed meats from 1927-1969, the Pureta Sausage Factory served as one of the leading companies in the meatpacking industry in Sacramento. Pureta's regional success positioned it to be purchased by Hygrade Food Products and become a part of the national distribution and popularization of the nationally well-known hot dogs, Ball Park Franks. While the additions after 1940 do not contribute to the historical resource, the two original buildings built between 1926 and 1935 exemplify the importance and early success of the Pureta Sausage Factory in Sacramento.

The two original Pureta Sausage Factory buildings at 320 and 324-350 Alhambra Blvd are eligible for listing in the CRHR under Criterion 1 and are considered historical resources under CEQA.

#### *Period of Significance*

According to ESA, the period of significance for the buildings associated with the Pureta Sausage Company extends from construction of 320 Alhambra Blvd in 1926 to the first phase of construction of 324-350 Alhambra in 1935. This period covers the initial years of operation of the Pureta Sausage Company as a leading regional business and meat processing plant in Sacramento, California and across Northern California.

#### *Character-Defining Features: 320 Alhambra Boulevard*

- Brick construction
- One-story massing
- Parapet wall
- Brick pattern (east façade)
- Six multi-paned metal-framed windows (four on the east façade and two on the south façade)

#### *Character-Defining Features: 324-350 Alhambra Boulevard*

- Brick construction
- One- and two-story massing
- Parapet wall
- Brick pattern (east and south façades)
- Clipped corner entry (southeast corner)
- Three, multi-paned, metal framed windows (north façade)

## 311 30<sup>th</sup> Street

### *Criterion 1 (Events)*

To be eligible under the events criterion, a property cannot merely be associated with historic events or trends but must have a specific association to be considered significant. The 311 30<sup>th</sup> Street was constructed in the 1920s and is associated with residential development of East Sacramento in the early 20<sup>th</sup> century. Although the property was constructed as part of a community-wide need to provide housing for growing East Sacramento at the time, the property does not stand out singularly within this context. Research did not uncover any other important events or associations at the property with the development of East Sacramento in the 20<sup>th</sup> century. Therefore, 311 30<sup>th</sup> Street is not eligible for listing in the CRHR under Criterion 1.

### *Criterion 2 (Persons)*

311 30<sup>th</sup> Street does not appear to be associated with the lives of persons important to local, California, or national history. To be found eligible under Criterion 2, the property must be directly tied to a historically important person and the place where the individual conducted or produced the work for which he or she is known. Research on the builder, property owners, and occupants revealed no historically significant persons associated with the property. 311 30<sup>th</sup> Street is not eligible for listing in the CRHR under Criterion 2.

### *Criterion 3 (Design/Construction)*

To be eligible under Criterion 3, the property must represent the work of a master, embody the distinctive characteristics of a type, period, region, or method of construction, or possess high artistic values. While builder Burton H. Bill was a professional building contractor based in Sacramento for many years, research did not reveal any information to suggest he made significant contributions to the architecture of Sacramento or elsewhere.

The subject building was constructed in 1922 in a Craftsman Bungalow style, which was widely applied by architects and builders for residential buildings across California and the United States in the early twentieth century. 311 30<sup>th</sup> Street has minimal architectural features characteristic of the Craftsman Bungalow Style, limited to a low-pitched roof, a front porch with minimal ornamentation, wood siding, and brick materials that are not distinctive in their architectural design. Overall, 311 30<sup>th</sup> Street is a moderate examples of Craftsman Bungalow style architecture and does not embody the characteristics of a particular type, period, region, or method of construction. Considering all of these factors, the subject property is not eligible for listing in the CRHR under Criterion 3.

### *Criterion 4 (Information Potential)*

311 30<sup>th</sup> Street is not significant under Criterion 4, which most commonly apply to archaeological resources. Where buildings or architectural elements are concerned, Criterion 4 typically relates to rare construction

types, of which the subject properties are not examples. For this reason, the subject building is not eligible under CRHR Criterion 4.

#### *Finding*

311 30<sup>th</sup> Street is not significant under any of the CRHR criteria and is not an eligible historical resource under CEQA.

### **3000 C Street/301 30<sup>th</sup> Street**

#### *Criterion 1 (Events)*

To be eligible under the events criterion, a property cannot merely be associated with historic events or trends but must have a specific association to be considered significant. The 3000 C Street/301 30<sup>th</sup> Street was constructed in the 1920s and is associated with residential development of East Sacramento in the early 20<sup>th</sup> century. Although the property was constructed as part of a community-wide need to provide housing for growing East Sacramento at the time, the property does not stand out singularly within this context. Research did not uncover any other important events or associations at the property with the development of East Sacramento in the 20<sup>th</sup> century. Therefore, 3000 C Street/301 30<sup>th</sup> Street is not eligible for listing in the CRHR under Criterion 1.

#### *Criterion 2 (Persons)*

3000 C Street/301 30<sup>th</sup> Street does not appear to be associated with the lives of persons important to local, California, or national history. To be found eligible under Criterion 2, the property must be directly tied to a historically important person and the place where the individual conducted or produced the work for which he or she is known. Research on the builder, property owners, and occupants revealed no historically significant persons associated with the property. 3000 C Street/301 30<sup>th</sup> Street is not eligible for listing in the CRHR under Criterion 2.

#### *Criterion 3 (Design/Construction)*

To be eligible under Criterion 3, the property must represent the work of a master, embody the distinctive characteristics of a type, period, region, or method of construction, or possess high artistic values. There is no evidence that Percy L. Philips, builder of 3000 C Street/301 30<sup>th</sup> Street, built any other buildings in his lifetime and was likely an amateur and would not be considered a master architect or builder.

The subject building was constructed in 1925, likely in a Craftsman Bungalow style, which was widely applied by architects and builders for residential buildings across California and the United States in the early twentieth century. 3000 C Street/301 30<sup>th</sup> Street is stripped of all of its architectural detailing and does not embody the characteristics of a particular type, period, region, or method of construction. Considering these factors, the subject property is not eligible for listing in the CRHR under Criterion 3.

*Criterion 4 (Information Potential)*

3000 C Street/301 30th Street is not significant under Criterion 4, which most commonly apply to archaeological resources. Where buildings or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which the subject properties are not examples. For this reason, the subject building is not eligible under CRHR Criterion 4.

*Finding*

3000 C Street is not significant under any of the CRHR criteria and is not an eligible historical resource under CEQA.

**3004 C Street**

*Criterion 1 (Events)*

To be eligible under the events criterion, a property cannot merely be associated with historic events or trends but must have a specific association to be considered significant. The 3004 C Street was constructed in the 1920s and is associated with residential development of East Sacramento in the early 20th century. Although the property was constructed as part of a community-wide need to provide housing for growing East Sacramento at the time, the property does not stand out singularly within this context. Research did not uncover any other important events or associations at the property with the development of East Sacramento in the 20th century. Therefore, 3004 C Street is not eligible for listing in the CRHR under Criterion 1.

*Criterion 2 (Persons)*

3004 C Street does not appear to be associated with the lives of persons important to local, California, or national history. To be found eligible under Criterion 2, the property must be directly tied to a historically important person and the place where the individual conducted or produced the work for which he or she is known. Research on the builder, property owners, and occupants revealed no historically significant persons associated with the property. 3004 C Street is not eligible for listing in the CRHR under Criterion 2.

*Criterion 3 (Design/Construction)*

To be eligible under Criterion 3, the property must represent the work of a master, embody the distinctive characteristics of a type, period, region, or method of construction, or possess high artistic values. While builder Niels H. Lund was a professional building contractor based in Sacramento for many years, research did not reveal any information to suggest he made significant contributions to the architecture of Sacramento or elsewhere.

The subject building was constructed in 1925 in a Craftsman Bungalow style, which was widely applied by architects and builders for residential buildings across California and the United States in the early twentieth century. 3004 C Street has minimal architectural features characteristic of the Craftsman Bungalow Style,

limited to a low-pitched roof, a front porch with moderate ornamentation, wood siding, and brick materials that are not distinctive in their architectural design. Overall, 3004 C Street is a moderate examples of Craftsman Bungalow style architecture and does not embody the characteristics of a particular type, period, region, or method of construction. Considering all of these factors, the subject property is not eligible for listing in the CRHR under Criterion 3.

*Criterion 4 (Information Potential)*

3004 C Street/301 30th Street is not significant under Criterion 4, which most commonly apply to archaeological resources. Where buildings or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which the subject properties are not examples. For this reason, the subject building is not eligible under CRHR Criterion 4.

*Finding*

3004 C Street is not significant under any of the CRHR criteria and is not an eligible historical resource under CEQA.

**315 30th Street**

*Criterion 1 (Events)*

To be eligible under the events criterion, a property cannot merely be associated with historic events or trends but must have a specific association to be considered significant. The 315 30th Street was constructed in the 1920s and is associated with residential development of East Sacramento in the early 20th century. Although the property was constructed as part of a community-wide need to provide housing for growing East Sacramento at the time, the property does not stand out singularly within this context. Research did not uncover any other important events or associations at the property with the development of East Sacramento in the 20th century. Therefore, 315 30th Street is not eligible for listing in the CRHR under Criterion 1.

*Criterion 2 (Persons)*

315 30th Street does not appear to be associated with the lives of persons important to local, California, or national history. To be found eligible under Criterion 2, the property must be directly tied to a historically important person and the place where the individual conducted or produced the work for which he or she is known. Research on the builder, property owners, and occupants revealed no historically significant persons associated with the property. 315 30th Street is not eligible for listing in the CRHR under Criterion 2.

*Criterion 3 (Design/Construction)*

To be eligible under Criterion 3, the property must represent the work of a master, embody the distinctive characteristics of a type, period, region, or method of construction, or possess high artistic values. There is no

evidence that C.F. Peterson, builder of 315 30<sup>th</sup> Street, built any other buildings in his lifetime and was likely an amateur and would not be considered a master architect or builder.

The subject building was constructed in 1925 in a Craftsman Bungalow style, which was widely applied by architects and builders for residential buildings across California and the United States in the early twentieth century. 315 30<sup>th</sup> Street has minimal architectural features characteristic of the Craftsman Bungalow Style, limited to a low-pitched roof, a front porch with minimal ornamentation, wood siding, and brick materials that are not distinctive in their architectural design. Overall, 315 30<sup>th</sup> Street is a moderate examples of Craftsman Bungalow style architecture and does not embody the characteristics of a particular type, period, region, or method of construction. Considering all of these factors, the subject property is not eligible for listing in the CRHR under Criterion 3.

#### *Criterion 4 (Information Potential)*

315 30<sup>th</sup> Street is not significant under Criterion 4, which most commonly apply to archaeological resources. Where buildings or architectural elements are concerned, Criterion 4 typically relates to rare construction types, of which the subject properties are not examples. For this reason, the subject building is not eligible under CRHR Criterion 4.

#### *Finding*

315 30<sup>th</sup> Street is not significant under any of the CRHR criteria and is not an eligible historical resource under CEQA.

### **Evaluation Summary**

The two historic Pureta Sausage Factory buildings at 320 Alhambra Blvd and 324-350 Alhambra Blvd were determined eligible for listing on the CRHR under Criterion 1 due to the company's significance as a major regional wholesaler, distributor, and manufacturer of processed meats in Sacramento and the Northern California region. The period of significance extends from 1926, when the factory building at 320 Alhambra Blvd was constructed, to 1935 when the first phase of construction was completed for 324-350 Alhambra Blvd. The building additions after 1940 do not contribute to the historical resource and only the two original Pureta Sausage Factory buildings built in 1926 and 1935 exemplify the region's agribusiness evolution and history. Therefore, the buildings are considered historical resources under CEQA

The four residential buildings at 311 30<sup>th</sup> Street, 315 30<sup>th</sup> Street, 3000 C Street/301 30<sup>th</sup> Street, and 3004 C Street are ineligible for listing in the CRHR due to lack of historical significance under the evaluative criteria. Therefore, the buildings should not be considered historical resources for the purposes of environmental review under CEQA.

## IV. Project Analysis

The following schematic design plans, project description, and related project information were reviewed and analyzed for the project analysis below.

**Table 3. Project Information**

Author	Date	Report Title
HRGA	September 24, 2024	<i>Alhambra Redevelopment Architectural Plans, 324 Alhambra Blvd.</i>
HRGA	August 13, 2024	<i>Project Narratives – Alhambra Redevelopment</i>

### Secretary of the Interior’s Standards Analysis

The *Secretary of the Interior’s Standards for Rehabilitation* (Standards) provide guidance for reviewing proposed work on historic properties, with the stated goal of making possible “a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.”<sup>40</sup> The Standards were published and codified as 36 Code of Federal Regulations 68 in 1995 and updated in 2017 and are used by federal agencies when evaluating work on historic properties. The Standards have also been adopted by local governments across the country, including the City of Sacramento, when reviewing proposed rehabilitation work on historic properties under local preservation ordinances. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historical resources. The rehabilitation standards are as follows:

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

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

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

Rehabilitation Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

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<sup>40</sup> National Park Service, Department of the Interior, Technical Preservation Services, Rehabilitation as a Treatment, published online at <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>.

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

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

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

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

Rehabilitation Standard 9: New additions, exterior alterations, or related construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and compatible with the historic materials, features, sizes, scales, proportions, and massing to protect the integrity of the property and environment.

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

Conformance with the rehabilitation standards does not determine whether a project would cause a substantial adverse change in the significance of a historical resource under CEQA. Rather, projects that comply with the standards benefit from a regulatory presumption that they would have a less-than significant impact on a historic resource. Projects that do not comply with the rehabilitation standards may or may not cause a substantial adverse change in the significance of a historic resource and would require further analysis to determine whether the historic resource would be “materially impaired” by the project under CEQA Guidelines section 15064.5(b).

## **Standards Analysis**

To comply with the Standards, a project needs to retain a majority of its essential features such that the property can continue to convey its significance after implementation of the proposed project. The proposed project complies with the Standards as outlined below.

The character-defining features of the historical resources have been identified as follows:

### *Character-Defining Features: 320 Alhambra Boulevard*

- Brick construction

- One-story massing
- Parapet wall
- Brick pattern (east façade)
- Six multi-paned metal-framed windows (four on the east façade and two on the south façade)

*Character-Defining Features: 324-350 Alhambra Boulevard*

- Brick construction
- One- and two-story massing
- Parapet wall
- Brick pattern (east and south façades)
- Clipped corner entry (southeast corner)
- Three, multi-paned, metal framed windows (north façade)

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

Currently, the buildings at 320 and 324-350 Alhambra Blvd are vacant. Formerly the buildings were used as an industrial factory for the Puerta Sausage Factory and later the Mary Ann Bakery. The rehabilitation of 320 and 324-250 Alhambra Blvd would convert the buildings from their former industrial use to residential use. To accommodate this change in use, interior features would be demolished and exterior character-defining features would be retained (including the exterior walls and brick cladding, and overall building form). Overall, the change in use will minimally alter the distinctive materials, features, spaces, and spatial relationships that characterize the property. Therefore, the proposed project complies with Standard 1.

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

The proposed project would result in minimal changes to the distinctive materials, features, spaces and spatial relationships that characterize the property. At 320 Alhambra Blvd, all of the character-defining features would be retained or replaced in-kind. Small sections of brick cladding would be removed on secondary façades to accommodate new window and door openings and the multi-pane steel-sash windows will be replaced in-kind. At 324-250 Alhambra Blvd, the contributing façades will be retained (including portions of the south and north façades, and the entire east façade) and non-contributing additions will be demolished (non-contributing portions of the south and north façades, and the entire west façade). 324-250 Alhambra Blvd has experienced many alterations and additions over time, and the retention of the contributing façades will allow the building to continue to be understood as an industrial factory associated with the early era of the Puerta Sausage Company, and the buildings' relationship to the subject block and surrounding neighborhood. Therefore, the proposed project complies with Standard 2.

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

The proposed project will retain the character-defining exterior features of the historic buildings while also introducing adjacent new construction through a series of vertical and horizontal additions. The additions are sufficiently set back from the historic building façades to ensure that the retained historic buildings read as one- to two-stories in height and the materials of the additions are differentiated such that they will read as contemporary elements. The existing multi-pane metal-sash windows will be replaced in-kind and based on careful documentation of the existing window dimensions. The proposed project does not include conjectural elements from other historic properties and the historic buildings will continue to be understood as an industrial factory associated with the Pureta Sausage Company. Therefore, the proposed project complies with Standard 3.

**Rehabilitation Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.**

A study conducted by ESA determined that the additions to 320 and 324-350 Alhambra Blvd do not contribute to the historic buildings. Therefore, none of the addition to the historic buildings have acquired significance in their own right and their removal will not alter the property's ability to convey its significance. Therefore, the proposed project complies with Standard 4.

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

The proposed project will retain the majority of the historic brick cladding and require removal of small areas of brick to accommodate new window and doors openings. The current window and door openings on the ground story of 320 and 324-250 Alhambra Blvd are boarded up and insufficient to provide the required egress for the residential and service functions of the new construction. Overall, these changes are minimal to the distinctive materials, features and finishes that characterize the building and essential for the adaptive reuse of the building. Therefore, the proposed project complies with Standard 5.

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

The proposed project will retain the building façades and select areas of the character-defining brick cladding will be removed to accommodate new window and door openings. The character-defining multi-pane steel-sash windows have deteriorated and the project sponsor has chosen to replace the windows in-kind. The replacement windows will be custom-made of metal and based on careful documentation of the existing

window dimensions to ensure that they match the existing in design, color, material, and texture. Therefore, the proposed project complies with Standard 6.

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

It is not anticipated that the proposed project would require abrasive chemical or physical treatments that have the potential to damage the building's historic materials. Therefore, the proposed project complies with Standard 7.

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

It is possible that excavation required for the new construction on the site would have the potential to disturb archaeological resources. However, the IS/MND will outline standard accidental discovery protocols and other measures to ensure that archeological resources are protected during construction. Therefore, the proposed project complies with Standard 8.

**Rehabilitation Standard 9: New additions, exterior alterations, or related construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and compatible with the historic materials, features, sizes, scales, proportions, and massing to protect the integrity of the property and environment.**

The new additions included in the proposed project have been designed with generous setbacks from the retained historic buildings and new construction will be set back a minimum 10' from primary retained façades and 5'6" from secondary retained façades at the ground floor. The tiered vertical additions include a substantial set back of 37' starting at the 5<sup>th</sup> story. The design of the additions ensures that they read as separate and contemporary elements from the historic buildings.

The horizontal addition at the south and west façades of 324-350 Alhambra Blvd will be clad in gray brick veneer that references the adjacent historic red brick material but will be visually differentiated as new construction. The materials of the vertical additions of 320 and 324-350 Alhambra Blvd will be a neutral palette of corrugated metal and cement plaster that references the industrial character of the historic buildings, while also reading as contemporary construction. The material changes of the vertical additions also help to visually break up the massing of the new construction. As described above, the proposed project complies with Standard 9.

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

The proposed vertical alterations to 320 and 324-350 Alhambra Blvd are not reasonably reversible, as a new six-story building would be constructed above the retained historic buildings. The additions are set back sufficiently from the historic buildings to allow them to read as separate elements from the new construction. The construction of the upper-story and rear additions would require the removal of portions of both building's historic roof planes and the non-contributing west façade of 324-350 Alhambra Blvd. In the unlikely event that the vertical and horizontal additions were removed in the future, the overall form and integrity of 320 Alhambra and the contributing portions of 324-350 Alhambra Blvd would be retained. As such, the project complies with Standard 10.

### *Summary*

Overall, the project retains the majority of the character-defining features of 320 and 324-350 Alhambra Blvd and complies with the Standards. As currently proposed, the project complies with Standards 1 through 10.

## CEQA Analysis

### Project-Specific Impacts

This section analyzes impacts related to historical resources for the proposed project. It describes the methods used to determine the impacts of the proposed project and lists the criteria used to conclude whether an impact would be significant. The applicable regulation for the proposed project with regards to effects to historic properties is contained in the CEQA Guidelines 15064.5(b):

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) A substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

The significance of a historical resource is materially impaired if a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that justify its inclusion in, or eligibility for, the CRHR, and/or a local register of historical resources (CEQA Guidelines 15064.5(b)(2)(A-C)). Adverse effects shall be considered mitigated to a level of less-than a significant impact for historical resources if a project follows the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Grimmer and Weeks 1995).

### *Impact Evaluation*

This HRE identified two historical resources in the CEQA Study Area, the original buildings associated with the former Pureta Sausage Factory at 320 and 324-250 Alhambra Blvd. These buildings were previously determined to be eligible for listing in the CRHR under Criterion 1 for their association with the Pureta Sausage Co., a major regional wholesaler, distributor, and manufacturer of processed meats in Sacramento and the

greater regional, as a vital component of the region's business evolution and history during the period of significance from 1926 to 1935.

The proposed project would retain the majority of the character-defining features of the former Pureta Sausage Factory at 320 and 324-350 Alhambra Blvd to accommodate new residential construction. Per the analysis above, the proposed project complies with the Standards. The project as currently proposed would not cause a substantial adverse change in the significance of the historical resource as defined in CEQA Guidelines section 15064.5 and the buildings would be able to convey their significance under Criterion 1 after implementation of the proposed project. Based on the information presented in this document and in applying CEQA Guidelines 15064.5(b), Groundwork finds that the proposed project **would result in a Less-Than-Significant Impact** on historical resources.

## V. References

ESA. "Pureta Sausage Factory Memorandum," by Amber Grady. Sacramento, California, June 28, 2022.

Historic Environment Consultants. "DPR-523 Form for 320-350 Alhambra Blvd," by Paula Boghosian. Sacramento, California, July 2016.

HRGA. "Alhambra Redevelopment: 324 Alhambra Boulevard." Sacramento, California, September 25, 2024.

HRGA. "Project Narratives – Alhambra Redevelopment." August 13, 2024.

## VI. Preparers' Qualifications

Gretchen Hilyard Boyce (B.A. Architectural History, University of Virginia; M.S. Historic Preservation, University of Pennsylvania) is a Principal Cultural Resource Specialist with Groundwork Preservation LLC and meets the *Secretary of the Interior's Professional Qualifications Standards* for Architectural History and History. Ms. Boyce has over 20 years of specialized experience in architectural history, historic preservation, and cultural landscapes. Ms. Boyce's work has focused on California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), National Register, and NHPA Section 106 cultural resources assessments throughout California.

Ettienne LeFebre is an Associate Cultural Resources Historian with Groundwork Preservation LLC. She holds a master's degree in public history from Sacramento State University, with a focus in historic preservation and cultural resources management, and a bachelor's degree in History from Sacramento State University.

## VII. Appendices

- **Appendix A:** State of California, Department of Parks and Recreation Form prepared by Historic Environment Consultants for 320-350 Alhambra, Blvd, Sacramento, CA. July 2016.
- **Appendix B:** Pureta Sausage Factory and Distribution (320-350 Alhambra Blvd), Character-Defining Features Memo prepared by ESA, June 28, 2022.
- **Appendix C:** Owner/Occupant Tables

Appendix A: State of California, Department of Parks and Recreation Form prepared by Historic Environment Consultants for 320-350 Alhambra, Blvd, Sacramento, CA. July 2016.

## PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 8 Resource Name or #: 320-350 Alhambra Blvd.

P1. Other Identifier: Pureta Suasage Factory and Distribution

\*P2. Location: \*a. County: Sacramento

b. Address:

City: Sacramento

Zip: 95816

\*c. USGS 7.5' Quad Sacramento West Date: 1992

\*e. Other Locational Data: APN#: 003-0112-021, 017, 018, 020

\*P3a. Description:

The property includes lots 2, 3, 4, 5, 6, 7, and the northeastern three quarters of lot 8 on the block surrounded by Alhambra, 30<sup>th</sup>, C and D Streets. The buildings on these lots are one and two stories, surfaced with textured brick, and cumulative. Two wood frame houses located on the south half of lot 1 are included in the proposed project but evaluated on their respective 523 forms.

The first building on the site was the one story flat-roofed rectangle on the north side of the alley that bisects the two major structures on the property, built in 1926. The north elevation is a blank brick wall. The east elevation contains a narrow window and four banks of multi-paned metal sash windows, two with 24 lights and two with 36 lights, extending across the elevation beneath a shallow raised section of the roof parapet. The south elevation of this building contains a garage door opening and two multi-paned metal frame windows. A small brick-surfaced wing projects at right angles at one story height to the southern and a rectangular concrete block rises above it to the west. This one and two story concrete and concrete block structure contains one tall and one standard height roll up garage-type doors, a standard door and two small windows. This is the only structure in the complex not surfaced with brick, and is apparently not original. A metal-enclosed conveyor belt structure extends from the second floor of this building, over the paved alley, to the larger factory/office building to the south.

(Please see Continuation sheet)

\*P3b. Resource Attributes: HP8

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



P5b. Description of Photo:

View to the northwest

\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

1926-27

\*P7. Owner and Address:

Sacramento, CA

\*P8. Recorded by:

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

\*P9. Date Recorded:

July 2016

\*P10. Survey Type:

Intensive

P11. Report Citation\*: none

\*Attachments: ☐ NONE ☐

Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

\*NRHP Status Code: 5S2

\*Resource Address: 320-350 Alhambra Blvd

B1. Historic Name: Pureta Sausage

B2. Common Name: Maryann's Bakery

B3. Original Use: Sausage manufacture/distribution

B4. Present Use: Vacant

\*B5. Architectural Style: vernacular light industrial/commercial

\*B6. Construction History: The first building of the complex was built in 1926, on the north side of the paved alley. There were three additions to the plant in its first five years. By the late 1930s the company occupied the east ¼ of the property on the south side of the alley. By 1941 the company was starting its seventh addition. An estimate of the major stages of construction is on the map on page 6. The many smaller stages are hard to discern.

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

Original Location: \_\_\_\_\_

\*B8. Related Features: The property is comprised of two elements; the freestanding earliest building, and a nearby expanded structure comprised of six buildings. There are two house on the north side of the alley on 30<sup>th</sup> Street.

B9a. Architect: unknown

b. Builder: Holdener Construction Co. did most of the additions between 1940-1965

\*B10. Significance: Theme: Agribusiness/meat packing and processing

Area: East Sacramento

Period of Significance: 1927-1969

Property Type: industrial, commercial

Applicable Criteria: A, i: events

### Historical Overview

The Pureta Sausage Company was founded in 1927 in Sacramento by Alfred Zehnder, Joseph Reichmuth and Herman Zimmermann. It was first located in the building at 316 Alhambra (now 320). Pureta grew rapidly and was continually adding on to its existing buildings, buying new land, and adding new buildings. There were three additions to the plant in its first five years. During this period of rapid growth, a 1931 article in the Sacramento Bee [Sept. 26, 1931] noted that the "...slaughtering and meat packing business, the capital city's third ranking industry in the value of output, the sausage division has been enjoying a remarkable growth in the past two or three years." Pureta was one of four local sausage makers mentioned in that Bee article. The company was only four years old at the time.

(Please see Continuation Sheet)

B11. Additional Resource Attributes: HP6

### \*B12. References:

Armstrong, Lance, *Sausage City*, Valley Community Newspapers, May 22, 2015

Sacramento Bee and Union as indicated

Sacramento City Building Permits

Sacramento County Assessors Data

Sanborn Fire Insurance Maps 1915-1951

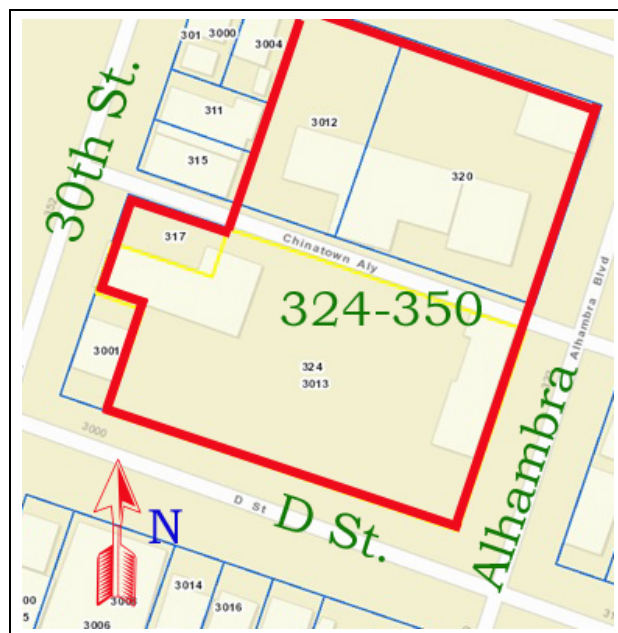
Thomas Brothers Maps 1937-41

### B13. Remarks:

\*B14. Evaluator: Paula Boghosian, Historic Environment Cons.

\*Date of Evaluation: July 8, 2016

(This space reserved for official comments.)



Page 3 of 8                      Resource Name or #: 320-350 Alhambra Blvd  
Recorded by : Paula Boghosian

**Description:** (continued)

A large mostly brick-surfaced additive building stands to the south across the paved alley from the first building. This building has received a series of ground floor additions and the addition of a partial second floor from about 1935 to 1977. There appear to be at least four different brick surface materials and the concrete second floor wall on the alley. The building's north elevation includes a concrete second floor section, probably 1935-1940, on the east end and extends down the alley to the west as a one story structure with at least two additions, one of brick and one concrete, probably dating between 1940 and 1942. Fenestration along this elevation from east to west includes from the east at Alhambra, a two-car wide garage opening with metal rollup doors below the three second floor windows of which two are large, square and single pane, a one story shorter section of brick with three tall narrow, metal-framed multi-paned windows, adjacent to a longer concrete wall with two windows like those in the adjacent brick section, two smaller windows, a doorway beneath a projecting canopy, another small window, and four identical window openings filled with glass block. This last section of the north elevation was apparently built in 1942.

The west end of the north elevation contains a flat metal canopy above service door and garage door entries in a stucco-surfaced west end of the northern wall. The west wall contains a painted sign for Mary Ann's Bakery on a stucco surface with no windows or doors. This wall is the west wall of a boxlike wing projecting to the west. Next to this wing stands a small garage, and a small commercial building on the corner, neither one of which is part of this same complex.

The south elevation of the Sausage factory building continues on Alhambra on the east side of the small commercial flag store with a continuous brick one-story façade, shallow cornice projection, and simple linear wall design with a pattern of projecting brick. From west to east there are three large differently sized metal rollup garage doors, a standard door beneath a metal canopy frame, a central two story section surfaced with brick, two standard metal doors and two square shop windows beneath a building sign that says "Tea Shop." The additional second story section ends here. . Next there is a standard metal door, and, almost to the angled corner, another. This south elevation façade serves two buildings, one from 1950 and one from 1959.

The one and two story rectangular building holding the public entry and extending from D Street to the alley off of Alhambra was built between 1935 and 1940. The angled corner entry contains a double metal door, and there is another square window around the corner on the east elevation. A canopy frame covers the corner entry and a few feet on either side. There is a section of brick beneath the window on the east that is lighter in color, either infill of an opening or covering graffiti. A section of wall a little further north appears to have experienced graffiti. The next section contains the second story portion on the east elevation which contains eight single pane fixed windows above another metal door with canopy, a section of wood planks applied to the brick, and a standard door. The elevation then ends at the paved alley on the north end of this building.

Alterations include the application of a section of wood siding to a small portion of the brick wall on the east elevation near the alley when a small portion of the complex was rented to another business. Other alterations include the addition of minor functional elements contributing to meat packing and distribution over time, and later bakery functions of the complex.

A small portion of the complex is not 50 years of age and was added for the bakery use and not the Pureta Company's activities.

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Resource Name or #: 320-350 Alhambra Blvd

Recorded by : Paula Boghosian

B10. Significance (Continued)

By 1940, the owners of the company were Zehnder, George E. Wurster, A.C. Jacobs, Joseph F. Enos, Anton Holly and Frank Linggi, Jr. At that time, a Sacramento Union article [Feb. 23, 1940] recognized the Pureta plant as, "...one of the most modern (plants) of its kind on the Pacific Coast." By that time, Pureta had around 110 employees, a fleet of 27 refrigerated trucks and five automobiles for its sales force. It also had offices in Redding, Chico, Modesto, Oakland and Santa Rosa.

The company's product line-up included: sausage, frankfurters, bologna, salami, smoke bratwurst, liverwurst and head cheese.



*Figure 1- This 1930s photograph shows the remarkable growth of the Pureta Sausage Co. It shows a fleet of distribution trucks and at the far end, a fleet of cars for the sales force. Lance Armstrong Collection.*

In 1941 Pureta began the seventh addition to its complex. They spent \$75,000 adding some 13,000 square feet of space. The business had expanded its fleet to 33 vehicles and it employed up to 140 people during its peak season. [Sacramento Union, July 20, 1941]. The Chamber of Commerce Directory of Industries for 1941, listed Pureta as one of the largest wholesale distributors in Sacramento. The company was distributing its products throughout Central and Northern California.

A 1948 obituary for part-owner George Wurster named Pureta Sausage Co. as "...one of the largest firms of its kind on the Pacific Coast." [Sacramento Bee, August 28, 1948]. By 1957 Pureta had expanded its truck fleet to 50, was employing up to 200 people in peak season, and was processing about 2 million pounds of meat per month. [Armstrong]

In 1959 Pureta ran an advertisement in the *Sacramento Bee* announcing the Gold Medals for quality that its product had won the recent California State Fair.

A 1963 article in *The Bee* [May 26, 1963] announced that Pureta was expanding its market into the SF Bay region. At the time, the company employed about 225 people and a company official said that it "...was one of the largest and most modern sausage plants on the Pacific Coast."

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Resource Name or #: 320-350 Alhambra Blvd

Recorded by : Paula Boghosian

Pureta's strength as a regional meat product distributor caught the attention of a national company, Hygrade Food Products, that purchased Pureta in 1964 [Bee, April 26, 1964]. Hygrade won a competition in 1959 with a new frank and became the exclusive hot dog for the Detroit Tiger's baseball stadium. The new product proved to be very popular with Tiger fans and they were soon selling briskly in grocery outlets. To expand its market penetration Hygrade purchased Pureta to make and distribute their new Ball Park franks in Northern California. The new franks were sold in local and regional supermarkets under the name "Pureta, Ball Park Franks."



At the time of its purchase, the Pureta Sausage Co. had sales distribution and warehouse facilities in: Vallejo, Santa Rosa, Fresno, Modesto, San Jose and Chico. As is common in this type of acquisition, the most important asset to the purchaser is the sales and distribution network. Establishing such a system from scratch is very costly and could take many years. Hygrade made a smart moving in purchasing an existing wholesaler with a good reputation. It was also just a matter of time before there would be a production consolidation and the Sacramento plant was phased out and closed in 1969 [Sacramento Bee, March 6, 1969].

The Pureta plant was not vacant for long and was soon reopened in 1970 as Mary Ann's Baking Company. Mary Ann's was founded by a Greek immigrant, Andrew Demas. Demas was a popular and well known man in the Greek community in Sacramento. In the 1970s he turned the company over to his three sons. The Bakery was very successful and employed up to 170 people [Bee, June 23, 2002]. In 2004 Mary Ann's moved to a new facility on Power Inn Road [Bee, Nov. 5, 2015].

The Pureta Sausage Company was an important Sacramento-based company that had its roots in the Valley's agribusiness history. It was a major regional wholesaler/distributor and manufacturer of processed meat products for more than 40 years. Meat packing was at one time one of Sacramento's top industries and Pureta was one of its leading companies. It was also recognized as a major player in the wholesale distribution industry by the Sacramento Chamber of Commerce. Pureta was also recognized for its prominence in its industrial niche on the Pacific Coast. The Pureta Sausage Company and its production plant on Alhambra Blvd. are significant historic resources as part of the region's agribusiness industry in general and specifically meat packing and processing. Its success in the region made it a prime candidate for acquisition by a company expanding into national distribution channels and it played a role in spreading the popularity in this region of an iconic national food brand: Ball Park Franks



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Resource Name or #: 320-350 Alhambra Blvd

Recorded by : Paula Boghosian

As such, the Pureta Sausage Company property appears to meet California Register of Historical Resources criteria b(1); “It is associated with events that have made a significant contribution to the broad patterns of local or regional history.” A small portion of the complex was constructed in 1977 and is not yet 50 years old. California Register criteria do not require that eligible properties be 50 years of age.

The former Pureta Sausage Co. also appears eligible for listing in the Sacramento Register of Historic and Cultural Resources under criteria a.(i), due to its association “with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation.” The Pureta Sausage Company served as a vital component of the region’s business evolution and history.



Figure 2 - The two-story portion of the building, just south of the alley.

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Resource Name or #: 320-350 Alhambra Blvd

Recorded by : Paula Boghosian



*Figure 3 - Panorama showing southeast corner of the building complex.*



*Figure 4 - Sitting on the north side of the alley, 320 Alhambra Blvd. was the original building and was numbered 316.*

Page 8 of 8

Resource Name or #: 320-350 Alhambra Blvd

Recorded by : Paula Boghosian



Figure 5 - Estimated Construction Dates

Appendix B: Pureta Sausage Factory and Distribution (320-350 Alhambra Blvd),  
Character-Defining Features Memo prepared by ESA, June 28, 2022.



2600 Capitol Avenue  
Suite 200  
Sacramento, CA 95816  
916.564.4500 **phone**  
916.564.4501 **fax**

esassoc.com

# memorandum

date June 28, 2022

to Danielle Parrella, Gateway Development Company

cc

from Amber Grady, ESA

subject Pureta Sausage Factory and Distribution (320-350 Alhambra Blvd.) Character-Defining Features Memo

The subject property at 320-350 Alhambra Boulevard, Sacramento (APNs 003-0112-021, -017, -018, and -020) includes two buildings formerly associated with the Pureta Sausage Factory. In 2016, the subject property was evaluated for historic significance and recommended eligible for the California Register of Historical Resources under Criterion 2 and for listing on the Sacramento Register of Historic and Cultural Resources for its association with the Pureta Sausage Co. as a “vital component of the region’s business evolution and history.”<sup>1</sup> As such the Pureta Sausage Factory is a historical resource for the purposes of CEQA. The City of Sacramento’s Preservation Director, Sean deCourcy, has reviewed the 2016 evaluation and has concurred with the finding of significance and identified that the portions of the site built between 1926 and 1935 are the contributing elements. Gateway Development Company has hired ESA to identify the character-defining features of this resource to inform potential redevelopment of the subject property. ESA’s efforts have been confined to those portions of the site constructed between 1926 and 1935 as those are the portions that contribute to the subject property’s historical significance. In the preparation of this Character-Defining Features Memo, ESA reviewed the 2016 DPR523 forms prepared by Paula Boghosian of Historic Environment Consultants and conducted a site visit with city staff. An assessment of structural integrity or any aspects of the building(s) as it relates to the financial feasibility of rehabilitation is outside of the scope and not provided by ESA.

## Character-Defining Features

There are two buildings on the subject property that were constructed between 1926 and 1935. The following provides an overall description and a list of the character-defining features of each building.

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<sup>1</sup> Historic Environment Associates. *320-350 Alhambra Blvd. Department of Parks and Recreation 523forms*, 2016, page 6.

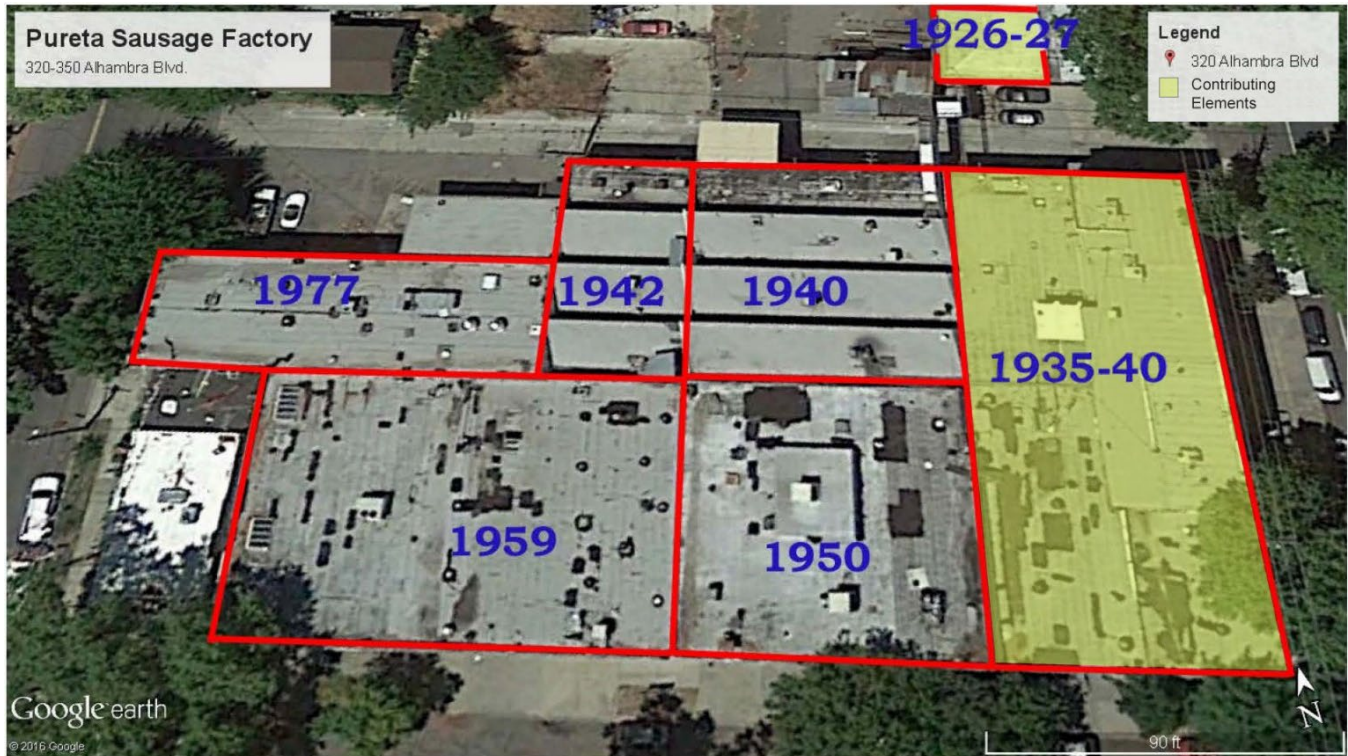


Figure 1, Historic Pureta Sausage Company Factory Site, (Historic Environment Consultants, 2016)

### **1926 Building (APN 003-0112-018)**

The 1926 Building is located north of Chinatown Alley, which bi-sects the subject property. It is a brick, one-story building with a rectangular footprint that fronts Alhambra Boulevard. The east façade abuts the public sidewalk. The site is paved to north, west, and south of the building. The roof is a double dutch gable with a parapet wall. The east (primary) façade (**Figure 2**) is symmetrical and includes four, multi-paned, metal framed windows and is sheathed in a raked brick cladding that differs from the structural masonry construction (**Figure 3**). The patterning of the brick on the east façade includes a row of header bricks spanning the the full length of the façade over the windows, spans of header bricks at the sill of each window, and a row of header bricks topped by a soldier course at the top of the parapet wall at the roof line. The south façade includes two metal-framed, multipane windows, a large roll up metal door, and a single pedestrian door (**Figures 4 and 5**). Portions of the south and west facades are covered by a brick and concrete addition (**Figures 4-6**). The remainder of the west façade includes a large roll up metal door (**Figure 6**). The north façade is a blank brick wall with no openings (**Figure 7**). See **Figures 2-7** for images of the 1926 building.

Character-defining features:

- Brick construction
- One-story massing
- Parapet wall
- Brick pattern (east façade)
- Six multi-paned, metal framed windows (four on the east façade and two on the south facade)



**Figure 2, East (Primary) Façade, ESA 2022**



**Figure 3, East (Primary) Façade, window detail, ESA 2022**



Figure 4, South Façade (West End), ESA 2022



Figure 5, South Façade (East End), ESA 2022



Figure 6, West (Rear) Façade, ESA 2022



Figure 7, North Façade, ESA 2022

### **1935 Building (APN 003-0112-020)**

The 1935 Building is located south of Chinatown Alley, which bi-sects the subject property. It is a brick, one- and two-story building with a rectangular footprint that fronts both D Street and Alhambra Boulevard. The building abuts the public sidewalk on the east and south. The east and south facades are considered the primary facades. The west façade of the original 1935 portion of the building has been completely enclosed since 1950 addition was completed. The 1940 and 1950 additions to the west run the full length of the building. Flat roofs cover both the one- and two-story portions of the building. The south façade includes a window opening, a single pedestrian door opening, and a larger opening that extends to the sidewalk; all remaining openings are boarded up with many previous openings infilled with a lighter color brick (**Figures 8-10**). The primary entry is located on the southeast corner (**Figure 11**). Both the south and east facades have street frontages and are considered primary facades (**Figures 8-13**). The east façade includes two window and three door openings on the first floor; all are boarded up (**Figures 12 and 13**). The second floor includes nine original window openings with replacement windows (**Figures 12 and 13**). Horizontal and diagonal wood siding has been added to the north end of the east façade (**Figure 13**). The north façade fronts China Alley and is brick on the first floor and stucco on the second floor (**Figures 15 and 16**). The first floor includes two large metal, roll-up doors; two pedestrian doors; and three multi-paned, metal framed windows (**Figures 15 and 16**). The second floor includes two aluminum framed windows; one one-over-one wood framed window; and five vents (**Figure 14**). See **Figures 8-16** for images of the 1935 building.

Character-defining features:

- Brick construction
- One- and two-story massing
- Parapet wall
- Brick pattern (east and south façades)
- Clipped corner entry (southeast corner)
- Three multi-paned, metal framed windows (north façade)

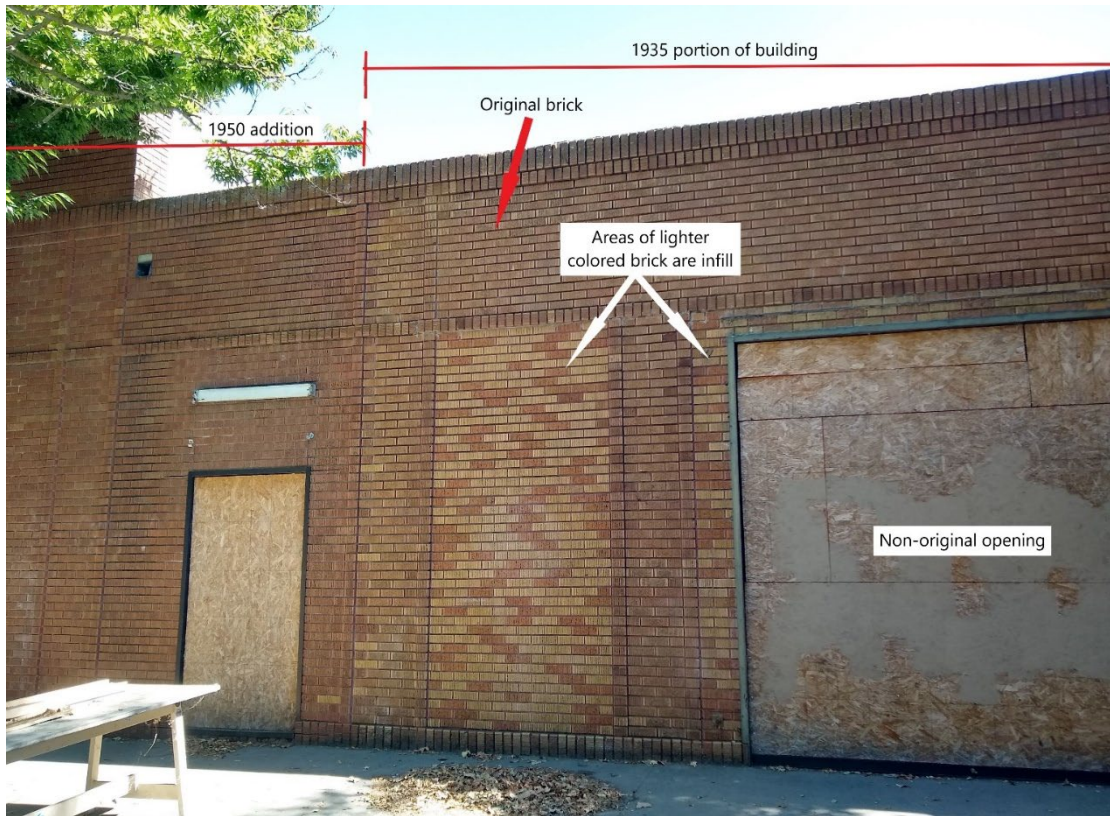


Figure 8, South Façade (West End), ESA 2022



Figure 9, South Façade, ESA 2022

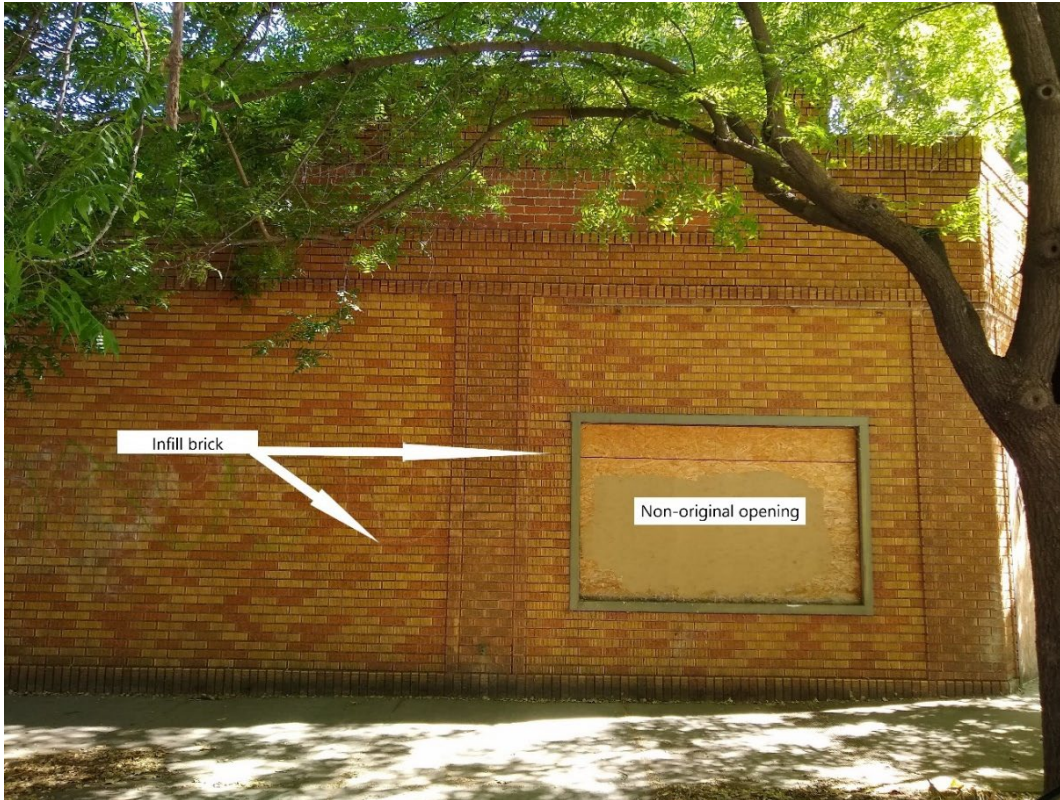


Figure 10, South Façade (East End), ESA 2022



Figure 11, Southeast Corner, ESA 2022



Figure 12, East Façade, ESA 2022



Figure 13, East Façade (North End), ESA 2022



Figure 14, East and North Facades, ESA 2022



Figure 15, North Façade (West End), ESA 2022



Figure 16, North Façade (West End), ESA 2022

## Appendix C: Owner/Occupant Tables

### 311 30<sup>th</sup> Street - Ownership History

Year(s)	Owner	Source
1922	C.F. Peterson	Sacramento Building Division
1922-ca. 1924	J.H. Shepard	Polk's 1922-1924 Sacramento City Directory
Ca.1924-ca.1929	Unknown	
Ca. 1929-ca. 1932	J.B. Wilson	Polk's 1929-1932 Sacramento City Directory
1932-1945	Unknown	
1945-ca.1959	Woodrow W. McDaniel and Beulah McDaniel	Polk's 1945-1959 Sacramento City Directories; "Mother, Daughter Fight; Mother Is Jailed," <i>The Sacramento Union</i> , September 29, 1945
Ca. 1959-1976	Unknown	
1977	Dain Etux Domich Jr.	Sacramento Assessor's Office
1977-1980	Keith W. Etux Buchanan	Sacramento Assessor's Office
1980-1983	Terry T. Ketchum and Emily M. Ketchum	Sacramento Assessor's Office
1983	Emily M. Ketchum	Sacramento Assessor's Office
1983-1986	Norm E Williams and Nancy Marie Williams	Sacramento Assessor's Office
1986-1992	Nancy Marie Williams	Sacramento Assessor's Office
1992-2006	Nancy Carrari	Sacramento Assessor's Office
2006-2007	McKinley Place Sacramento LLC	Sacramento Assessor's Office
2009-Present	George Demas	Sacramento Assessor's Office

### 311 30<sup>th</sup> Street - Occupant History

Year(s)	Occupant	Source
1922-1924	J.H. Shepard	"A Classy Home Open Sunday For Inspection," <i>The Sacramento Bee</i> , May 6, 1924; Polk's 1923-1924 Sacramento City Directories
1925	J.E. Merriam	Polk's 1925 Sacramento City Directory
1926-1928	Unknown	
1929-1932	Mr. and Mrs. J.B. Wilson	Polk's 1929-1932 Sacramento City Directories; "Driver Of Car Which Injured Woman Sought," <i>The Sacramento Bee</i> , June 24, 1930
1933	Vacant	Polk's 1933 Sacramento City Directory
1934-1940	King E. and Ollie F. Connor	Polk's 1934-1940 Sacramento City Directories

1941	Alfred Parsons	Polk's 1941 Sacramento City Directory
1942-1943	James K. and Dorthea Mace	Polk's 1942-1943 Sacramento City Directories
1944	Unknown	
1945-1958	Woodrow W. McDaniel and Beulah McDaniel	Polk's 1945-1948 Sacramento City Directories
1959	Unknown	
1960	Irene Zehnle	"Recruit Training Is Given," <i>The Sacramento Bee</i> , February 1, 1960
1961-1964	Wallace A.J. Lereaux	Polk's 1961-1964 Sacramento City Directories
1965	James and Darleta Kephart	Polk's 1965 Sacramento City Directory
1966-1972	Frank Lasecki	Polk's 1966-1972 Sacramento City Directories
1973	Virgil E Stewart	Polk's 1973 Sacramento City Directory
1974	Virgil E Stewart or Hazel E Stewart	Polk's 1974 Sacramento City Directory
1975-1977	Hazel E Stewart	Polk's 1975-1977 Sacramento City Directories
1978-1980	K.W. Buchanan	Polk's 1978-1980 Sacramento City Directories
1981-1982	Terry Ketchum	Polk's 1981-1982 Sacramento City Directories
1983	Unknown	
1984	Vacant	Haines 1984 Sacramento City and Suburban Directory
1985	Unknown	
1986-1990	Vacant	Haines 1984-1990 Sacramento City and Suburban Directories
1991-1993	Unknown	
1994-1996	Vacant	Haines 1994-1996 Sacramento City and Suburban Directories
1997-2006	Nancy Carrari	Haines 1997-2006 Sacramento City and Suburban Directories
2007-2008	Vacant	Haines 2007-2008 Sacramento City and Suburban Directories
2009-2019	George Demas	Haines 2009-2020 Sacramento City and Suburban Directories
2020	Chester Ross	Haines 2019-2020 Sacramento City and Suburban Directory
Ca. 2021-2023	Unknown	
2024	Vacant	

### 311 30<sup>th</sup> Street - Permit History

Date	Owner	Contractor	Purpose
2/1/1922	C.F. Peterson	Owner	Application for Permit to Build

### 3000 C Street - Ownership History

Year(s)	Owner	Source
1925-1952	Percy L. Philips	Polk's 1926-1952 Sacramento City Directories; "Building Permits," <i>The Sacramento Union</i> , April 17, 1925
1952-1958	Elizabeth Philips	Polk's 1952-1958 Sacramento City Directories; "Percy L. Phillips," <i>The Sacramento Bee</i> , November 3, 1952
1959-ca.1961	Unknown	
1961	Brand & Hullen Jones	Sacramento Building Division
Ca. 1962-ca. 1981	Unknown	
1981-2006	Nick and Victoria Luna	Sacramento Building Division, Haines 2000-2008 Sacramento City and County Directories
2006-2019	Luna Family Trust	Sacramento Assessor's Office
2019	Timothy Patrick Swanston and Elizabeth Romo-Swanston	Sacramento Assessor's Office

### 3000 C Street - Occupant History

Year(s)	Occupant	Source
1925-1958	Percy L. Philips (until death in 1952) and Elizabeth Philips	Polk's 1926-1952 Sacramento City Directories; "Building Permits," <i>The Sacramento Union</i> , April 17, 1925
1957-1977	Edna Weightman	Polk's 1957-1977 Sacramento City Directories
1978	Vacant	Polk's 1978 Sacramento City Directory
1979	Unknown	
1980	Vacant	Polk's 1980 Sacramento City Directory
1979-1981	Unknown	
1982	Vacant	Polk's 1982 Sacramento City Directory
1983	Unknown	
1984	Vacant	Haines 1984 Sacramento City and Suburban Directory
1985	Unknown	
1986-87	Vacant	Haines 1986-87 Sacramento City and Suburban Directories
1988-2018	Not Listed	Haines 1988-2018 Sacramento City and Suburban Directories

2020-Present	Unknown	Haines 2019-2020 Sacramento City and Suburban Directory
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### 3000 C Street - Permit History

Year	Owner	Contractor	Scope of Work
2/1/1933	Elizabeth Philips	A.L. Johnson	Illegible (The word "Installation" is decipherable)
3/22/1961	Brand & Hullen Jones	Orchard Supply Co.	Repair termite and rot damage to dwelling
7/22/1981	Nick and Victoria Luna	Owner	Electrical (Change Service)
1/13/1999	Nick and Victoria Luna	NA	Reroofing
3/27/1999	Nick and Victoria Luna	Annie Henderson (Allstate)	PG&E Meter Moved

### 301 30<sup>th</sup> Street - Ownership History

Year(s)	Owner	Occupant
1925-1952	Percy L. Philips	Polk's 1926-1952 Sacramento City Directories; "Building Permits," <i>The Sacramento Union</i> , April 17, 1925
1952-1958	Elizabeth Philips	Polk's 1952-1958 Sacramento City Directories; "Percy L. Phillips," <i>The Sacramento Bee</i> , November 3, 1952
Ca.1955-1957	Unknown	
1957-1961	William H. and Connie Brooks	Polk's 1957-1961 Sacramento City Directories
1961	Brand & Hullen Jones	Sacramento Building Division
Ca. 1962-1981	Unknown	
1981-2006	Nick and Victoria Luna	Sacramento Building Division, Haines 2000-2008 Sacramento City and County Directories
2006-2019	Luna Family Trust	Sacramento Assessor's Office
2019	Timothy Patrick Swanston and Elizabeth Romo-Swanston	Sacramento Assessor's Office
2019-Present	John Demas	Sacramento Assessor's Office

### 301 30<sup>th</sup> Street - Occupant History

Year(s)	Occupant	Source
1925-ca.1933	Percy L. and Elizabeth Philips	Polk's 1926-1952 Sacramento City Directories; "Building Permits," <i>The Sacramento Union</i> , April 17, 1925; "Building Permits," <i>The Sacramento Union</i> , April 17, 1925
1934	James C. Eakes	Polk's 1934 Sacramento City Directory
1935-1936	Mrs. E.H. Eakes and A.J. Kingman	Polk's 1935-1936 Sacramento City Directories
1937	L.V. Gordon	Polk's 1937 Sacramento City Directory
1938	Mr. and Mrs. Joe Hamon	Polk's 1938 Sacramento City Directory; "Congratulations," <i>The Sacramento Union</i> , January 15, 1938
1938-1939	Mr. and Mrs. A.L. Sarmento	Polk's 1938-1939 Sacramento City Directories; "Collision Sends Six Students To Hospital," <i>The Sacramento Union</i> , November 14, 1938

1939-1940	Mr. and Mrs. Stephen M. Sherlich	Polk's 1939-1940 Sacramento City Directories; "Congratulations," <i>The Sacramento Union</i> , November 25, 1939
1941	E.A. Spalding	Polk's 1941 Sacramento City Directory
1942	Richard McDonald	Polk's 1942 Sacramento City Directory
1943	O.M. Bradford	Polk's 1943 Sacramento City Directory
1944	Unknown	
1945-1947	Mr. and Mrs. Richard H. McDonald	Polk's 1945-1947 Sacramento City Directories; "Mrs. Mendoth honored At Stork Shower," <i>The Sacramento Union</i> , March 24, 1945
1948	Unknown	
1949	W.T. Cippa	Polk's 1949 Sacramento City Directory
1950-1951	Unknown	
1952-1955	Otto Minnis	Polk's 1952-1955 Sacramento City Directories; "Otis Minnis," <i>The Sacramento Union</i> , June 20, 1955
1956-1960	William H. and Connie Brooks	Polk's 1956-1960 Sacramento City Directories
1961	Johnnie Williams	Polk's 1961 Sacramento City Directory
1962	Unknown	
1963	Adolph Cordova	Polk's 1963 Sacramento City Directory
1964-1972	Ione Marshall	Polk's 1964-1972 Sacramento City Directories
1973-1978	Dena Borba	Polk's 1973-1978 Sacramento City Directories
1979	Unknown	
1980-1981	William Orchard	Polk's 1980-1981 Sacramento City Directories
1982-2003	Simon Carmona	Polk's 1982 Sacramento City Directory, Haines 1984-2003 Sacramento City and Suburban Directories
2004-2008	Nick Luna	Haines 2003-2008 Sacramento City and Suburban Directories
2009-2012	Vacant	Haines 2009-2010 Sacramento City and Suburban Directories
2013-2014	Simon Carmona	Haines 2013-2014 Sacramento City and Suburban Directories
2015-2018	Vacant	Haines 2015-2018 Sacramento City and Suburban Directories

2019	Jaime Tosch	Haines 2019 Sacramento City and Suburban Directory
2019-ca.2020	John Demas	Haines 2019-2020 Sacramento City and Suburban Directory
2021-Present	Unknown	

### 301 30<sup>th</sup> Street - Permit History

Date	Owners	Contractors	Purpose
3/22/1961	Brand & Hullen Jones	Orchard Supply Co.	Repair termite and rot damage to dwelling
7/22/1981	Nick and Victoria Luna	Owner	Electrical (Change Service)
1/13/1999	Nick and Victoria Luna	NA	Reroofing
3/27/1999	Nick and Victoria Luna	Annie Henderson (Allstate)	PG&E Meter Moved

### 3004 C Street - Ownership History

Year(s)	Owner	Source
1925	Niels H. Lund	"Building Permits," <i>The Sacramento Union</i> , March 13, 1925
1925-1928	Thomas L. and Bessie E. Roberts	Polk's 1925-1928 Sacramento City Directories
1928-1933	George R. Spence	Polk's 1928-1933 Sacramento City Directories
1934-1937	Unknown	
1938-1979	Sadie Wolfe	Polk's 1938-1979 Sacramento City Directories
1979	John McMillan	Sacramento Building Division
1979-1984	Edna M. Smith and Beulah McDaniel Smith	Sacramento Assessor's Office
1984-1991	Woodrow W. McDaniel and Beulah McDaniel	Sacramento Assessor's Office
1991-2006	Beulah McDaniel	Sacramento Assessor's Office
2006-2010	Beulah V. McDaniel Family Trust	Sacramento Assessor's Office
2010	Lester M. McDaniel	Sacramento Assessor's Office
2010-2024	McDaniel Family Trust	Sacramento Assessor's Office
2024	George A. and Kim L. Demas Revocable Trust	Sacramento Assessor's Office

### 3004 C Street - Occupant History

Year(s)	Occupant	Source
1925-1928	Thomas L. and Bessie E. Roberts	Polk's 1925-1928 Sacramento City Directories; "Mrs. Bessie E. Roberts Funeral to be Tuesday," <i>The Sacramento Bee</i> , December 26, 1927
1929-1932	George Spence	Polk's 1929-1932 Sacramento City Directories
1933-1937	Jack E. Avena	Polk's 1934-1937 Sacramento City Directories; "Twenty Are Hurt Over Week-End In Auto Crashes," <i>The Sacramento Bee</i> , September 4, 1933
1937	Bill and Sadie Wolfe	"Congratulations-," <i>The Sacramento Union</i> , September 30, 1937
1938-1939	Sadie Wolfe	Polk's 1938-1939 Sacramento City Directories
1940	Jas Ransom	Polk's 1940 Sacramento City Directory

1941	Aurelio Amabisca and Gilbert Amabisca	"Vital Statistics," <i>The Sacramento Bee</i> , September 8, 1941; "Pair Admit Burglarizing Office of Cannery Union," <i>The Sacramento Bee</i> , November 26, 1941
1942-1943	Sadie Wolfe	Polk's 1942-1943 Sacramento City Directories
1944	Elmer Vernon Peterson	"Forgery Is Charged," <i>The Sacramento Bee</i> , January 20, 1944
1944	Edna Newark	"City Briefs," <i>The Sacramento Union</i> , October 27, 1944
1945-1979	Sadie Wolfe	Polk's 1945-1979 Sacramento City Directories
1979-ca.1982	John McMillan	Polk's 1979 Sacramento City Directory, Polk's 1980-1982 Sacramento City Directory, Sacramento Building Division
1983-2009	Unknown	Haines 1984-2009 Sacramento City and Suburban Directories
2010	Jack Stephens	Haines 2010 Sacramento City and County Directory
2011	Helen Stephens	Haines 2011 Sacramento City and County Directory
2012	Lester McDaniel	Haines 2012 Sacramento City and County Directory
2013-2017	Unknown	Haines 2013-2017 Sacramento City and Suburban Directories
2018-2019	Jeff Milberger and Jack Stephens	Haines 2018-2019 Sacramento City and Suburban Directories
2020	Jeff Milberger	Haines 2020 Sacramento City and Suburban Directory
Ca. 2021-2024	Unknown	

### 3004 C Street - Permit History

Date	Owners	Contractors	Purpose
2/28/1979	John McMillan	Owner	Reroofing

### 315 30<sup>th</sup> Street - Ownership History

Year(s)	Owner	Source
1925	Burton H. Bill	Polk's 1925 Sacramento City Directory; Sacramento Building Division
1925-ca.1927	C.C. McCabe	Polk's 1925-1927 Sacramento City Directories; "Open for Inspection," <i>The Sacramento Bee</i> , October 3, 1925
Ca.1927-1936	Unknown	
1936-1955	Julius Forman	Polk's 1936-1955 Sacramento City Directories
1955-1981	John and Anna Zanich	Polk's 1955-1981 Sacramento City Directories
1981-1982	Jim and Marilyn Burgess	Sacramento Building Division; "315 30th Street," <i>The Sacramento Bee</i> , February 2, 1991, Sacramento Assessor's Office Information
1982-1983	Julie C. Hanretty	Sacramento Assessor's Office
1983-1994	Julie C. Hanretty and Donna G. Day	Haines 1998-2003 Sacramento City and Suburban Directories, Sacramento Assessor's Office Information
1995-2003	Julie C. Hanretty	Sacramento Assessor's Office
2003	Demas Enterprises	Sacramento Assessor's Office
2003-2006	George Demas	Sacramento Assessor's Office
2006-Present	Demas Enterprises	Sacramento Assessor's Office

### 315 30<sup>th</sup> Street - Occupant History

Year(s)	Occupant	Source
1925-1927	CC McCabe	Polk's 1925-1927 Sacramento City Directories; "Open for Inspection," <i>The Sacramento Bee</i> , October 3, 1925
1928-1930	Alice A Brown	Polk's 1928-1930 Sacramento City Directories
1931	Edward Dalton and Alice A. Dalton (nee Brown)	Sacramento Polk's City Directories, "Edward Dalton Marries Alice A. Brown in Reno," <i>The Sacramento Bee</i> , June 19, 1930
1932	Shea Clarence	Polk's 1932 Sacramento City Directory
1933	F.J. Boltano	Polk's 1933 Sacramento City Directory

1934-1936	James E. and Ruth Andrews	Polk's 1934-1935 Sacramento City Directories; "Engaged Girl Is Complimented At Bridal Shower," <i>The Sacramento Bee</i> , May 25, 1936
1936-1955	Julius and Mary Forman	"Gertrude Forman is Honored Guest at Housewarming," <i>The Sacramento Bee</i> , October 21, 1936; Polk's 1937-1955 Sacramento City Directories
1955-1981	John and Anna Zanich	Polk's 1955-1981 Sacramento City Directories, Sacramento Building Division
1981	Unknown	
1982	Gallaghan's Typing Exchange	Polk's 1982 Sacramento City Directory
1983-2003	Julie C. Hanretty	Sacramento Assessor's Office
2004-ca. 2020	Cheryl Uhl	Haines 2003-2020 Sacramento City and Suburban Directories
2021-Present	Unknown	

### 315 30<sup>th</sup> Street - Permit History

Date	Owner	Contractor	Purpose
6/17/1925	Burton H. Bill	Owner	Application for Permit to Build
2/21/1955	John Zanich	Ralph Furtado	Remodel Kitchen
4/19/1982	Jim Burgess	Vicari Electric	Electrical Work (Change 60 Amp Fuse)