

2.2.13 Capitol Mansions Historic District



Ordinance # 2004-009
March 23, 2004
Updated by Ordinance #: 2019-0054
December 10, 2019

Updated 2020

Capitol Mansions Historic District

The Capitol Mansions Historic District is so named because of the large, stately residences that line Capitol Avenue (originally M Street) and L Street. When Sacramento's street grid was laid out in 1848, M Street was designed to be the city's widest, measuring 100 feet across. With the expansion of Capitol Park in 1872 and the completion of the Capitol building in 1974, M Street became the primary thoroughfare that led directly to the Capitol from the east and the west. As a result, the street was known as both M Street and Capitol Avenue throughout the late nineteenth century.

Development in the Capitol Mansions neighborhood was limited until the last decades of the nineteenth century, when Sacramento's affluent middle- and upper-class residents began to migrate out of the increasingly overcrowded and industrialized neighborhoods near the city's waterfront embarcadero and West End business district to new neighborhoods that were emerging on undeveloped tracts to the south and east. Street construction and improvement projects spurred the initial period of residential development to these areas. The process of extending M Street eastward, between the Capitol grounds and the County Hospital on "the Stockton road," began in 1874, attracting some of the area's first residents.⁴ The introduction of a streetcar line down M Street between 15th and 28th streets in 1890 further accelerated development toward the end of the century by offering residents easy and efficient transportation to the businesses and workplaces downtown. In 1895 the neighborhood was a patchwork of undeveloped parcels and generously-sized, wood frame dwellings, many with stables and small cottages for working-class residents located along the alleys that bisected each city block. By the start of the twentieth century, M Street had become one of "the very best streets in Sacramento," praised by the *Sacramento Union* newspaper for its "many handsome residences," "improved transportation facilities," and "best type of pavement."

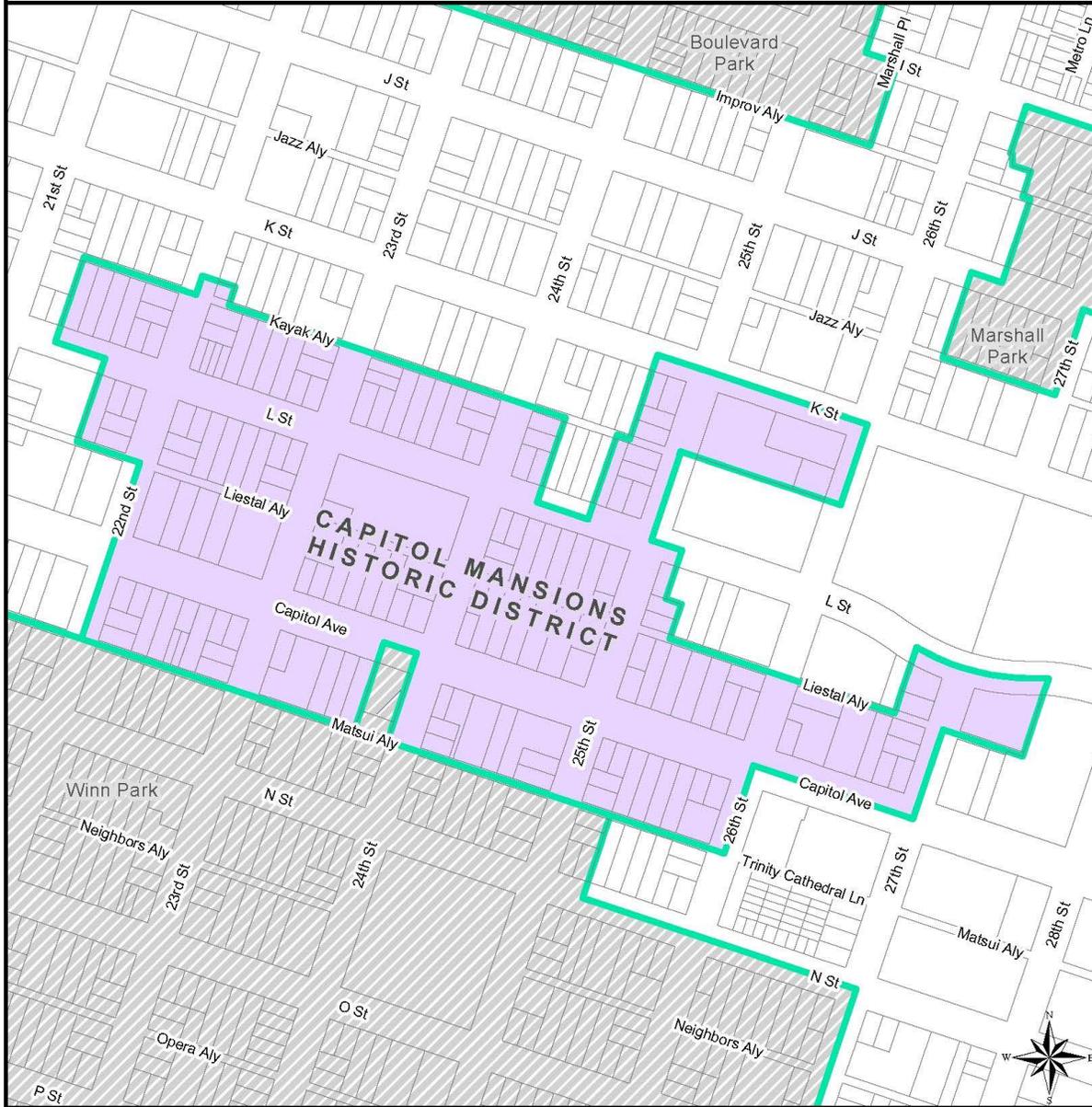
Meanwhile, Sacramento's eastward growth had begun to encroach upon the ruins of Sutter's Fort, the settlement where the city had begun in the 1840s. By the 1880s, the fort had been abandoned and neglected for several decades, and the majority of the complex had severely deteriorated or collapsed. While the parcels in the Capitol Mansions neighborhood to the west were filling up with new residences, the lots to the south of the fort remained Non-Contributing fields. The city's street grid, which had been laid out in 1848, seemed to anticipate the fort's demise, cutting headlong through the fort's footprint so that its southwest corner protruded into L Street.

The period of significance for the Capitol Mansions Historic District coincides with its development into one of Sacramento's most prestigious neighborhoods, beginning with the extension of M Street from Capitol Park to Stockton Boulevard in 1874 and ending in 1939 when streetcar service on M Street stopped and city's affluent residents began migrating to new suburbs further from the original 1848 street grid.

Architectural Styles: Italianate, Stick/Eastlake, Queen Anne, Folk Victorian, Shingle, Classical Revival, Colonial Revival, Classic Box, Beaux Arts, Gothic Revival, Prairie, Craftsman, Tudor

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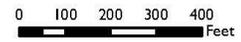
City of Sacramento Historic Resources



Geographic Information System

Capitol Mansions Historic District

Ordinance # 2004-009 March 23rd, 2004
Boundaries Revised: Ordinance # 2019-0054 December 10th, 2019



- Parcel
- Capitol Mansions
- Other Historic District

SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES

Capitol Mansions Historic District Contributing and Non-Contributing Resources

Number	Street	Parcel Number	Status
1115	22ND ST	007-0094-001	Contributing
1116	22ND ST	007-0092-014	Contributing
1117	22ND ST	007-0094-022	Contributing
1118	22ND ST	007-0092-015	Non-Contributing
1121	22ND ST	007-0094-021	Contributing
1211	22ND ST	007-0153-002	Contributing
1212	22ND ST	007-0151-010	Contributing
1214	22ND ST	007-0151-011	Contributing
1215	22ND ST	007-0153-001	Contributing
1311	22ND ST	007-0154-002	Contributing
1315	22ND ST	007-0154-001	Contributing
1116	23RD ST	007-0094-011	Contributing
1117	23RD ST	007-0096-019	Non-Contributing
1119	23RD ST	007-0096-018	Contributing
1120	23RD ST	007-0094-012	Contributing
1121	23RD ST	007-0096-024	Non-Contributing
1212	23RD ST	007-0153-011	Contributing
1214	23RD ST	007-0153-012	Contributing
1215	23RD ST	007-0155-001	Contributing
1217	23RD ST	007-0155-018	Contributing
1227	23RD ST	007-0155-017	Contributing
1301	23RD ST	007-0156-002	Contributing
1308	23RD ST	007-0154-011	Contributing
1311	23RD ST	007-0156-025	Non-Contributing
1314	23RD ST	007-0154-012	Contributing
1116	24TH ST	007-0096-007	Contributing
1117	24TH ST	007-0102-025	Contributing
1120	24TH ST	007-0096-008	Non-Contributing
1121	24TH ST	007-0102-024	Contributing
1127	24TH ST	007-0102-023	Contributing
1201	24TH ST	007-0161-003	Non-Contributing
1209	24TH ST	007-0161-002	Non-Contributing
1215	24TH ST	007-0161-001	Contributing
1216	24TH ST	007-0155-026	Contributing
1217	24TH ST	007-0161-021	Contributing
1219	24TH ST	007-0161-020	Non-Contributing
1228	24TH ST	007-0155-008	Contributing
1228	24TH ST	007-0155-022	Non-Contributing
1305	24TH ST	007-0162-003	Contributing
1309	24TH ST	007-0162-002	Contributing
1315	24TH ST	007-0162-001	Contributing
1108	25TH ST	007-0102-011	Contributing
1114	25TH ST	007-0102-012	Contributing
1116	25TH ST	007-0102-013	Contributing
1118	25TH ST	007-0102-014	Contributing
1211	25TH ST	007-0163-002	Contributing

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Number	Street	Parcel Number	Status
1214	25TH ST	007-0161-011	Non-Contributing
1215	25TH ST	007-0163-001	Contributing
1217	25TH ST	007-0163-018	Contributing
1220	25TH ST	007-0161-012	Non-Contributing
1306	25TH ST	007-0162-020	Contributing
1309	25TH ST	007-0164-002	Contributing
1312	25TH ST	007-0162-021	Contributing
1315	25TH ST	007-0164-001	Contributing
1216	26TH ST	007-0163-011	Contributing
1217	26TH ST	007-0165-019	Contributing
1224	26TH ST	007-0163-012	Non-Contributing
1227	26TH ST	007-0165-015	Non-Contributing
1310	26TH ST	007-0164-011	Contributing
1210	27TH ST	007-0165-006	Contributing
1214	27TH ST	007-0165-007	Contributing
1216	27TH ST	007-0165-008	Contributing
1220	27TH ST	007-0165-009	Contributing
2109	L ST	007-0092-021	Contributing
2115	L ST	007-0092-020	Contributing
2117	L ST	007-0092-019	Contributing
2118	L ST	007-0151-007	Contributing
2119	L ST	007-0092-018	Non-Contributing
2126	L ST	007-0151-008	Contributing
2127	L ST	007-0092-017	Contributing
2130	L ST	007-0151-009	Contributing
2131	L ST	007-0092-016	Non-Contributing
2200	L ST	007-0153-003	Contributing
2201	L ST	007-0094-023	Non-Contributing
2203	L ST	007-0094-024	Non-Contributing
2205	L ST	007-0094-025	Non-Contributing
2206	L ST	007-0153-004	Contributing
2207	L ST	007-0094-026	Non-Contributing
2208	L ST	007-0153-005	Contributing
2211	L ST	007-0094-018	Contributing
2212	L ST	007-0153-006	Contributing
2215	L ST	007-0094-017	Contributing
2216	L ST	007-0153-007	Contributing
2219	L ST	007-0094-016	Contributing
2220	L ST	007-0153-008	Contributing
2223	L ST	007-0094-015	Contributing
2227	L ST	007-0094-014	Contributing
2228	L ST	007-0153-009	Contributing
2230	L ST	007-0153-010	Contributing
2231	L ST	007-0094-013	Contributing
2301	L ST	007-0096-025	Contributing
2307	L ST	007-0096-015	Contributing
2309	L ST	007-0096-014	Contributing

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Number	Street	Parcel Number	Status
2317	L ST	007-0096-013	Contributing
2319	L ST	007-0096-012	Contributing
2324	L ST	007-0155-025	Contributing
2327	L ST	007-0096-022	Non-Contributing
2331	L ST	007-0096-009	Contributing
2401	L ST	007-0102-023	Contributing
2404	L ST	007-0161-004	Contributing
2408	L ST	007-0161-005	Non-Contributing
2409	L ST	007-0102-022	Non-Contributing
2412	L ST	007-0161-006	Contributing
2416	L ST	007-0161-007	Contributing
2420	L ST	007-0161-008	Contributing
2423	L ST	007-0102-017	Contributing
2424	L ST	007-0161-009	Contributing
2425	L ST	007-0102-016	Non-Contributing
2430	L ST	007-0161-010	Non-Contributing
2431	L ST	007-0102-015	Contributing
2500	L ST	007-0163-003	Contributing
2630	L ST	007-0165-006	Contributing
2700	L ST	007-0171-001	Contributing
2500	K ST	007-0104-002	Contributing
2500	K ST	007-0104-017	Contributing
2500	K ST	007-0104-018	Contributing
2428	K ST	007-0102-009	Contributing
2430	K ST	007-0102-010	Contributing
2200	CAPITOL AVE	007-0154-003	Contributing
2201	CAPITOL AVE	007-0153-017	Non-Contributing
2204	CAPITOL AVE	007-0154-004	Contributing
2209	CAPITOL AVE	007-0153-016	Contributing
2210	CAPITOL AVE	007-0154-005	Contributing
2214	CAPITOL AVE	007-0154-006	Contributing
2215	CAPITOL AVE	007-0153-015	Non-Contributing
2218	CAPITOL AVE	007-0154-007	Contributing
2219	CAPITOL AVE	007-0153-014	Non-Contributing
2220	CAPITOL AVE	007-0154-008	Contributing
2223	CAPITOL AVE	007-0153-013	Contributing
2226	CAPITOL AVE	007-0154-009	Contributing
2230	CAPITOL AVE	007-0154-010	Contributing
2301	CAPITOL AVE	007-0155-016	Contributing
2305	CAPITOL AVE	007-0155-015	Contributing
2306	CAPITOL AVE	007-0156-025	Non-Contributing
2315	CAPITOL AVE	007-0155-019	Contributing
2316	CAPITOL AVE	007-0156-005	Non-Contributing
2317	CAPITOL AVE	007-0155-012	Non-Contributing
2318	CAPITOL AVE	007-0156-006	Non-Contributing
2319	CAPITOL AVE	007-0155-023	Non-Contributing
2320	CAPITOL AVE	007-0156-007	Contributing
2323	CAPITOL AVE	007-0155-024	Non-Contributing
2327	CAPITOL AVE	007-0155-010	Contributing
2331	CAPITOL AVE	007-0155-009	Contributing

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2401	CAPITOL AVE	007-0161-019	Contributing
2405	CAPITOL AVE	007-0161-018	Contributing
2406	CAPITOL AVE	007-0162-004	Contributing
2408	CAPITOL AVE	007-0162-005	Contributing
2409	CAPITOL AVE	007-0161-017	Contributing
2413	CAPITOL AVE	007-0161-016	Contributing
2414	CAPITOL AVE	007-0162-006	Non-Contributing
2417	CAPITOL AVE	007-0161-015	Contributing
2424	CAPITOL AVE	007-0162-007	Contributing
2425	CAPITOL AVE	007-0161-014	Non-Contributing
2431	CAPITOL AVE	007-0161-013	Non-Contributing
2500	CAPITOL AVE	007-0164-003	Contributing
2501	CAPITOL AVE	007-0163-017	Non-Contributing
2504	CAPITOL AVE	007-0164-004	Contributing
2507	CAPITOL AVE	007-0163-016	Contributing
2509	CAPITOL AVE	007-0163-015	Contributing
2510	CAPITOL AVE	007-0164-005	Contributing
2514	CAPITOL AVE	007-0164-006	Contributing
2515	CAPITOL AVE	007-0163-014	Contributing
2518	CAPITOL AVE	007-0164-007	Non-Contributing
2522	CAPITOL AVE	007-0164-008	Contributing
2526	CAPITOL AVE	007-0164-009	Contributing
2527	CAPITOL AVE	007-0163-019	Contributing
2529	CAPITOL AVE	007-0163-020	Contributing
2530	CAPITOL AVE	007-0164-010	Contributing
2601	CAPITOL AVE	007-0165-015	Non-Contributing
2609	CAPITOL AVE	007-0165-020	Contributing
2615	CAPITOL AVE	007-0165-013	Contributing
2621	CAPITOL AVE	007-0165-012	Contributing
2627	CAPITOL AVE	007-0165-011	Contributing
2631	CAPITOL AVE	007-0165-010	Contributing

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