

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
PRESERVATION DIRECTOR**

300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

STAFF RECCOMENDATION:

Staff recommends the Preservation Director review the Statement of Nomination and recommend the Preservation Commission hold a hearing and make a recommendation to City Council regarding passing an ordinance listing 13 individual landmark properties and the New Helvetia Historic District on the Sacramento Register of Historic and Cultural Resources (M23-003).

Statement of Nomination for African American Experience Properties and New Helvetia Historic District (M23-003)

Request: This request includes a historic resource nomination that would list 13 individual properties and the New Helvetia Historic District on the Sacramento Register of Historic and Cultural Resources (Sacramento Register). Staff recommends the Preservation Director approve the statement of nomination and initiate nomination of the resources consistent with the requirements of City Code section 17.604.220.

Issue/Detail: The African American Experience Project, accepted by City Council in 2024, identified several properties of historical and cultural significance related to Sacramento's African American heritage. During the project staff recommended 13 individual properties and the New Helvetia Historic District as eligible for listing on t the Sacramento Register pursuant to the criteria for eligibility described in Sacramento City Code section 17.604.210.

Table 1: Nominated Property Information

Address	Property Name	APN	Eligibility Criteria
2014 10th Street	Dr. Arthur R. Trent's Dentist Office	009-0131-015-0000	17.604.210(A)(1)(ii), (iv)

6390 South Land Park Drive	Leon Residence	024-0297-002-0000	17.604.210(A)(1)(iii), (iv)
4991 Warwick Avenue	Anthony Francis Residence	022-0103-024-0000	17.604.210(A)(1)(ii)
4322 4th Avenue	Dunlap Dining Room	014-0163-057-0000	17.604.210(A)(1)(ii)
4214-4216 Lotus Avenue	Canson House	018-0031-003-0000	17.604.210(A)(1)(ii), (iv)
4200 Broadway	Morgan-Jones Funeral Home	014-0191-046-0000	17.604.210(A)(1)(ii), (iv)
3948 33rd Street	Harrison Crump Residence	020-0043-008-0000	17.604.210(A)(1)(ii)
3921 12th Avenue	Willie Cooke Residence	014-0231-026-0000	17.604.210(A)(1)(ii)
3639 4th Avenue	Oak Park School of Afro-American Thought	010-0385-012-0000	17.604.210(A)(1)(i), (ii)
3555 3rd Avenue	Negro Women's Civic Improvement Club	010-0381-019-0000	17.604.210(A)(1)(i), (iv)
2710 X Street	Crossroads Building	010-0241-029-0000	17.604.210(A)(1)(iii), (iv)

2685 26th Street	Lewis Nelson Crawford House	010-0355-014-0000	17.604.210(A)(1)(i), (ii)
2404 21 st Street	Canson Law Office & NAACP Credit Union	010-0216-008-0000	17.604.210(A)(1)(ii)
New Helvetia Historic District	Multiple	009-0030-037-0000, 009-0030-038-0000, 009-0030-041-0000	17.604.210(A)(1)(i), (ii)

Community Outreach: The African American Experience Project was the subject of extensive community outreach and participation spanning over a year. As for the nominated properties, notices describing the proposed landmark and district nominations were sent to the property owners as required by city code. Relevant community organizations and neighborhood associations have been notified of the proceedings. Staff reached out to each property owner by U.S. mail on October 5, 2023, and again on March 1, 2025 alerting the property owners to the potential of a landmark nomination for their property and inviting them to contact staff to answer any questions. One letter of support was received from the owner of 3555 3rd Avenue (Negro Women's Civic Improvement Club). One letter of opposition was received from the owner of 4214-4216 Lotus Avenue (Canson House).

Policy Considerations: This nomination is consistent with the 2040 General Plan's objectives of preserving, identifying, and recognizing Sacramento's historic and cultural resources. Staff has evaluated the project and concluded it aligns with the goals and policies of the 2040 General Plan Historic and Cultural Resources Element, particularly the following:

- The City shall maintain an updated Sacramento Register of Historic & Cultural Resources and update historic contexts to reflect the city's diverse history (HCR-1.3).
- The City shall identify, evaluate, and nominate eligible resources to the Sacramento Register (HCR-1.4).
- The City shall integrate historic and cultural resources into broader planning and development strategies (HCR-2.1).

Environmental Considerations: The listing of the nominated properties as individual landmarks on the Sacramento Register is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308

exempts from review acts that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Listing the 13 properties as individual landmarks and listing the New Helvitia Historic District will ensure that future development on these parcels will undergo preservation review, as part of the city's site plan and design review process, prior to the granting of any entitlements.

Statement of Nomination: Listing of the nominated properties as individual landmarks on the Sacramento Register is consistent with the Historic Preservation Chapter (17.604) of the City Code and the goals of the 2040 General Plan. Furthermore, listing the nominated properties on the Sacramento Register will help ensure their preservation and encourage their rehabilitation consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Listing an individual landmark on the Sacramento Register requires the resource to meet the requirements of City Code section 17.604.210, subsection A.1 which states:

- A. Listing on the Sacramento Register-Landmarks. A nominated resource shall be listed on the Sacramento register as a landmark if the city council finds, after holding a hearing required by this chapter, that all of the requirements set forth below are satisfied:
 - a. The nominated resource meets one or more of the following criteria:
 - i. It is associated 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;
 - ii. It is associated with the lives of persons significant in the city's past;
 - iii. It embodies the distinctive characteristics of a type, period or method of construction;
 - iv. It represents the work of an important creative individual or master;
 - v. It possesses high artistic values; or
 - vi. It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation;
 - b. The nominated resource has integrity of location, design, setting, materials, workmanship and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of this section;
 - c. The nominated resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter.

1. Dr. Arthur R. Trent's Dentist Office at 2014 10th Street, 95818

The Dentist Office of Dr. Arthur R. Trent at 2014 10th Street is associated with the lives of persons significant in the city's past (City Code 17.604.210.A.1.a.ii)

Arthur R. Trent was the third African American dentist in Sacramento. In addition to this achievement, he also contributed to the community through participation in the local NAACP chapter and the Alpha Phi Alpha Fraternal Club. After Dr. Trent moved to Sacramento in 1950, he started his dental practice here, which a decade prior didn't have any African American dentists, leading to his being identified as the first dentist of the modern (post-WWII) era. Though he initially faced significant setbacks, like not having anyone willing to lease him an office because of his race, he eventually set up his practice at 1602 18th Street. In 1965, he moved his practice to 2014 10th Street, where he remained there until 2004, when he passed. Dr. Trent's achievements did not go unnoticed, as the local chapter of the National Dental Association and the Capital Medical Society recognized his significance at a luncheon in 2004.

The Dentist Office of Dr. Arthur R. Trent at 2014 10th Street represents the work of an important creative individual or master (City Code 17.604.210.A.1.a.iv).

George Muraki designed 2014 10th Street. Muraki was born and raised in Sacramento but was of Japanese descent and Executive Order 9066 forced him and his wife to relocate to the Tule Lake Internment Camp. He returned in 1949 after serving in the 442nd Infantry and attending Chicago Technical College afterward. From then on, he became a self-employed architect for the Sacramento Area for the next 40 years until he died in 1991. During those 40 years, he built several notable buildings, including the Imperial House at 6083 S. Land Park Drive and the Centennial United Methodist Church at 5401 Freeport Blvd.

The Dentist Office of Dr. Arthur R. Trent at 2014 10th Street has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

Since Trent's retirement in 2004, the office has retained a high degree of historic integrity in all six aspects. The neighborhood and building remain mainly unchanged. There have been minimal alterations after the completion of the building, and they have been compatible with the style and scale of the site.

The Dentist Office of Dr. Arthur R. Trent at 2014 10th Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The Dentist Office of Dr. Arthur R. Trent at 2014 10th Street has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity in its location, design, setting, materials, workmanship, and association. 2014 10th Street is

historically significant for its association with Sacramento's African American history in Sacramento and is a notable and unique representation of George Muraki's commercial Mid Century Modern architecture.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

2. Leon Residence at 6390 South Land Park Drive

The Leon's Residence at 6390 South Land Park Drive embodies the distinctive characteristics of a type, period, or method of construction (City Code 17.604.210.A.1.a.iii).

6390 Land Park Drive is a fine example of Mid-Century Modern residential architecture. It was designed in the Post-and-Beam style that was particularly popular in residential buildings in Sacramento during the time it was built in the mid to late 1960's. Some of the buildings features that exemplify this style is its flat roof, the mix of materials used for the exterior's walls, and the picture windows. These design elements make the building eligible for listing in the Sacramento Register for embodying the distinctive characteristics of a the Mid Century Modern style of residential architecture.

The Leon's Residence at 6390 South Land Park Drive represents the work of an important creative individual or master (City Code 17.604.210.A.1.a.iv).

James C. Dodd built the Leon's residence at 9390 South Land Park Drive. Dodd was a renowned architect in the Sacramento area, but is particularly significant as the first licensed African American architect in the city and greater Sacramento region. He was especially known for the Mid-Century Modern style buildings he created. Before architecture, Dodd served in the Army as a lieutenant during WWII. After the war ended, he used his benefits from the G.I. bill to go to the University of California, Berkley. He studied architecture, which led to working as a draftsman for the State Division of Architecture. He then began to work for Sacramento's oldest Architecture firm, Barovetto & Thomas. Dodd mainly designed educational facilities, churches, and a mix of private and public buildings throughout Sacramento. One of his most notable buildings is the Shiloh Baptist Church, which is listed on the Sacramento, California, and National historic registers. Though most of Dodd's works were here in Sacramento, his works did branch out elsewhere, as he designed several public housing facilities throughout the rest of Northern California, Mississippi, Utah, and Nevada. The Leon's residence is one of the few documented single-family homes he designed. Outside the buildings he created, he also served as a pillar for the local architectural community. He was on the Board of Directors for the local chapter of the American Institute of Architects and the Regional Director for the Board. In addition to that, he was also a statewide director for the California Council of the American Institute of Architects. He was also involved in Sacramento politics for a bit, as he held a seat for the City's Board of Education and was

appointed by then Governor Ronald Reagan to be a part of the Board of Governors of the California Community Colleges.

The Leon's Residence at 6390 South Land Park Drive has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

The Leon's Residence retains a high degree of historic integrity in all six aspects. The neighborhood and building remain largely unchanged. There have been minimal alterations after the completion of the building, and they have been compatible with the style and scale of the site.

The Leon's Residence at 6390 South Land Park Drive has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The Leon's Residence at 6390 South Land Park Drive has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity in the location, design, setting, materials, workmanship, and association. The Leon's Residence at 6390 South Land Park Drive is historically significant and a unique representation of James C. Dodd's architecture in Sacramento, as it is one of the few single-family homes that Dodd designed.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

3. Anthony Francis residence, at 4991 Warwick Avenue

The residence of Anthony Francis, at 4991 Warwick Avenue is associated with the lives of persons significant in the city's past (City Code 17.604.210.A.1.a.ii)

Anthony Francis lived at 4991 Warwick Avenue from 1959 until 1969. Originally from New Orleans, Francis moved to Vallejo, California, sometime during WWII to work for the Office of Price Administration, a part of the Office of Emergency Management, before moving to work for the States Department of Employment. In 1947, he moved to Oak Park, working for the McClellan Air Force Base in North Highlands. In 1957, Francis completed his bachelor's degree in social science from Sacramento State College. Francis spent most of his career working at the attorney general's office for the Department of Justice. Outside of work, he spent his time helping uplift his community. After purchasing 4991 Warwick Avenue in 1959, he became the first president of the Oak Park Neighborhood Council, which he described as: "An aggressive organization for the improvement of life." The Council's office was quite ahead of its time, as it had a lending library and a museum that celebrated African American contributions to inspire others in

the neighborhood and help them feel pride for their community. Another goal of the Council was to help teach the Oak Park community how to organize effectively and to learn the skills to challenge both local and city workers to work towards the equal treatment of African Americans. Francis served on the board for a decade until he and his wife, Noella, transferred the deed to their house to Neola Thomas in 1969. In addition to all the work that Francis did with the Oak Park Neighborhood Council, he also helped the Catholic Social Services, working as a mediator between the Catholic churches and the local community in both Oak Park and the larger Sacramento Region. He was also the first African American to serve on the Sacramento County Commission on Ageing.

The residence of Anthony Francis, at 4991 Warwick Avenue has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

The building retains a high degree of historic integrity in all six aspects. The neighborhood and building remain largely unchanged. The only major change to the building was a screened patio that was installed under the approval of Francis in 1967.

The residence of Anthony Francis, at 4991 Warwick Avenue has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The residence of Anthony Francis at 4991 Warwick Avenue has significant historic worth as the physical embodiment of Francis' work in the Oak Park community. It has been well-maintained and retains a high level of integrity in the location, design, setting, materials, workmanship, and association. The residence of Anthony Francis at 4991 Warwick Avenue is historically significant to African American history in Sacramento.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

4. Dunlap Dining Room at 4322 4th Avenue

The Dunlap Dining Room at 4322 4th Avenue is associated with the lives of persons significant in the city's past (City Code 17.604.210.A.1.a.ii)

The Dunlap Dining Room was associated with George T. Dunlap. After working for the Southern Pacific Railway company for a while, George got his start in the culinary world as a chef in the company's private cars. During this time, he met his future wife, Annie Louise Butler. He soon realized it was time to settle down and get a house with Annie. This came to fruition in 1906 when he bought lot #4501 of the Goethe Subdivision K in Oak Park, building a four-room cottage there and establishing himself as one of the first African Americans to build a house in the neighborhood. Later that year, he and Annie

married and started their family. As their family grew, so did their home. By 1920, George and Annie had two daughters, Audrey and Doris, and took in two of Annie's nieces. Because of this, their original four-room home expanded to eight rooms and went from one story to two. George ended up leaving his position at Southern Pacific Railroad Company, and began running a private catering company from his home while also running restaurants in Sacramento. He began running a food service on railways and a ferry before contract disputes led to him and Annie deciding to start their restaurant in 1927. Earlier in her life, Annie had gone to tea rooms in the south, which strongly influenced their restaurant and the decision to run it out of their home. The Dunlap Dining Room officially opened in 1930. It was widely known and highly respectable, as there were high-profile individuals, like Earl Warren, who was known to frequent the establishment until it closed in 1968 when George retired. George received recognition for all his hard work, including an award for Outstanding Performance in Food Service at the California State Fair in 1949, where he had a stand since 1917. When George officially retired in 1958, he was given an additional award for his 41 years of being appointed to California's Agricultural Society as both a representative for the society = and an advisor in the advancement of food service displays and operations. He and Audrey were special guests at the opening of the California State Railroad Museum, as well as at other events celebrating African Americans for social and civic achievements in Sacramento.

The Dunlap Dining Room at 4322 4th Avenue has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

In 1997, five years after the building was added to the National Register of Historic Places, Dunlap's daughter, Audrey, donated the building to the Sacramento Children's Home. After this transfer in ownership, the Children's Home did major renovations to the building. They did work on the foundation and a complete remodel to the first floor, turning what was originally the restaurant into offices and a resource center for local families. They also updated the building and its utilities to be up to code so the organization could use it. Eventually the building transferred ownership again. Currently, it has turned into a rental property on Airbnb, but is still widely known as Dunlap's Dining Room. Despite these various remodels the exterior of the building remains largely intact, giving the building fair to moderate level of integrity of all required aspects given that it is significant for the cultural history it represents.

The Dunlap Dining Room at 4322 4th Avenue has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The Dunlap Dining Room at 4322 4th Avenue has significant historic worth. The building is listed on the California Register of Historical Resources and the National Register of Historic Places, making its listing on the Sacramento register reasonable and appropriate. The Dunlap Dining Room at 4322 4th Avenue is historically significant to

African American history in Sacramento for its service as a significant African American run restaurant.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

5. The Canson House at 4214-4216 Lotus Avenue

The Canson House at 4214-4216 Lotus Avenue is associated with the lives of persons significant in the city's past (City Code 17.604.210.A.1.a.ii)

The Canson House, located at 4214 – 4216 at Lotus Avenue, is associated with Clarence and Virna Mae Canson, who were significant to Sacramento's past. The two met at the Tuskegee Institute in Alabama. They married in August of 1940 when Vina was a sophomore and Clarence had just graduated. After their marriage, they moved to Sacramento, where Clarence was from. Once they moved, Clarence began work at McClellan Field in 1941 as a civilian employee, where he did low-paying work as an unskilled laborer despite having a college degree. After years of being unable to find higher-paying work, Clarence decided to go to law school at McGeorge (now the University of Pacific) becoming the first Black graduate there, as well as one of the only Black lawyers in the area. The Canson's were also heavily involved in the NAACP. In 1954, Virna became the treasurer and manager of the NAACP Credit Union, located on X and 21st Street. The building was originally Clarence's family's tailor shop, which they turned into the NAACP Credit Union, Clarence's law office, and the office for the Sacramento Outlook (which would eventually turn into the Sacramento Observer, Sacramento's first Black-owned paper). Aside from running the Credit Union, Virna was appointed to California's Committee for Fair Practices. Virna advocated heavily for legislation that protected equal treatment for African Americans and other oppressed groups. She gained the nickname Mrs. NAACP and was a representative for the NAACP in local and national settings, like the court cases *Ming v. Horgan* and *NAACP v. City and County of Sacramento*. In *Ming v. Horgan*, the court ruled discrimination in VA and FHA-funded housing developments and mortgages in California was unconstitutional. This ruling was ahead of its time, as it was decided a decade before racial discrimination in housing was ruled unconstitutional nationwide. The Canson's continued this fight against housing discrimination in Sacramento by building an eight-unit apartment complex in their backyard. They advertised in the Sacramento Bee for having no housing restrictions. With all the work that Virna put into the NAACP, she became the director of the NAACP's West Coast office. Her work was locally recognized, as she was named number eight in the *Sacramento Observer* list of Sacramento's 100 most influential African Americans in February of 1984. She retired in 1988 and passed away in 2003.

The Canson House at 4214-4216 Lotus Avenue has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

The building retains a high degree of historic integrity in all six aspects. Though some changes to the building have happened since its construction in 1937, all of them were done during the Canson's ownership. This includes a garage and laundry room being added to the north side of the home in 1960, and an eight-unit apartment complex in their backyard during the same time, a development that is significant in its own right. Its location itself has never changed. All of these were done by the Canson's during the period of significance.

The Canson House at 4214-4216 Lotus Avenue has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The Canson House, at 4214 – 4216 Lotus Avenue, has significant historic worth. Clarence and Virna Mae Canson are significant figures in the history of the fight for civil rights, particularly when it comes to housing discrimination based on race, in Sacramento. Virna Canson's contributions resulted in implications statewide that eventually influenced housing discrimination nationwide. The buildings have been well-maintained and retains a high level of integrity regarding its location, design, setting, materials, workmanship, and association. The Canson House at 4214 – 4216 Lotus Avenue is historically significant to African American history in Sacramento.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

6. Morgan Jones funeral home at 4200 Broadway

The Morgan Jones funeral home at 4200 Broadway is associated with the lives of persons significant in the city's past (City Code 17.604.210.A.1.a.ii)

Morgan Jones Funeral Home is associated with Grace Morgan-Jones, who owned and operated her business in the building for 40 years. Throughout her life, Morgan-Jones remained devoted to helping her community. She was an active member of the Delta Sigma Theta sorority, which is an aid for African American women through their sisterhood and support. She continued to help her community by founding and becoming president of the Sacramento branch of the Jack and Jill Foundation, which helped: "mothers of children ages 2-19, dedicated to nurturing future African American leaders by strengthening children through leadership development, volunteer service, philanthropic giving, and civic duty." In addition to this, she was also a part of The Link Inc. which benefited the African American community through volunteer work and scholarship fundraising. She was also active in the NAACP, the Sacramento Women's Civic Improvement Club, and the Sacramento Urban League. She passed away in 2004 and was buried at Odd Fellows Cemetery.

The Morgan Jones funeral home, at 4200 Broadway represents the work of an important creative individual or master (City Code 17.604.210.A.1.a.iv).

The Morgan Jones Funeral Home, at 4200 Broadway, represents the work of James Robert “Bob” McCabe. Before his passing in 2015, McCabe was one of the most renowned architects in Sacramento. He both created structures as well as helped preserve historic buildings. Some of these projects included the first expansion done to the Crocker Art Museum, renovating many buildings in Old Sacramento, and designed several of the buildings at California State University Sacramento, as well as the complete design of California State University Los Angeles, and a ten-story office building in Fresno.

The Morgan Jones funeral home, at 4200 Broadway has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

Though many additions have happened since the building was made in 1962, all were by the original designer, James Robert “Bob” McCabe. Because of Morgan-Jones’s changing needs, for 20 years he worked with Jones to design both expansions and reconfigurations. Despite many renovations to the original building, it still stands as highly intact design that preserves the original designs and feel of the building. Since then, both the building and neighborhood have faced minimal alterations. For these reasons, historical integrity has been maintained to the highest degree in all six categories.

The Morgan Jones funeral home, at 4200 Broadway has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The Morgan Jones Funeral Home at 4200 Broadway has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity regarding its location, design, setting, materials, workmanship, and association. The Morgan Jones funeral home at 4200 Broadway is historically significant and a unique representation of James Robert McCabe's architecture in Sacramento.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

7. Harrison Crump’s residence at 3948 33rd Street

The residence of Harrison Crump at 3948 33rd Street is associated with the lives of persons significant in the city’s past (City Code 17.604.210.A.1.a.ii)

Harrison Crump's significant contributions to Sacramento span from 1979 to 2009, when he was president of Oak Park's Little League Association. For 30 years, through this position, he coached and mentored multiple generations of youths. During Mr. Crump's reign, his games regularly had crowds of around 200. Crump's influence on Oak Parks community is undeniable. In 1999, the baseball field in McClatchy Park was renamed Crump-Blackwell Fields to honor Crump and local baseball legend, Norman Blackwell.

The residence of Harrison Crump at 3948 33rd Street has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

The building has retained a high degree of historical integrity in all six aspects. Both the neighborhood and the building have remained largely unchanged. The only alteration done since then was a new roof, but it was compatible with the style and scale of the building.

The residence of Harrison Crump at 3948 33rd Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

3948 33rd Street has significant historic worth for its association with Harrison Crump. It has been well-maintained and retains a high level of integrity regarding its location, design, setting, materials, workmanship, and association. The building at 3948 33rd Street is significant to the history of Sacramento.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

8. Willie Cooke residence at 3921 12th Avenue

The residence of Willie Cooke, at 3921 12th Avenue is associated with the lives of persons significant in the city's past (City Code 17.604.210.A.1.a.ii)

This building is significant for its association with the life of Willie Cooke. Not much is known about his youth besides his studies at the American School of Electricity in Chicago for electrical engineering, before he moved to Oregon and became the first African American in the state to have an electrical contractor license. After this, he moved to Sacramento and worked as an armature winder for the Weismer and Backer Electric Company. After he joined the Shiloh Baptist Church in 1952, he realized that his true calling was to become a part of the ministry for the church and not work in electricity. He was licensed by Shiloh's Reverend Williams in late 1953 and three years later was ordained. In 1957, Reverend Williams resigned, and Cooke took over as the

new Reverend for the church. During this time, the revitalization of the West End was underway, which led to the Shilo Baptist Church moving to a new property at 9th Avenue and 36th Street in Oak Park that they had purchased earlier in 1954. Cooke did a great deal of the work for building this new church. From getting the price for a permit lowered, hiring the contractor, fundraising money for construction, and even helping with the construction of the building, without his help, this move would not have been possible. Cooke stayed with the Shilo Baptist Church until 1983. His total time working there was 26 years. During that time, he developed the Political and Social Action Committee to get attendees involved in local and national politics. Another one of his endeavors was the Shiloh Arms Housing Project, which the Church-sponsored to build affordable housing for members of the African American community who were displaced from the development in West End, as well as create a daycare center to help support working mothers. Outside of his work in the church, Cooke was a member of the local NAACP chapter, a part of Governor Edmund G. Brown's Conference on Delinquency Prevention and was part of UC Davis's Medical Center's advisory committee. After his retirement, Cooke briefly returned to Shiloh in 1990 and 1991 as an interim pastor before going back into retirement. Cooke was a beloved member of the community. He was named a "Community Legend" in 2003 by the Sacramento news outlet, *The Observer*. Even after passing in 2012, his legacy as an integral part of the community remained, with 9th Avenue being ceremonially renamed "Rev. Willie P Cooke Avenue" in his honor.

The residence of Willie Cooke, at 3921 12th Avenue has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

Cooke's home maintains all six aspects needed for its historical integrity that are needed to portray its time of significance, 1962 – 1981. The neighborhood and building remain largely unchanged. There have been minimal alterations after the completion of the building, and they have been compatible with the style and scale of the site.

The residence of Willie Cooke, at 3921 12th Avenue has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The building at 3921 12th Avenue has significant historic worth. It has been well-maintained and retains a high level of integrity regarding its location, design, setting, materials, workmanship, and association. 3921 12th Avenue is significant to African American history in Sacramento.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

9. Oak Park School of Afro-American Thought at 3639 4th Avenue

The Oak Park School of Afro-American Thought at 3639 4th Avenue is important for its association with events that have made a significant contribution to the broad patterns of the history of the city. (City Code 17.604.210.A.1.a.i).

The Oak Park School of Afro-American Thought was important to local Black history from 1970 to 1977. Sacramento City College's Black Student Union was formed in February of 1967, when BSUs were popping up throughout college campuses all over the state, with a mission to make their and others' education more diverse. Inspired by a strike at San Francisco State University BSU with the aim to create a Black Studies and College of Ethnic Studies in 1968, SCC's BSU decided at the beginning of 1969 to use this same approach to organize. The Oak Park School of Afro-American Thought was born from this strike and the BSU's list of demands. From the end of the strike to the beginning of 1970, the school was run in trailers on the site of the Stanford Middle School at Martin Luther King Blvd. and 10th Avenue, which burnt down previously. After that period, the school was officially moved to 3639 4th Avenue. The school's BSU did a great deal to help the local community throughout their years of operation. This included taking over the local chapter of the Black Panther Party's free breakfast program after its materials had been ransacked during the Oak Park Riot of 1969 or raising money for the Oak Park Four, all of which were part of the union. Within the school, they offered three classes that were open to the public. A mental health counseling center was also held in the building for the community. The BSU was still mainly in charge of the school and made sure all the school's services remained free. The school remained open until 1977. The reason for its closure was never fully stated. There was a rumor that an underfunded budget might have been its downfall.

The Oak Park School of Afro-American Thought at 3639 4th Avenue has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

Though some changes, like the replacement of the original sash windows, have been made since the school's years of operation, all of them have been compatible with the style and scale of the site and are of similar materials. The neighborhood has remained unchanged, and the building, despite the changes, still retains its original characteristic designs. Because of that, the building retains a high degree of historic integrity in all six aspects.

The Oak Park School of Afro-American Thought at 3639 4th Avenue has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The building at 3639 4th Avenue has significant historic worth. It has been well-maintained and retains a high level of integrity regarding its location, design, setting, materials, workmanship, and association. 3639 4th Avenue is significant to the African American history in Sacramento.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

10. Negro Women's Civic Improvement Club at 3555 3rd Avenue

The Negro Women's Civic Improvement Club at 3555 3rd Avenue is important for its association with events that have made a significant contribution to the broad patterns of the history of the city. (City Code 17.604.210.A.1.a.i).

After moving two different times, the Negro Women's Civic Improvement Club (NWCIC) found their final home at 3555 3rd Avenue, in Oak Park. Alvernon Tripp, who also was a leader within the NAACP, was vital to this move. NWCIC has contributed to the Oak Park community, especially through its collaboration with the Shiloh Baptist Church to create a low-income housing complex, Shiloh Arms. As of now, the NWCIC continues to provide a Head Start program, among other community services.

The Negro Women's Civic Improvement Club Headquarters at 3555 3rd Avenue represents the work of an important creative individual or master (City Code 17.604.210.A.1.a.iv).

3555 3rd Avenue was built by the architect James Robert "Bob" McCabe. McCabe designed great works throughout California, but his work was especially abundant here in Sacramento. In addition to creating buildings like this one, he did a great deal of work to preserve the historic structures here. Some of his achievements include designing California State University Los Angeles's campus, several buildings for Sacramento State, shopping centers, and the first expansion of the Crocker Art Museum. His work in preservation includes remodeling the homes of Wayne Thiebaud and C. K. McClatchy, renovating many buildings in Old Sacramento, and other historical homes in the area.

The Negro Women's Civic Improvement Club Headquarters at 3555 3rd Avenue has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

Many additions and remodels have been made to the building since its construction. Though this might make the design and material seem compromised, the time of significance has not yet ended. This is because the Women's Civic Improvement Club Headquarters is still operating from there, and all renovations were done by the organization. Because of this, all six aspects retain a high degree of historic integrity.

The neighborhood remains largely unchanged, and all alterations made were compatible with the scale and style of the structure.

The Negro Women's Civic Improvement Club Headquarters at 3555 3rd Avenue has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The building at 3555 3rd Avenue has significant historic and architectural worth as the headquarters of the Negro Women's Civic Improvement Club Headquarters. It has been well-maintained and retains a high level of integrity regarding its location, design, setting, materials, workmanship, and association. 3555 3rd Avenue is a significant and unique representation of James Robert McCabe's work and important to African American history in Sacramento.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

11. Crossroads Building at 2710 X Street

The Crossroads Building at 2710 X Street is associated with the lives of persons significant in the city's past (City Code 17.604.210.A.1.a.ii)

The Crossroads Building at 2710 X Street was designed by James C Dodd and served as the office of James C. Dodd & Associates architecture office for the duration of the company's existence. After fighting in WWII as an Air Corps Pilot, Dodd used his GI Bill benefits to study architecture at the University of California, Berkley. He earned his degree from UC Berkley in 1952. Afterward he moved to Sacramento, becoming the first officially licensed Black architect in Sacramento. After a brief stint of working for the state as a draftsman, Dodd became a part of the architectural firm Barovetto & Thomas. He did not stay with them for long because, in 1956, Dodd officially left to start his firm, James C. Dodd & Associates. Dodd made some of his most eminent works here. He designed several of the other buildings mentioned in this list, like the Shiloh Baptist Church and the Shiloh Arms housing development, in addition to creating other buildings not previously mentioned that advocated for civil rights, like the Netta Sparks Women's Civic Improvement Club building, and the office for the Colley & McGhee law firm that focused on cases about civil rights. Outside of this, Dodd served as president and board member for the American Institute of Architects in their Central Valley Chapter and was a part of the board of directors for the institute at a national level. He was also deeply involved in local politics during the 1960s. He served as a chair member for the city's School Dropout Committee for three years from 1966 to 1969, ran for a seat on Sacramento's Board of Education in 1966, and in 1967 was on the board of the city's Community Welfare Council, and was part of the board of directors for Sacramento's Red Cross in 1968, to 1969. During that same period, he was appointed by the then Governor of California, Ronald Reagan, to be on the board of governors for

California Community Colleges and a member of the Coordinating Council on Higher Education in 1968. After this period, he continued to serve his community as director for the local chapter of the NAACP, which in 1974 would give him the Outstanding in the Field of Architecture Citizens Award. He was a director for several organizations that aided the local community, like Big Brothers, the Sacramento Mental Health Association, and the Golden Empire Council for the Boy Scouts of America. This work for advocacy also worked its way into his work as an architect, as in 1971, he helped found the organization, the National Organization of Minority Architects.

The Crossroads Building at 2710 X Street embodies the distinctive characteristics of a type, period, or method of construction (Sacramento City Code Section 17.604.210.A.1.a.iii)

The Crossroads building was constructed in 1971 to serve as the James C. Dodd & Associates offices and exemplifies the International Architectural Style that was highly dominant in the design of commercial buildings during this time. Some of the buildings' most recognizable features that exemplify this style are its flat roof, overall cubical shape, and large glass windows.

The Crossroads Building at 2710 X Street represents the work of an important creative individual or master (City Code 17.604.210.A.1.a.iv).

The building was designed by James C. Dodd to serve as the James C. Dodd & Associate architecture offices. Dodd was highly recognized for the Mid-Century Modern style buildings he produced throughout the Sacramento area. Dodd was well respected, as he was a part of both the board and president of the local Central Valley Chapter of the American Institute of Architecture and served on the board of directors for the Institution at a national level, showing his importance. In addition to this, he also received the Outstanding in the Field of Architecture Citizens Award from the NAACP in 1974, showing just how renowned Dodd and his work was.

The Crossroads Building at 2710 X Street has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

The building retains a high degree of historic integrity in all six aspects. The neighborhood and building remain largely unchanged. There have been minimal alterations after the completion of the building, and they have been compatible with the style and scale of the site.

The Crossroads Building at 2710 X Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The Crossroads Building at 2710 X Street has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity regarding its location, design, setting, materials, workmanship, and association. The Crossroads Building at 2710 X Street is historically significant and a unique representation of James C. Dodd Sr. architecture in Sacramento.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

12. Lewis Nelson Crawford House at 2685 26th Street

The Lewis Nelson Crawford House at 2685 26th Street is important for its association with events have made a significant contribution to the broad patterns of the history of the city. (City Code 17.604.210.A.1.a.i).

This property is associated with Lewis Nelson Crawford's business, the Star Real Estate Company, which ran from 1923 until 1965 on the property. Though hard to prove, Crawford's business was likely the first African American-owned real estate company in Sacramento. In a time of rampant housing discrimination, Crawford's business gave African Americans housing opportunities that otherwise might not have existed or would have been sparser. Crawford's company is also symbolic of the rise in black-owned businesses that provided essential services to Black residents, making it worthy of association within broad patterns of Sacramento's history.

The Lewis Nelson Crawford House at 2685 26th Street is associated with the lives of persons significant in the city's past (City Code 17.604.210.A.1.a.ii)

As discussed in Criteria i, through his real estate business, the Star Real Estate Company, which Lewis Nelson Crawford ran for 28 years, he was able to help African Americans buy homes. Against all odds, he successfully operated this business during a time when many African Americans had difficulty purchasing homes because of widespread discriminatory tactics like redlining and racial covenants. This shows how vital Crawford, and his business were to the community. Because this building served as both his home and his business's office and was the place he lived in the longest here in Sacramento, this property is most closely associated with Crawford and his company.

The Lewis Nelson Crawford House at 2685 26th Street embodies the distinctive characteristics of a type, period, or method of construction (Sacramento City Code Section 17.604.210.A.1.a.iii)

Crawford's residence is the epitome of the homes that emerged from the Small House and Better Homes in America Movements that took hold in the 1920s. Through major promotion from popular magazines, the American Institute of Architects, and the national government itself, this style of home was made widely popular. Because one

could purchase the blueprints for this style of house and then either build it themselves or hire a builder, making the price of these homes much cheaper, these were major among middle-class families like the Crawfords. These houses were typically made of high-quality materials and were logically organized. Both traits can be seen within Crawford's residence.

The Lewis Nelson Crawford House at 2685 26th Street has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

The building retains a high degree of historic integrity in some respects. The location, design, setting, and association have remained the same. The materials and design are compromised. This is because windows made with metal were installed on the north and south sides, and repairs done in 1982 after a fire have further compromised the materials and workmanship. The rest of the neighborhood has remained largely unchanged.

The Lewis Nelson Crawford House at 2685 26th Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The Lewis Nelson Crawford House at 2685 26th Street has significant historic worth for its association with the first Black real estate company in Sacramento. It has been well-maintained and retains a high level of integrity regarding its location, design, setting, materials, and association. 2685 26th Street is historically significant and a significant and unique representation of the Small House and Better Homes in America movement style of housing here in Sacramento.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

13. Canson Law Office and NAACP Credit Union at 2404 21st Street

The Canson Law Office and NAACP Credit Union at 2404 21st Street is associated with the lives of persons significant in the city's past (City Code 17.604.210.A.1.a.ii)

The building of 2404 21st Street, which functioned as both the Canson Law Office and the NAACP Credit Union, is associated with the lives of Virna and Clarence Canson from 1954 to the early 1970s. The couple began renting the building in 1954, and in 1957 Clarence's parents purchased the building from Mr. Richard Chase. Clarence and Virna met while studying at the Institute of Alabama. They were married after Clarence graduated in 1940. After they wed, the couple moved to Sacramento, where Clarence was originally from. Clarence began to work at the McClellan Field as a civilian

employee doing unskilled low-pay labor, as there were no better opportunities in the area. After a few years of this work, he attended law school at McGeorge (Now the University of the Pacific). Once Clarence graduated in 1954, he was the first Black graduate of the school and one of the first Black lawyers in Sacramento. He founded his practice here at 2404 21st Street. At this time, he started to work with the NAACP as a legal advisor. Virna became the Treasurer and the Manager of Sacramentos' NAACP Credit Union, which they set up in the same building as Clarence's firm. Outside of her work in the Credit Union, Virna was appointed by the governor to work for the California Committee for Fair Practices. In it, she fought for people's economic and consumer rights and worked to stop discrimination. With all the work she had put into the organization, she became director of the NAACP's West Coast Office. Within this position, she became a public representative for the local and national branches of the NAACP through her involvement in court cases like *Ming v. Horgan* and *NAACP v. City and County of Sacramento*. With the work she put into *Ming v. Horgan*, discrimination in VA and FHA-funded housing developments and mortgages in California was outlawed, which was revolutionary considering that the ruling came a decade before racial discrimination in housing was illegal nationwide. Clarence's work as a legal advisor for the NAACP also involved him in these revolutionary cases, showing how deeply involved the two were in the history of civil rights in Sacramento.

The Canson Law Office and NAACP Credit Union at 2404 21st Street has integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of section 17.604.210.A.1.b.

2404 21st Street retains a high degree of historic integrity in all six aspects. The neighborhood and building remain largely unchanged. There have been minimal alterations after the completion of the building, and they have been compatible with the style and scale of the site.

The Canson Law Office and NAACP Credit Union at 2404 21st Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The Canson Law Office and NAACP Credit Union at 2404 21st Street has significant historic worth. It has been well-maintained and retains a high level of integrity in its location, design, setting, materials, workmanship, and association. 2404 21st Street is historically significant to African American history here in Sacramento.

The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

SECTION 2: Historic District

New Helvetia Historic District

The New Helvetia Historic District possesses a significant concentration of buildings unified aesthetically by plan and physical development and is associated with an event and person significant to Sacramento history (City Code Section 17.604.210.B.1.b.i and ii).

The New Helvetia historic district represents an early interaction between the federal government and local community to eliminate slums and to improve housing available to the urban poor. New Helvetia was originally intended to assist low income citizens, but was converted to defense housing during World War II. Sacramento was a center for military-industrial activity with McClellan and Mather airfields, and the Army Depot. The project was completed in August 1942 and dedicated on November 27, 1942. The National Defense Act of June 1940, also known as Public Law 671 endured until President Truman ordered the defense housing to revert to low income housing in 1947. Post war New Helvetia was converted back to low income housing which helped support the post war real estate market in Sacramento.

The New Helvetia Historic District is significant for its design by a coalition of Sacramento's master architects, including Charles Dean, Leonard Starks, Ed Flanders, and Harry Devine, Sr. working together as a Board of Architects, the only project on which they all collaborated. These four architects designed a predominant number of Sacramento buildings and contributed substantially to the style and image of the City's built environment.

The New Helvetia Historic District is associated with the fight for fair housing and civil rights in Sacramento and with NAACP attorney Nathaniel Colley. Colley was born, raised, and educated in the state of Alabama. He was a graduate of the Tuskegee Institute and the Yale School of Law. After completing law school in 1948 he moved to Sacramento-his wife's hometown. He passed the California State Bar on his first try and opened the first African American law practice in the city. His brilliant legal career began with his fight against a de facto (unwritten) segregation policy for African Americans in the New Helvetia public housing complex. Colley was the first to discover that the Sacramento Housing Authority was isolating African Americans into 16 units (two buildings) merely because of their skin color. After multiple attempts to address the public housing segregation practices through talks with City government officials and Housing Authority commissioners, on February 1, 1952 Colley filed a complaint with the Sacramento County Superior Court. On April 18, 1952, the court also granted a permanent injunction barring separation in housing. Colley is also significant for his victory in *Ming v. Horgan*, a lawsuit where the court ruled that developers who use federal funds could not discriminate based on race.

The New Helvetia Historic District possesses historic integrity of design, setting, materials, workmanship, and association (City Code Section 17.604.210.B.2.a)

The New Helvetia Historic District remains largely unchanged from its period of significance.

The New Helvetia Historic District contributing resources and landscape features taken together are greater than the historic value of each individual building in the district (City Code Section 17.604.210.B.2.b)

SECTION 3: Contributing Resources

The contributing resources identified in Exhibit 2 (with characteristics and photographs shown in Exhibits 2 and 4) are hereby added to the Sacramento Register as contributing resources to the New Helvetia Historic District, based on the following findings:

- A. The contributing resources are within the historic district. (City Code, § 17.604.210.C.1.)

All resources listed as contributing resources in Exhibit 2 are located within the New Helvetia Historic District.

- B. The contributing resources embody the significant features and characteristics of the historic district and add to the historical associations, historical architectural qualities or archaeological values identified for the historic district. (City Code, § 17.604.210.C.2.)

As shown in Exhibits 2, 3, and 4, the contributing resources embody the significant features and characteristics of the historic district and add to the historical associations and historical architectural qualities of the district. The contributing resources retain the significant features and characteristics of the historic district, which includes multi-family dwellings constructed as federal public housing in 1941 and converted to public housing in 1952. All of the contributing resources exhibit elements of the architectural style listed in Exhibit 3.

The sixty one apartment buildings constructed within the twenty six acre site are divided into five different unit plans with a total of three hundred and ten apartments which are contributing resources to the district. Plans include building Types A to E: Type A: Fourteen type A buildings: one and two story sections with eight apartment units each. The two story central section contains four two story apartments with two bedrooms each. Two attached one story sections flank the central two story section and each contains two one bedroom apartments. The two story central sections are slightly offset from the flanking one story portion walls.

Type B: Fourteen type B buildings: two story with eight two story apartments, with two or three bedrooms each. Type C: Twenty four type C buildings: one story with two two-bedroom apartments each. Type D: Four type D buildings: one story with two four-bedroom apartments each. Type E: Five type E buildings: one story with six one-bedroom apartments each.

- C. The contributing resources were present during the period of historical significance of the historic district and relate to the documented historical significance of the historic district. (City Code, § 17.604.210.C.1.)

As shown in Exhibit 4, all the contributing resources were present during the district's period of significance, which begins in 1941 and ends in 1952, and relate to the district's historical significance as an example of mid-20th century public housing design that showcases elements of Georgian and Tudor revival styles and embodies the work of the important civil rights attorney Nathaniel Colley and his work to advocate for fair housing practices for African Americans during the Civil Rights era.

- D. The contributing resources possess historic integrity. (City Code, § 17.604.210.C.1.)

As shown in Exhibits 2 and 4, the contributing resources have sufficient historic integrity for listing on the Sacramento Register. Historic integrity is the ability of a property to convey its significance. The listed properties' physical features relate to the district's significance and the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

- E. The contributing resources have important historic or architectural worth, and their designation as contributing resources is reasonable, appropriate, and necessary to protect, promote and further the goals and purposes of chapter 17.604 of the Sacramento City Code. (City Code, § 17.604.210.C.5.)

As shown in Exhibits 2 and 4, the contributing resources have important historic or architectural worth, and their designation as contributing resources is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of chapter 17.604 of the Sacramento City Code as all of the resources exhibit the significant features and characteristics of the district and are consistent with the important historical themes identified in the historic context for the district (Exhibit 3).

Table of Contents

Exhibit 1 – District Boundaries.

Exhibit 2 – Contributing and Non-contributing Resources.

Exhibit 3 – Historic Context, Period of Significance, Character-defining Features.

Exhibit 4 – Historic District Evaluation Form

Exhibit 1 – District Boundaries

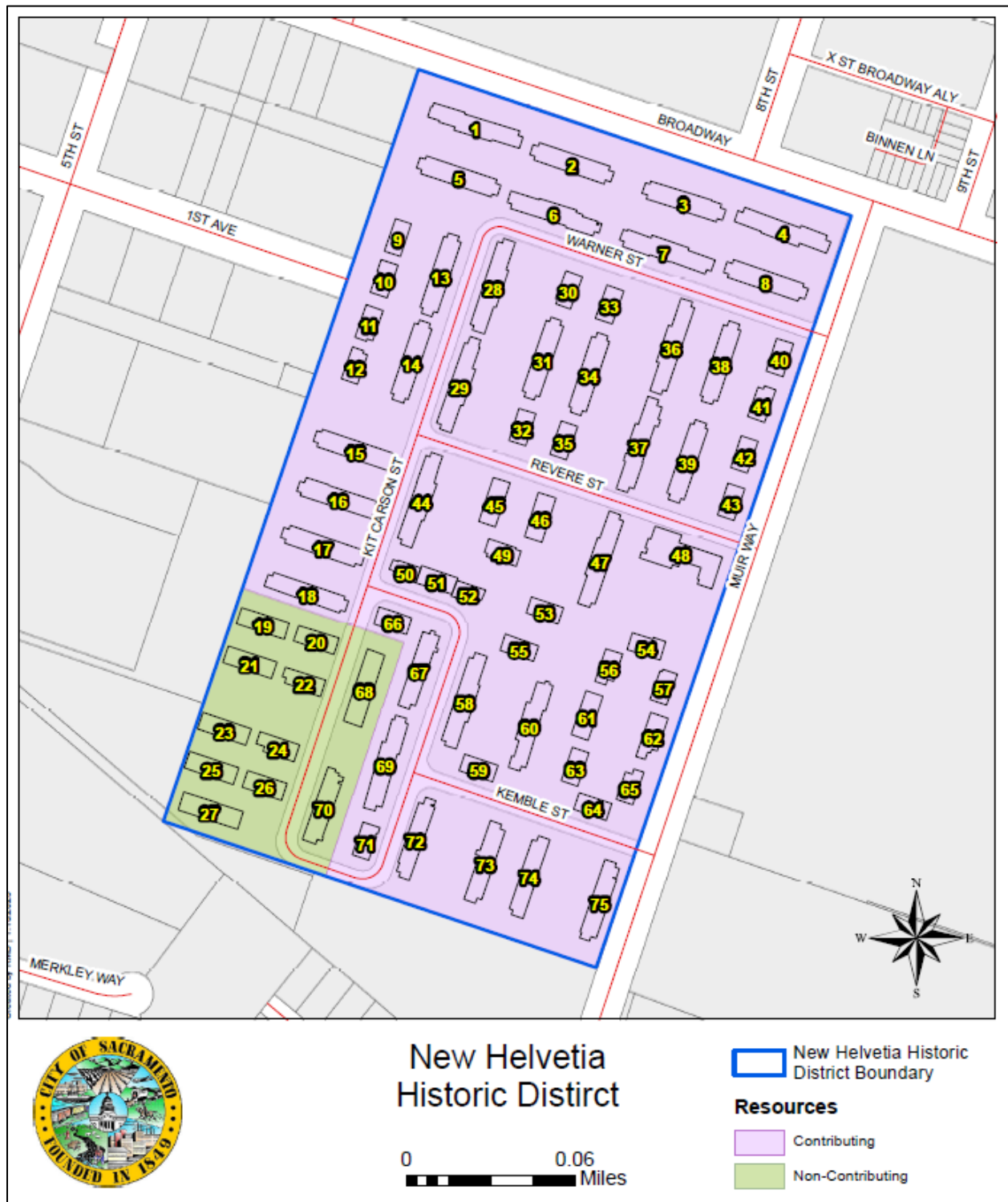


Exhibit 2 - List of Contributing and Non-Contributing Resources

Address	Building #	Parcel Number	Status
652 - 680 BROADWAY	1	009-0030-040-0000	Contributing
700 - 728 BROADWAY	2	009-0030-040-0000	Contributing
752 - 780 BROADWAY	3	009-0030-040-0000	Contributing
800 - 828 BROADWAY	4	009-0030-040-0000	Contributing
675 - 675 WARNER	5	009-0030-040-0000	Contributing
701 - 725 WARNER	6	009-0030-040-0000	Contributing
751 - 775 WARNER	7	009-0030-040-0000	Contributing
801 - 825 WARNER	8	009-0030-040-0000	Contributing
2524 - 2524 KIT CARSON	9	009-0030-040-0000	Contributing
2544 - 2544 KIT CARSON	10	009-0030-040-0000	Contributing
2548 - 2548 KIT CARSON	11	009-0030-040-0000	Contributing
2562 - 2562 KIT CARSON	12	009-0030-040-0000	Contributing
2520 - 2546 KIT CARSON	13	009-0030-040-0000	Contributing
2548 - 2570 KIT CARSON	14	009-0030-040-0000	Contributing
2605 - 2605 KIT CARSON	15	009-0030-040-0000	Contributing
2625 - 2625 KIT CARSON	16	009-0030-040-0000	Contributing
2641 - 2641 KIT CARSON	17	009-0030-040-0000	Contributing
2657 - 2657 KIT CARSON	18	009-0030-040-0000	Contributing
2659 - 2659 KIT CARSON	19	009-0030-040-0000	Non-Contributing
2659 - 2659 KIT CARSON	19 and 20	009-0030-040-0000	Non-Contributing
2659 - 2659 KIT CARSON	20	009-0030-040-0000	Non-Contributing
2661 - 2661 KIT CARSON	21	009-0030-040-0000	Non-Contributing
2661 - 2661 KIT CARSON	21 and 22	009-0030-040-0000	Non-Contributing
2661 - 2661 KIT CARSON	22	009-0030-040-0000	Non-Contributing
2663 - 2663 KIT CARSON	23	009-0030-040-0000	Non-Contributing
2663 - 2663 KIT CARSON	23 and 24	009-0030-040-0000	Non-Contributing
2663 - 2663 KIT CARSON	24	009-0030-040-0000	Non-Contributing
2665 - 2665 KIT CARSON	25	009-0030-040-0000	Non-Contributing
2665 - 2665 KIT CARSON	25 and 26	009-0030-040-0000	Non-Contributing
2665 - 2665 KIT CARSON	26	009-0030-040-0000	Non-Contributing
2667 - 2667 KIT CARSON	27	009-0030-040-0000	Non-Contributing
2515 - 2543 KIT CARSON	28	009-0030-037-0000	Contributing
2547 - 2575 KIT CARSON	29	009-0030-037-0000	Contributing
728 - 728 WARNER	30	009-0030-037-0000	Contributing
728 - 728 WARNER	30 and 31	009-0030-037-0000	Contributing
728 WARNER ST - 729 REVERE ST	31	009-0030-037-0000	Contributing
729 - 729 REVERE	32	009-0030-037-0000	Contributing
750 - 750 WARNER	33	009-0030-037-0000	Contributing
750 - 750 WARNER	33 and 34	009-0030-037-0000	Contributing

750 WARNER ST - 751 REVERE ST	34	009-0030-037-0000	Contributing
751 - 751 REVERE	35	009-0030-037-0000	Contributing
776 - 776 WARNER	36	009-0030-037-0000	Contributing
775 - 775 REVERE	37	009-0030-037-0000	Contributing
808 - 808 WARNER	38	009-0030-037-0000	Contributing
809 - 809 REVERE	39	009-0030-037-0000	Contributing
2514 - 2518 MUIR	40	009-0030-037-0000	Contributing
2530 - 2538 MUIR	41	009-0030-037-0000	Contributing
2548 - 2552 MUIR	42	009-0030-037-0000	Contributing
2562 - 2566 MUIR	43	009-0030-037-0000	Contributing
2600 - 2628 KIT CARSON	44	009-0030-038-0000	Contributing
730 - 730 REVERE	45	009-0030-038-0000	Contributing
752 - 752 REVERE	46	009-0030-038-0000	Contributing
776 - 776 REVERE	47	009-0030-038-0000	Contributing
816 - 816 REVERE	48	009-0030-038-0000	Contributing
732 - 742 REVERE	49	009-0030-038-0000	Contributing
701 - 703 MARSH	50	009-0030-038-0000	Contributing
705 - 723 MARSH	51	009-0030-038-0000	Contributing
727 - 731 MARSH	52	009-0030-038-0000	Contributing
768 - 768 MARSH	53	009-0030-038-0000	Contributing
2640 - 2640 MUIR	54	009-0030-038-0000	Contributing
2654 - 2654 RINGGOLD	55	009-0030-038-0000	Contributing
2657 - 2657 MUIR	56	009-0030-038-0000	Contributing
2656 - 2656 MUIR	57	009-0030-038-0000	Contributing
2664 - 2680 RINGGOLD	58	009-0030-038-0000	Contributing
757 - 759 KEMBLE	59	009-0030-038-0000	Contributing
771 - 771 KEMBLE	60	009-0030-038-0000	Contributing
777 - 777 KEMBLE	61	009-0030-038-0000	Contributing
2664 - 2668 MUIR	62	009-0030-038-0000	Contributing
801 - 801 KEMBLE	63	009-0030-038-0000	Contributing
811 - 817 KEMBLE	64	009-0030-038-0000	Contributing
2674 - 2676 MUIR	65	009-0030-038-0000	Contributing
700 - 700 MARSH	66	009-0030-039-0000	Contributing
2665 - 2675 RINGGOLD	67	009-0030-039-0000	Contributing
2630 - 2634 KIT CARSON	68	009-0030-039-0000	Non-Contributing
2677 - 2691 RINGGOLD	69	009-0030-039-0000	Contributing
2636 - 2640 KIT CARSON	70	009-0030-039-0000	Non-Contributing
2693 - 2695 RINGGOLD	71	009-0030-039-0000	Contributing
2682 - 2692 RINGGOLD	72	009-0030-041-0000	Contributing
770 - 770 KEMBLE	73	009-0030-041-0000	Contributing
800 - 800 KEMBLE	74	009-0030-041-0000	Contributing
2678 - 2696 MUIR	75	009-0030-041-0000	Contributing

Exhibit 3 - Historic context, period of significance, character-defining features.

Historic Context: The New Helvetia historic district represents an early interaction between the federal government and local community to eliminate slums and to improve housing available to the urban poor.

The site selected for the development was a vacant tract owned by the Southern Pacific Company located south of Broadway and west of Ninth Street (now Muir Way). By 1935, housing for low income people in Sacramento had been affected by three trends: 1) the expansion of the city to the east and south, sometimes causing a decline in older areas, 2) dramatic growth and development of agriculture; and 3) the large influx of population into California from the Dust Bowl during the Great Depression. Sacramento areas with lower land value; land that was swampy and undesirable for general public use, attracted low income residents and sub-standard housing. Slums developed and had become a health hazard by the early 1940s. All of these circumstances generated a need for low income housing in Sacramento.

The public housing movement was sparked by the passage of the United States Housing Act of 1937. The Act established a permanent low-rent public housing program between the federal government, local communities, and a new federal agency: the United States Housing Authority (USHA), which would administer the program. The USHA required that communities requesting federal assistance must first establish a local Public Housing Authority (PHA) since the USHA was not authorized to directly build or manage public housing.

To address the problem of sub-standard housing in Sacramento neighborhoods, activists in the city formed the Sacramento Citizens Committee on Slum Clearance and Low Cost Housing. In February of 1939 they petitioned the City Council to establish a local housing authority. Support for this action was broad based and led the Council to authorize the establishment of the Sacramento City Housing Authority on July 7, 1939.

In August 1939, the agency submitted an application to the USHA for a \$1.5 million loan to finance the New Helvetia development. USHA approved the project in January 1940.

A Board of Architects was created for the project and its members consisted of a highly regarded group of local architecture firms including: Dean & Dean, Harry Devine, and Starks & Flanders. On May 17, 1940 their preliminary plans for the New Helvetia project were sent to Washington, D.C for review and approval. Construction of New Helvetia was handled by Walter Campbell Construction Co. of Sacramento.

The New Helvetia site plan submitted to USHA for approval featured elements common to other federally-sponsored public housing throughout the country between 1933 and 1949. Common planning layouts included grouping of multi-family, low-scale residential buildings arranged in a pattern according to circulation needs within large open spaces. Modern amenities such as parking areas, service driveways, and individual concrete walkways to apartment units were included.

A rent schedule for the project was published in The Sacramento Bee September 8, 1941. In that article it was noted that the project was experiencing some difficulty in obtaining materials, due to the pre-war build-up. The original Housing Act of 1937 was not funded beyond 1940. The 1940-41 fiscal year Congress increased funding for public and private housing construction through the passage of The National Defense Act also known as Public Law 671, in June 1940. The act authorized the USHA to assist local housing authorities to work with the Navy and War Departments to make "necessary housing available for persons engaged in national defense activities."

New Helvetia was originally intended to assist low income citizens, but was converted to defense housing during World War II. Sacramento was a center for military-industrial activity with McClellan and Mather airfields, and the Army Depot. The project was completed in August 1942 and dedicated on November 27, 1942. The National Defense Act of June 1940, also known as Public Law 671 endured until President Truman ordered the defense housing to revert to low income housing in 1947. Post war New Helvetia was converted back to low income housing which helped support the post war real estate market in Sacramento.

Nathaniel Colley and Non-discrimination in Housing

Nathaniel Sextus Colley was born, raised, and educated in the state of Alabama. He was a graduate of the Tuskegee Institute and the Yale School of Law. After completing law school in 1948 he moved to Sacramento-his wife's hometown. He passed the California State Bar on his first try and opened the first African American law practice in the city. His brilliant legal career began with his fight against a de facto (unwritten) segregation policy for African Americans in the New Helvetia public housing complex. Colley was the first to discover that the Sacramento Housing Authority was isolating African Americans into 16 units (two buildings) merely because of their skin color.

Colley joined the Sacramento Branch of the NAACP and became its legal counsel. He began advising the group to proactively fight segregation in public housing. Colley and other NAACP members soon realized they needed a community-wide effort needed to win. Colley helped create and organize the Sacramento Committee Against Segregation in Public Housing, a collaboration of twenty-five churches, political groups, unions, charities and labor unions. Colley personally recruited organizations to join the Committee.

After multiple attempts to address the public housing segregation practices through talks with City government officials and Housing Authority commissioners, on February 1, 1952 Colley filed a complaint with the Sacramento County Superior Court.

Colley knew that prohibiting the rental of new public housing units would put pressure on the Housing Authority to end segregation not only in new developments, but in New Helvetia as well, and therefore de facto segregation would be eliminated in all of Sacramento's public housing. On April 18, 1952, the court also granted a permanent injunction barring separation in housing.

Nathaniel Colley gained local, regional, and national recognition as one of the leaders in the struggle to end segregation in public housing for African Americans. Expanding on his success and experience in Sacramento, Colley took the segregation fight to other California and western cities that operated public housing, working with branches of the National Association for the Advancement of Colored People (NAACP) in California and other western states.

Colley continued to fight for fair housing for African Americans and in 1954 filed the landmark legal case of Ming vs. Horgan. The lawsuit claimed that a real estate developer who was receiving federal funds for a housing project could not engage in racial discrimination against African Americans, who were qualified, and wanted to purchase a home. The U.S. Supreme Court agreed with Colley and found that these discriminatory practices were illegal for the sale of any housing that used federal funds. This eliminated discrimination against African Americans who were barred from purchasing residential homes in specific areas of a community because of restrictions written into the original deeds.

New Helvetia is the most pertinent remaining location associated with Colley's initial segregation work in public housing in Sacramento beginning in 1951. The two legal offices he successively occupied during this period have been demolished due to downtown redevelopment efforts. In 1951, Colley's law office was located at 421 ½ L Street, according to the City of Sacramento's 1951 Phone Book (there is no 1951 City Directory). The 1952 City Directory lists Colley's law office at the same location. 421 ½ L Street is now a parking lot for the 455 Capitol Mall office building. The 1953-1956 City Directories list Colley's office at 621 P Street, currently the location of the Capitol Towers apartment complex.

Period of Significance: The district's period of significance begins in 1941 and ends in 1952. This period includes the New Helvetia development period of construction, as well as the conversion of the district from low-income housing to defense housing for Sacramento based on National defense legislation. The period also encompasses the reconversion of New Helvetia to low-income housing

after WWII and the end of de facto segregation of public housing in Sacramento County.

Architectural Style: The district represents an example of mid-20th century public housing design that showcases elements of Georgian and Tudor revival architectural styles in a park like setting indicative of the City Beautiful movement.

Character Defining Features:

Feature	Character of Historic District
Use	<p>Historically used for multi-family dwellings for the defense housing project and federal public housing. Presently used for multi-family dwellings for federal public housing and commercial office space.</p> <p>Original design and construct included a clubhouse for social gatherings but has been converted into an Education (Daycare) center.</p>
Mass & Form	<p>Wood framed buildings.</p> <p>Multi-family homes are low scale, one and two story, narrow buildings with linear ground plans.</p> <p>The Clubhouse is low scale, one story and narrow, on an L shaped plan with one large and irregular shaped wing, one smaller wing that is long and narrow.</p>
Cladding	<p>All contributing buildings within the district include brick veneer surfaces over plastered walls.</p>
Roofs	<p>Side gabled roofs with shingles and clipped eaves, shallow roof overhangs.</p>
Entries & Doors	<p>Building doors have been replaced with wood 6 paneled doors. Originally small shed-roofed porch canopies supported by wood posts covered all of the entrances. Some canopies have been replaced with flat roofs. A few units have been fitted with unobtrusive ramped concrete path entries from the sidewalk to near the front doors to accommodate handicapped needs.</p>

Windows	<p>The original multi-paned casement windows were steel framed, painted white, and located both on the facade elevations and on the comers of the ground floor portions. Original windows have been replaced with bronze colored metal sash containing dual pane windows in fixed, sliding, single and double hung styles, and doors have been replaced. and metal-framed windows, both sliding and double hung.</p>
Ornament/Design Features	<p>Visual interest is provided by Randomly added clinker brick across the top of doorways add minor color variations and texture to the brick veneer walls.</p> <p>Emphasis on simplicity of exterior ornamentation illustrates the design priorities of the period of significance: Modern architecture movement and wartime economic constraints. Focus is purely on functionality of building.</p>
Landscape Characteristics	<p>Large focus on open space. Attractive garden-like landscaping: Plantings and open yards without fences, buildings are flanked by lawn and plants.</p>
Streetscape	<p>A 26 acre rectilinear pattern of organized blocks, asphalt paved streets, concrete sidewalks, with pathways separated by lawn and containing trees, bushes and shrubs within a defined landscape accessible from major city streets.</p> <p>The district includes parking areas, service driveways, and individual concrete walkways to home units. Street parking along Muir Way is available.</p>

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 17 *Resource Name or #: (Assigned by recorder) 2014 10th Street.

P1. Other Identifier: Dr. Arthur R Trent's Dentist Office

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Sacramento

*b. USGS 7.5' Quad Sacramento East Date: 1967

c. Address 2014 10th Street City: Sacramento Zip 95818

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

*P3a. Description:

The property located at 2014 10th Street contains a single-story International Style, commercial building with an L Shaped building plan located within Sacramento's South Side neighborhood. The building was constructed with an asymmetrical plan. A flat roof with overhanging eaves over the front (east) and rear (west) and parapets on the south and north elevations. The building has a collection of ribbon of short square steel windows in the walls on the south, west and east elevations and is clad in stucco and concrete masonry unit (CMU) with a concrete foundation. (See Continuation Sheet)

*P3b. Resource Attributes: HP6. 1-3 story commercial building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (view, date, accession #) View facing Northwest, October 15, 2022

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
1965/Original Building Permit

*P7. Owner and Address: Legacy Ventures, LLC., 27369 El Macero Court, El Macero, CA 95618

*P8. Recorded by: Cameron O'Gorman, City of Sacramento: Community Development Department, 300 Richards Boulevard, Third Floor Sacramento, California 95811.

*P9. Date Recorded: November 2022

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: None

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List): _____

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 3 of 17

***P3a. Description (continued):** The primary facade of the building faces east toward 10th Street between T and U Streets. A decorative cement screen covers a large window in the center of the wall on the primary façade. A glass front door in frame of glass windows is located on the south half of the front façade with steps leading to the main entry door. The north side of the building is clad in of CMU blocks. The north elevation has no windows or decorative details. The south elevation facing Tomato Alley has a decorative cement screen that covers half of the elevation and a ramp that leads to a back door to the building. The cement screen is connected to the roof with six narrow posts. The ramp is enclosed by a metal gate and has parallel guard rails. The back of the building faces towards the west and has a rectangular parking lot along Tomato Alley.

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

Significance of Dr. Arthur R. Trent Jr.:



Dr. Arthur R. Trent, 2004.

The commercial building located at 2014 10th Street is most closely associated with the first owner, Dr. Arthur R. Trent Jr., one of the first African American dentists that operated in the city of Sacramento. Dr. Trent worked out of the building from 1965 to 2004 as his primary office. As a dentist, Dr. Trent helped to pioneer Sacramento's African American medical community in a time of heightened racial discrimination and tension in the United States. He actively participated in the National Association for the Advancement of Colored People (NAACP), the California Medical Association, the Medical Care Foundation, and was a member of the Alpha Phi Alpha fraternity.

Dr. Arthur R Trent was born August 2, 1918, in Ontario Canada and lived there until his parents moved to the United States in the city of Los Angeles and became citizens of the United States by 1924. He graduated from the University of California, Los Angeles with an undergraduate chemistry degree in 1945. He received his medical degree from Howard University in Washington, D.C. in 1950. He moved to Sacramento after receiving his medical degree to finish his post graduate studies at Sacramento General Hospital.

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 4 of 17

After WWII, the opportunities for skilled African Americans led to the growth of Sacramento's Black community to more 250,000 during the 1950s. Dr. Trent was part of a wave of Black professionals who moved to Sacramento and established their own practices in the postwar environment. The first African American dentists to operate in the Sacramento area are Dr. Brewer and Dr. Kenneth Johnson in the 1940s; a decade before Dr. Trent moved to Sacramento and eventually opened his own practice at 2014 10th street. The redevelopment of the West End and the demolition of most of the buildings there in the 1950s, had a devastating impact on the businesses and the men and women who operated them. As a diverse, multi-racial neighborhood, the impacts of redevelopment of the West End fell hardest on the area's working and middle-class minority groups. Many buildings housing businesses owned and operated by Black individuals were demolished and the businesses forced to relocate. Luckily for Dr. Trent, he had established his practice just south of the West End in Sacramento's South Side neighborhood and was spared from the destruction of redevelopment.

Like many other Black professionals and business owners at the time, Dr. Trent initially struggled to find anyone willing to rent office space to him. He eventually opened his own medical practice at 1602 8th Street in Downtown Sacramento and became known as a pioneer in the local African American medical community. African American business owners faced discrimination in obtaining property to run a business and were restricted from engaging with certain occupations Sacramento during the 1950s and 60s. Dr. Trent, along with several Black business owners, managed to obtain and operate their businesses despite these obstacles. The Capital Medical Society and local chapter of the National Dental Association recognized Dr. Trent as a trailblazer and role model in his field. He was also an active member of the local chapter of the NAACP, California Medical Association, and Alpha Phi Alpha fraternal club. Dr. Trent was among ten African American medical professionals honored at a luncheon by the Capital Medical Society and the Sacramento chapter of the National Dental Association in 2004. Dr. Trent worked out of his office at 2014 10th Street until he passed away on August 21, 2004, in the city of Sacramento California.

Significance of George Muraki:

The building at 2014 10th Street is also significant as a good example of the work of Sacramento Japanese-American architect George Muraki. Muraki built of number of historically significant buildings in the city of Sacramento. Born in 1918 in the city of Sacramento, George Muraki practiced architectural design in the city for forty years. After graduating from Sacramento High School in 1936, Muraki married Kinuye "Kini" Makishima in 1941. The entry

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 5 of 17

of the United States into WWII led the creation of the Executive Order 9066, which forced Japanese Americans into internment camps for the duration of the war. After Executive Order 9066 was issued, Muraki was fired from his job at the California Department of Employment. Shortly afterwards he and his wife were interned at the Tule Lake Internment Camp. While in the camp, Muraki was a block manager and his wife was secretary to the mess hall supervisor. On February 1, 1943, the United States allowed Nisei, or Japanese Americans born in the United States to join the U.S. military in WWII. George Muraki like many other Nisei volunteered to join in the war effort in the hopes of proving their loyalty to the United States. Muraki graduated from the Army Military Intelligence Service Language School and served in 442nd Infantry Regiment in the Army Military Intelligence Service for the duration of the war. In 1944, he and his wife left Tule Lake and settled in Chicago. After graduating from Chicago Technical College, he moved the family back to Sacramento in 1949. He designed and built his family home in South Land Park in 1955 located at 1620 Potrero Way.

The war also had a profound impact on the cultural landscape and demographics of the city. Over the course of the war more than 7,000 Japanese residents from Sacramento were forced to abandon their homes and businesses and sent to internment camps; only 59 percent returned to the city after the war. While in confinement, many Japanese Americans' homes were taken by the growing African American community in Sacramento during the war.

Muraki was self-employed as an Architect since the 1950s and worked for 40 years designing buildings in the city of Sacramento and the surrounding region. Notable examples of his work include the Centennial United Methodist Church at 5401 Freeport Boulevard in 1957, the Imperial House at 6083 S. Land Park Drive in 1965, and Ouye's Pharmacy at 2130 10th Street in 1959. Muraki ran for City Council in 1965, but withdrew his candidacy because his architectural practice was flourishing. He would run again in 1967 but was not elected. In 1968, he was appointed by the City Council to serve on the Building Appeals Board, and in 1973, he served an important role on the Sacramento City Planning Commission for the next 10 years. In 1983 Muraki lost his re-election for the position on the Sacramento City Planning Commission. Muraki helped to repeal the policy created by the State Personal Board on January 27, 1942, that allowed the California government to dismiss state employees of Japanese ancestry after their internment during WWII. Muraki was a member of the American Institute of Architects and Mason and Shriner. George Muraki passed away on May 21, 1991, battling cancer at the age of 73.

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 6 of 17

Modernism first appeared in the early 20th Century as an architectural movement and philosophy that focused on functionality and abstraction in response to political and social events. Mid-Century Modern is a broad term for a range of Modernist styles such as Commercial Modern and International modern that emerged in the decades following World War II as the nation experienced unprecedented growth in the economy and population. The term Mid-Century Modern was applied to a wide variety of properties, including residences, churches, schools, banks, institutional buildings, recreational buildings, commercial and office buildings, and others. Common elements among Mid-Century Modern buildings included cantilevered roofs, flat or shed roof forms, deep overhanging eaves, canted and large expansive windows, and a variety of incorporated materials including wood, stone, brick, stucco, plastic, metal, and concrete. The building at 2014 10th Street is a classic example of a Mid-Century Modern office building designed by George Murkai during this period.

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 7 of 17

Conclusion:

2014 10th Street is associated with Dr. Arthur R. Trent, who was one of the first African American dentists to operate in the City of Sacramento. After opening his own medical practice became known as a pioneer in the local African American medical community. The Capital Medical Society and local chapter of the National Dental Association recognized Dr. Trent as a trailblazer and role model in his field. He was also an active member of the local chapter of the NAACP, California Medical Association, and Alpha Phi Alpha fraternal club. Dr. Trent was among ten African American medical professionals honored at a luncheon by the Capital Medical Society and the Sacramento chapter of the National Dental Association in 2004. 2014 10th Street appears eligible for listing on the Sacramento Register of Historic and Cultural Resources under city code criteria 17.604.210.A.1.a.ii for its association with Dr. Arthur R. Trent, a person significant in the City's past.

2014 10th Street is an excellent example of George Muraki's work with commercial architecture. George Muraki was a prominent Japanese American architect that served the city of Sacramento Planning Commission for a decade. Muraki was a self-employed as an Architect since the 1950s and worked for 40 years designing buildings in the Sacramento region. He also designed and built several residences in the city of Sacramento including his family home in South Land Park located at 1620 Potrero Way in 1955. George Muraki's design and construction of the building at 2014 10th Street for Dr. Arthur R. Trent appears to justify the building for listing on the Sacramento Register of Historic and Cultural Resources under city code criteria 17.604.210.A.1.a.iii for its architectural design by George Muraki, an important creative individual or master.

The property at 2014 10th Street holds important historic and architectural significance, serving as a noteworthy expression of ethnic history due to its association with the African- and Japanese--American communities. The property served as the office for Dr. Arthur R. Trent's medical practice, one of the first African American dentist in Sacramento, and for its design and construction by the Architect George Muraki. Designation as a City landmark is therefore reasonable, appropriate, and necessary to promote, protect, and further the goals and purposes of the City's historic preservation program.

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 8 of 17



View: Front of building Facing East

CONTINUATION SHEET

Property Name: 2014 10th Street
Page 9 of 17



View: Facing Northeast

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 10 of 17



View: Facing South

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 11 of 17



View: Facing West

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 12 of 17



View: Facing West

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 13 of 17

Bldg. Ins. Form 1 S165 7418-432

Por. of Loc		BUILDING DIVISION — BUILDING INSPECTOR'S REPORT CARD		\$109.50	
3 & 4 Blk. 9th-10th- T-U Streets		TYPE BUILDINGS			
PERMIT NO.	F-145	LOCATION	2014 - 10th Street	A-2	
DATE	Apr 6-65	PURPOSE	Const. new office bldg.		
ZONE		OWNER	Dr. Aurthur Trent 1602-8th Street		
		ARCHT	Geo. Murski 5675-Freepport Blvd.		
		CONTR	A-1 Const. 5608-Rickey Drv. 421-2237		
VAL.	\$36,000.	STORIES		ROOMS	
				APTS.	
				SIZE	
INSP.	DATE	BLDG. TYPE	V-20 hr.	OCCUPANCY GROUP	F-2
FORM	4-16-65	E. Hansen			
JOIST					
FRAME	4-21-65	Larsen			
SHEET		4-21-65 Const			
ROCK		4-21-65 Const			
FINAL	12-17-65	E. Hansen			

DATE	SPECIAL CONDITIONS OF WORK — REMARKS
5-11-65	1st floor
5-12-65	2nd floor
5-13-65	3rd floor
5-14-65	4th floor
5-15-65	5th floor
5-16-65	6th floor
5-17-65	7th floor
5-18-65	8th floor
5-19-65	9th floor
5-20-65	10th floor
5-21-65	11th floor
5-22-65	12th floor
5-23-65	13th floor
5-24-65	14th floor
5-25-65	15th floor
5-26-65	16th floor
5-27-65	17th floor
5-28-65	18th floor
5-29-65	19th floor
5-30-65	20th floor
5-31-65	21st floor
6-1-65	22nd floor
6-2-65	23rd floor
6-3-65	24th floor
6-4-65	25th floor
6-5-65	26th floor
6-6-65	27th floor
6-7-65	28th floor
6-8-65	29th floor
6-9-65	30th floor
6-10-65	31st floor
6-11-65	32nd floor
6-12-65	33rd floor
6-13-65	34th floor
6-14-65	35th floor
6-15-65	36th floor
6-16-65	37th floor
6-17-65	38th floor
6-18-65	39th floor
6-19-65	40th floor
6-20-65	41st floor
6-21-65	42nd floor
6-22-65	43rd floor
6-23-65	44th floor
6-24-65	45th floor
6-25-65	46th floor
6-26-65	47th floor
6-27-65	48th floor
6-28-65	49th floor
6-29-65	50th floor
6-30-65	51st floor
6-31-65	52nd floor
7-1-65	53rd floor
7-2-65	54th floor
7-3-65	55th floor
7-4-65	56th floor
7-5-65	57th floor
7-6-65	58th floor
7-7-65	59th floor
7-8-65	60th floor
7-9-65	61st floor
7-10-65	62nd floor
7-11-65	63rd floor
7-12-65	64th floor
7-13-65	65th floor
7-14-65	66th floor
7-15-65	67th floor
7-16-65	68th floor
7-17-65	69th floor
7-18-65	70th floor
7-19-65	71st floor
7-20-65	72nd floor
7-21-65	73rd floor
7-22-65	74th floor
7-23-65	75th floor
7-24-65	76th floor
7-25-65	77th floor
7-26-65	78th floor
7-27-65	79th floor
7-28-65	80th floor
7-29-65	81st floor
7-30-65	82nd floor
7-31-65	83rd floor
8-1-65	84th floor
8-2-65	85th floor
8-3-65	86th floor
8-4-65	87th floor
8-5-65	88th floor
8-6-65	89th floor
8-7-65	90th floor
8-8-65	91st floor
8-9-65	92nd floor
8-10-65	93rd floor
8-11-65	94th floor
8-12-65	95th floor
8-13-65	96th floor
8-14-65	97th floor
8-15-65	98th floor
8-16-65	99th floor
8-17-65	100th floor
8-18-65	101st floor
8-19-65	102nd floor
8-20-65	103rd floor
8-21-65	104th floor
8-22-65	105th floor
8-23-65	106th floor
8-24-65	107th floor
8-25-65	108th floor
8-26-65	109th floor
8-27-65	110th floor
8-28-65	111th floor
8-29-65	112th floor
8-30-65	113th floor
8-31-65	114th floor
9-1-65	115th floor
9-2-65	116th floor
9-3-65	117th floor
9-4-65	118th floor
9-5-65	119th floor
9-6-65	120th floor
9-7-65	121st floor
9-8-65	122nd floor
9-9-65	123rd floor
9-10-65	124th floor
9-11-65	125th floor
9-12-65	126th floor
9-13-65	127th floor
9-14-65	128th floor
9-15-65	129th floor
9-16-65	130th floor
9-17-65	131st floor
9-18-65	132nd floor
9-19-65	133rd floor
9-20-65	134th floor
9-21-65	135th floor
9-22-65	136th floor
9-23-65	137th floor
9-24-65	138th floor
9-25-65	139th floor
9-26-65	140th floor
9-27-65	141st floor
9-28-65	142nd floor
9-29-65	143rd floor
9-30-65	144th floor
9-31-65	145th floor
10-1-65	146th floor
10-2-65	147th floor
10-3-65	148th floor
10-4-65	149th floor
10-5-65	150th floor
10-6-65	151st floor
10-7-65	152nd floor
10-8-65	153rd floor
10-9-65	154th floor
10-10-65	155th floor
10-11-65	156th floor
10-12-65	157th floor
10-13-65	158th floor
10-14-65	159th floor
10-15-65	160th floor
10-16-65	161st floor
10-17-65	162nd floor
10-18-65	163rd floor
10-19-65	164th floor
10-20-65	165th floor
10-21-65	166th floor
10-22-65	167th floor
10-23-65	168th floor
10-24-65	169th floor
10-25-65	170th floor
10-26-65	171st floor
10-27-65	172nd floor
10-28-65	173rd floor
10-29-65	174th floor
10-30-65	175th floor
10-31-65	176th floor
11-1-65	177th floor
11-2-65	178th floor
11-3-65	179th floor
11-4-65	180th floor
11-5-65	181st floor
11-6-65	182nd floor
11-7-65	183rd floor
11-8-65	184th floor
11-9-65	185th floor
11-10-65	186th floor
11-11-65	187th floor
11-12-65	188th floor
11-13-65	189th floor
11-14-65	190th floor
11-15-65	191st floor
11-16-65	192nd floor
11-17-65	193rd floor
11-18-65	194th floor
11-19-65	195th floor
11-20-65	196th floor
11-21-65	197th floor
11-22-65	198th floor
11-23-65	199th floor
11-24-65	200th floor
11-25-65	201st floor
11-26-65	202nd floor
11-27-65	203rd floor
11-28-65	204th floor
11-29-65	205th floor
11-30-65	206th floor
12-1-65	207th floor
12-2-65	208th floor
12-3-65	209th floor
12-4-65	210th floor
12-5-65	211st floor
12-6-65	212nd floor
12-7-65	213th floor
12-8-65	214th floor
12-9-65	215th floor
12-10-65	216th floor
12-11-65	217th floor
12-12-65	218th floor
12-13-65	219th floor
12-14-65	220th floor
12-15-65	221st floor
12-16-65	222nd floor
12-17-65	223rd floor
12-18-65	224th floor
12-19-65	225th floor
12-20-65	226th floor
12-21-65	227th floor
12-22-65	228th floor
12-23-65	229th floor
12-24-65	230th floor
12-25-65	231st floor
12-26-65	232nd floor
12-27-65	233rd floor
12-28-65	234th floor
12-29-65	235th floor
12-30-65	236th floor
12-31-65	237th floor
1-1-66	238th floor
1-2-66	239th floor
1-3-66	240th floor
1-4-66	241st floor
1-5-66	242nd floor
1-6-66	243rd floor
1-7-66	244th floor
1-8-66	245th floor
1-9-66	246th floor
1-10-66	247th floor
1-11-66	248th floor
1-12-66	249th floor
1-13-66	250th floor
1-14-66	251st floor
1-15-66	252nd floor
1-16-66	253rd floor
1-17-66	254th floor
1-18-66	255th floor
1-19-66	256th floor
1-20-66	257th floor
1-21-66	258th floor
1-22-66	259th floor
1-23-66	260th floor
1-24-66	261st floor
1-25-66	262nd floor
1-26-66	263rd floor
1-27-66	264th floor
1-28-66	265th floor
1-29-66	266th floor
1-30-66	267th floor
1-31-66	268th floor
2-1-66	269th floor
2-2-66	270th floor
2-3-66	271st floor
2-4-66	272nd floor
2-5-66	273rd floor
2-6-66	274th floor
2-7-66	275th floor
2-8-66	276th floor
2-9-66	277th floor
2-10-66	278th floor
2-11-66	279th floor
2-12-66	280th floor
2-13-66	281st floor
2-14-66	282nd floor
2-15-66	283rd floor
2-16-66	284th floor
2-17-66	285th floor
2-18-66	286th floor
2-19-66	287th floor
2-20-66	288th floor
2-21-66	289th floor
2-22-66	290th floor
2-23-66	291st floor
2-24-66	292nd floor
2-25-66	293rd floor
2-26-66	294th floor
2-27-66	295th floor
2-28-66	296th floor
2-29-66	297th floor
2-30-66	298th floor
2-31-66	299th floor
3-1-66	300th floor
3-2-66	301st floor
3-3-66	302nd floor
3-4-66	303rd floor
3-5-66	304th floor
3-6-66	305th floor
3-7-66	306th floor
3-8-66	307th floor
3-9-66	308th floor
3-10-66	309th floor
3-11-66	310th floor
3-12-66	311st floor
3-13-66	312nd floor
3-14-66	313th floor
3-15-66	314th floor
3-16-66	315th floor
3-17-66	316th floor
3-18-66	317th floor
3-19-66	318th floor
3-20-66	319th floor
3-21-66	320th floor
3-22-66	321st floor
3-23-66	322nd floor
3-24-66	323rd floor
3-25-66	324th floor
3-26-66	325th floor
3-27-66	326th floor
3-28-66	327th floor
3-29-66	328th floor
3-30-66	329th floor
3-31-66	330th floor
4-1-66	331st floor
4-2-66	332nd floor
4-3-66	333rd floor
4-4-66	334th floor
4-5-66	335th floor
4-6-66	336th floor
4-7-66	337th floor
4-8-66	338th floor
4-9-66	339th floor
4-10-66	340th floor
4-11-66	341st floor
4-12-66	342nd floor
4-13-66	343rd floor
4-14-66	344th floor
4-15-66	345th floor
4-16-66	346th floor
4-17-66	347th floor
4-18-66	348th floor
4-19-66	349th floor
4-20-66	350th floor
4-21-66	351st floor
4-22-66	352nd floor
4-23-66	353rd floor
4-24-66	354th floor
4-25-66	355th floor
4-26-66	356th floor
4-27-66	357th floor
4-28-66	358th floor
4-29-66	359th floor
4-30-66	360th floor
4-31-66	361st floor
5-1-66	362nd floor
5-2-66	363rd floor
5-3-66	364th floor
5-4-66	365th floor
5-5-66	366th floor
5-6-66	367th floor
5-7-66	368th floor
5-8-66	369th floor
5-9-66	370th floor
5-10-66	371st floor
5-11-66	372nd floor
5-12-66	373rd floor
5-13-66	374th floor
5-14-66	375th floor
5-15-66	376th floor
5-16-66	377th floor
5-17-66	378th floor
5-18-66	379th floor
5-19-66	380th floor
5-20-66	381st floor
5-21-66	382nd floor
5-22-66	383rd floor
5-23-66	384th floor
5-24-66	385th floor
5-25-66	386th floor
5-26-66	387th floor
5-27-66	388th floor
5-28-66	389th floor
5-29-66	390th floor
5-30-66	391st floor
5-31-66	392nd floor
6-1-66	393rd floor
6-2-66	394th floor
6-3-66	395th floor
6-4-66	396th floor
6-5-66	397th floor
6-6-66	398th floor
6-7-66	399th floor
6-8-66	400th floor
6-9-66	401st floor
6-10-66	402nd floor
6-11-66	403rd floor
6-12-66	404th floor
6-13-66	405th floor
6-14-66	406th floor
6-15-66	407th floor
6-16-66	408th floor
6-17-66	409th floor
6-18-66	410th floor
6-19-66	411st floor
6-20-66	412nd floor
6-21-66	413th floor
6-22-66	414th floor
6-23-66	415th floor
6-24-66	416th floor
6-25-66	417th floor
6-26-66	418th floor
6-27-66	419th floor
6-28-66	420th floor
6-29-66	421st floor
6-30-66	422nd floor
6-31-66	423rd floor
7-1-66	424th floor
7-2-66	425th floor
7-3-66	426th floor
7-4-66	427th floor
7-5-66	428th floor
7-6-66	429th floor
7-7-66	430th floor
7-8-66	431st floor
7-9-66	432nd floor
7-10-66	433rd floor
7-11-66	434th floor
7-12-66	435th floor
7-13-66	436th floor
7-14-66	437th floor
7-15-66	438th floor
7-16-66	439th floor
7-17-66	440th floor
7-18-66	441st floor
7-19-66	442nd floor

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 14 of 17

Dr. Arthur Trent, dedicated physician

By Walter Yost
BEE STAFF WRITER

As one of the pioneers of Sacramento's African American medical community, Dr. Arthur R. Trent Jr. had an intense loyalty to his patients.

"He never stopped practicing. He was still seeing a few patients right up to end," said Dr. George Stewart, a retired dentist and one of Dr. Trent's longtime friends.

Dr. Trent, a general practitioner who worked out of an office in downtown Sacramento, died Aug. 21 at age 86.

Earlier this year, he was among 10 African American medical professionals honored at a luncheon by the Capital Medical Society and the Sacramento chapter of the National Dental Association. The event titled "Honoring Our Elders" saluted the men as trailblazers and role models.

Dr. Trent was born in Toronto, Canada. His father was a musician, and the family moved back and forth between Detroit and Canada.

He attended the University of California, Los Angeles, for undergraduate school and got his medical degree from Howard Uni-

versity in Washington, D.C. He moved to Sacramento in 1950 to finish his postgraduate studies and completed his residency at Sacramento General Hospital.

Pauline Berry, Dr. Trent's only surviving sibling, said her brother always wanted to be a doctor. He had been a chemist before pursuing his career as a physician.

Even though he was one of the first African American doctors in Sacramento, Berry said, her brother didn't dwell on the de facto segregation of that era.

"People were people to us. He wasn't the type of person to complain," she said.

But Dr. Stewart remembers the difficulty African Americans had renting office space in Sacramento during the 1950s.

"I had to buy an office. Nobody would rent to us," Stewart said.

Berry, who lives in Arizona, said her brother moved to Sacramento because it was "a clean, quiet city. He enjoyed it."

Dr. Trent was an active member of the National Association for the Advancement of Colored People, the California Medical Association and Alpha Phi Alpha fra-

OBITUARY

Arthur R. Trent Jr.

Born: Aug. 2, 1918

Died: Aug. 21, 2004

Remembered

for: Being among the first African American doctors in Sacramento and contributor to many philanthropic organizations.

Survived by: Wife, Catherine "Kitty" Trent; sister, Pauline T. Berry of Arizona.

Memorial services: 11 a.m. Wednesday at Holy Spirit Catholic Church, 3159 Land Park Drive, Sacramento.

Remembrances: In lieu of flowers, donations can be made to either the American Cancer Society or the Alzheimer's Foundation of America.



ternity. "He was also very charitable with things he believed in," Stewart said. "He gave without any fanfare."

Dr. Trent is survived by his wife of 52 years, Catherine Banks Trent.

□ □ □

The Bee's Walter Yost can be reached at (916) 608-7449 or wyost@sacbee.com.

The Sacramento Bee Obituary: 2004

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 15 of 17

MURAKI, GEORGE

In Sacramento, May 21, 1991. Loving father of Linda and Gordon Muraki; Jayne Muraki-Rasmussen and Holly Fong, all of Sacramento. Loved brother of Tom and Sam Muraki, Dorothy Tsumura, Ruth Shimizu, all of Sacramento, and Florence Itaya of Stockton. Devoted grandfather of Jason and Ryan Fong, Kiri Rasmussen and Joshua Muraki, all of Sacramento. A native of Sacramento, aged 73 years. Private family services will be held. Remembrances may be made to Mercy Foundation/Hospice, 2710 Gateway Oaks dr, suite #300-N, Sacramento, CA 95833. Arrangements by SOUTH EAST LAWN MORTUARY, Elk Grove.

The Sacramento Bee Obituary: 1991

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 16 of 17

B12. References

Ancestry.com. *California, U.S., Occupational Licenses, Registers, and Directories, 1876-1969*. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

Ancestry.com. *U.S., City Directories, 1822-1995*. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

Ancestry.com. *U.S., Japanese Americans Relocated During World War II, 1942-1946*. Lehi, UT, USA: Ancestry.com Operations, Inc., 2005.

Ancestry.com. *U.S., World War II Army Enlistment Records, 1938-1946*. Provo, UT, USA: Ancestry.com Operations, Inc., 2005.

Ancestry.com. *U.S., World War II Draft Cards Young Men, 1940-1947*. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

Ancestry.com. *1930-1950 United States Federal Census*. Provo, UT, USA: Ancestry.com Operations Inc, 2002.

GEI Consultants. (2018). *Mid-Century Modern Context Statement and Survey Results*, City of Sacramento.

Fisher, Damany M. *Sacramento African American Experience History Project Historic Context Statement*. PAGE & TURNBULL: September 30, 2022.

Haines and R.L. Polk & Co. *Sacramento City Directories 1968-2005*. *Sacramento Public Library*.

Sacramento Bee (Sacramento, California), 1950-2004: 10. *Readex: America's Historical Newspapers*.

Sacramento City Building Permits.

Sacramento Historic District Plans Section 1: Sacramento's Historic Context and Standards & Criteria City-Wide Historic Context.

Sacramento Historic District Plans Section 2: Individual Historic District Plans South Side Historic District Plan.

"*U.S., School Yearbooks, 1880-2012*"; School Name: *University of California, Los Angeles*; Year: 1945.

White, Lynell Hanzel. *Civil Rights Activists and California Politicians Challenge Housing Discrimination in Sacramento, 1950-1966*, 2016.

CONTINUATION SHEET

Property Name: 2014 10th Street

Page 17 of 17

Wildie, Kevin. *Sacramento's Historic Japantown: Legacy of a Lost Neighborhood*. Charleston SC: The Historic Press, 2013.

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 21

*Resource Name or # Leon Residence

P1. Other Identifier:

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

*a. County Sacramento

*b. USGS 7.5' Quad Sacramento West Date 2022 T 08N; R 04E; SW¼ of the SW¼ of Sec 26; M.D.B.M.

c. Address 6390 South Land Park Drive City Sacramento Zip 95835

e. Other Locational Data: Assessor Parcel Number: 02402970020000

***P3a. Description:**

The 0.24-acre parcel at 6390 South Land Park Drive consists of a 2618 square-foot, two-story, Mid-Century Modern/ Contemporary style residence, with an attached two-car garage, a metal framed glass wall family room addition, and a detached shed structure in the back yard along the north side of the property line. The residence has wood-frame construction on a concrete slab, with irregular massing that combines a semi-enclosed, u-shaped courtyard entry with a compound ground plan. The residence features low, broad flat roofs with wide overhanging, fully enclosed eaves (**Photograph 1**). One section of the roof, above the semi-enclosed entry courtyard, features open, exposed wooden rafters. The roof of the residence is clad in layers of built-up bitumen. The residence is clad in two types of wall materials. The majority of the residence features patterned wood siding, which combines smooth finish plywood siding with decorative trim boards to create a panelized look. The northeast side of the front façade features a concrete masonry veneer with a contemporary pattern. The horizontal rows alternate between all stretchers on one, and a varied pattern of stretchers and paired headers on the next. Headers have a consistent pattern of one recessed, one protruding (**Photograph 2**). (See Continuation Sheet)

*P3b. Resource Attributes: HP2—Single family residence

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) **Photograph 1**. Southeast Corner, Looking Northwest

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

☒ Historic ☐ Prehistoric ☐ Both
1963, Sacramento County Assessor

***P7. Owner and Address:**

John M Lewis

***P8. Recorded by:** Beatrice Cook,
California State University, Sacramento,
Department of History,
6000 J Street, Sacramento, CA 95819

***P9. Date Recorded:** April 28, 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

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

DPR 523A (1/95)

*Required Information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 21

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Leon Residence

B1. Historic Name: 6390 South Land Park Drive
B2. Common Name: 6390 South Land Park Drive
B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Mid-Century Modern - Contemporary

*B6. Construction History: Construction was completed in 1963, Family room addition completed in 1967.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

*B8. Related Features: _____

B9. Architect: James C. Dodd b. Builder:

*B10. Significance: Theme Association with significant person(s), architectural style, and work of a master. Area South Land Park Hills

Period of Significance 1963-2001 Criterion II; 1963 Criterion IV Property Type Residential Applicable Criteria Sacramento Register of Historic and Cultural Resources Criteria II and IV.

The property located at 6390 South Land Park Drive in Sacramento, California, is eligible for listing on the Sacramento Register of Historic and Cultural Resources Criteria II and IV. Criterion II recognizes properties that are associated with significant people who have made a noteworthy contribution to the community, state, or nation's social, cultural, economic, or political history. The property is eligible under this criterion because of its association with the individuals Wilmer and Edwina Leon, who were highly respected members of the African American community in Sacramento. Both Wilmer and Edwina were individually involved in various civic societies and organizations promoting the fair treatment of African American residents. Criterion IV recognizes properties that embody the unique features of a particular style, era, or building method, represent the exceptional craftsmanship of a master, demonstrate exceptional artistic values, or represent a significant and distinct entity, even if their individual components may lack distinctiveness. It is noteworthy for its association with the craftsmanship of James C. Dodd, a renowned local African-American architect. The property retains a high level of integrity in terms of location, design, setting, materials, workmanship, feeling, and association. Its historic context is well-preserved, and its significance is intertwined with its association with the African American community and the notable contributions of the Leons and James C. Dodd. The property maintains its original appearance from the associated period of significance and retains its feeling of privacy. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

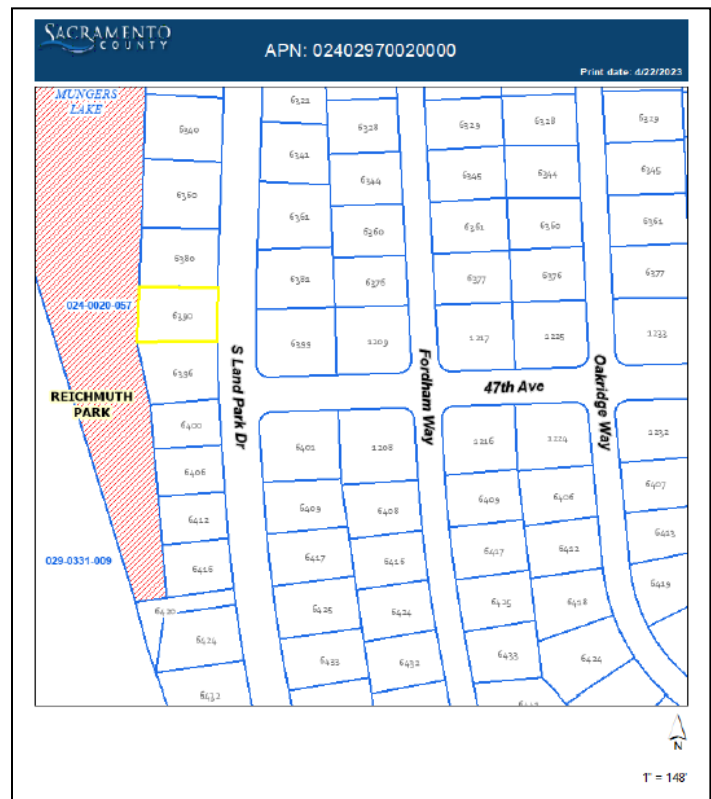
(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Beatrice Cook and Ella Cross

*Date of Evaluation: April 28, 2023

(This space reserved for official comments.)



P3a. Description (continued):

The first floor of the front façade (east facing) is mostly obscured by wood fencing with thin vertical boards, and plant cover, excepting the garage on the south east corner of the residence which is fully visible (**Photograph 3**). The fence features a wrought iron screen door with a geometric pattern that leads to the semi-enclosed courtyard. The entrance to the residence is obscured by the fence and the screen door, when closed. When open, the courtyard beyond is partially visible, showing the walkway, the foliage-surrounded water feature, which is crossed by a bridge with a wooden railing that leads to the front door (**Photograph 4**). Visible on the east facing wall beyond the courtyard is a panelized trio of vinyl framed windows. The wall is clad above and below with smooth finish plywood and decorative trim boards, completing the panelized look. This same pattern is repeated on the northeast wing, on the front façade, where a window can be seen, though partially obscured behind the fence. The vinyl framed sliding window is again flanked by smooth finish plywood and decorative trim board cladding above, and presumably below. The northeast wing front facing wing of the residence features a raised ceiling section protruding upwards, with clerestory windows separated by mullions, wrapping around all four sides; three on the south and north facing sides, and four on the east and west facing sides. Rising from the elevated section is a low profile, concrete masonry clad, metal hooded chimney (**Photograph 5**). The façade of the second floor features a ribbon of four vinyl framed sliding windows, which are partially obscured by a wooden vertical slat, exterior window screen.

The south facing wall features two vinyl framed sliding windows on the first floor, along the side of the garage. On the second floor, the south facing wall features a single vinyl framed sliding window near the rear of the residence (**Photograph 1**). The north facing wall features an outward swinging wrought iron screen door that covers a vinyl frame sliding glass door, located at the front of the residence, leading to a side yard. Further down the north facing wall is a three pane, vinyl framed sliding glass door, partially covered by an outward swinging wrought iron screen door. The roofline above the north facing wall features a vertical post and metal guard rail. The north facing wall of the second floor features a single vinyl frame sliding window near the rear of the residence. The rear wall, (west facing) is not visible from the street, though records show the presence of a metal framed, glass wall, family room addition. To the north of the residence, a stand-alone shed is located along the north fence line and features a slant shed style roof, clad in composite roofing shingles, and clad in vertical wooden board siding (**Photograph 6**).

B10. Significance (continued):

Historic Context

Neighborhood Development

The property located at 6390 South Land Park Drive is located within the South Land Park Hills subdivision of Sacramento, California. Before residences in the development were built, the area was largely rural and undeveloped. In the 1930s and 1940s, as Sacramento began to grow and expand, the area around South Land Park Hills began to see more development, and in the late 1940s and early 1950s, developers began to purchase tracts of land in the area and started to build residences, with South Land Park Hills being one of several subdivisions that were developed during this time.

Visionary homebuilder Joseph Eichler decided to expand his operations beyond the San Francisco Bay Area, introducing his distinctive modern home designs to The South Land Park Hills subdivision in 1955. Unfortunately, Eichler homes faced challenges in finding acceptance, as Sacramentans were unaccustomed to the bold features of houses with extensive glass and flat roofs. The initial project concluded with approximately 60 homes built, falling short of Eichler Street's vicinity, which curiously lacks any Eichler homes. This withdrawal from the market was due to the limited appeal and unfamiliarity with Eichler's distinct designs in Sacramento. Eichler's decision to withdraw from the development resulted in numerous vacant parcels left behind, including the parcel at 6390 South Land Park Drive.

South Land Park Hills was a primarily white neighborhood during its initial phase of development, and discriminatory practices preventing people of color from purchasing homes or living in the area were common. In some cases, black families who were unable to buy homes because of discriminatory practices would enlist the help of white friends or acquaintances to purchase homes or lots on their behalf. The use of white proxies to buy homes or lots for black families was one way that black families sought to overcome the barriers to homeownership and access to resources that they faced during this time. While this practice was not illegal, it was often met with hostility and suspicion from white residents who saw it as a threat to their community. Discriminatory practices led to three months of protests in South Land Park Hills after it came to light that Aerojet physicist Arthur Lyman, an African American resident of Sacramento, was denied the purchase of a residence in the neighborhood after his race was discovered.

B10. Significance (continued):

Records indicate that the parcel located at 6390 South Land Park Drive was initially purchased by Anthony Van Walferen, a white resident of Sacramento, in April of 1959. Six months later the Deed of Trust was transferred to Wilmer and Edwina Leon, prominent African American residents of Sacramento. Records are not clear on the nature of this agreement. However, it appears similar to many other local purchases using a white proxy to bypass discriminatory real estate practices. The Leon family began construction on a custom residence, designed by locally renowned African American architect James C. Dodd in early 1962. Records indicate that construction of the residence was completed in February of 1963.

Wilmer Joseph Leon Jr.

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 21

*Recorded by Beatrice Cook and Ella Cross *Date April 28, 2023

*Resource Name or # (Assigned by recorder) Leon Residence
☒ Continuation ☐ Update

Wilmer Joseph Leon Jr., born in 1920 in Donaldsonville, Louisiana, was a prominent figure in the African American community in Sacramento, California. After serving in the United States Army during World War II, he pursued higher education and obtained a Bachelor's degree from Southern University in 1949, utilizing his G.I. Bill benefits. While studying at Southern University, Wilmer met Edwina Therrell Devore, a resident of New Orleans. The two married and moved to Alameda County, California. Wilmer attended the University of California at Berkeley, where he earned a Master's Degree in Sociology in 1954.

Wilmer had a distinguished career marked by his dedication to public service and advocacy. He began his tenure with the California Department of Corrections, where he served for 12 years, initially as a Parole Officer and later as the Assistant District Parole Supervisor. In 1966, Wilmer's commitment to equality and fairness led to his appointment as the first director of the Sacramento regional office of the State Fair Employment Practices Commission. Recognized for his exceptional qualities and expertise, he was nominated for a draft board post in 1968.

Wilmer actively participated in various organizations that aimed to promote social justice and equal opportunities. He was a valued member of the National Association for the Advancement of Colored People (NAACP), Urban League, Catholic Youth Organization, and the Sacramento Committee for Fair Housing. In addition to his advocacy work, Wilmer shared his knowledge and expertise as a Criminal Justice Lecturer at California State University, Sacramento. His passion for education and the pursuit of justice extended to co-authoring the textbook "American Minorities: The Justice Issue." Throughout his career and community involvement, Wilmer Joseph Leon Jr. exemplified his unwavering dedication to creating a fair and inclusive society. Wilmer passed away on December 15, 2011.

Edwina Therrell Leon

Edwina Therrell Devore Leon, born in 1924 in New Orleans, was an equally esteemed figure within the African American community in Sacramento, California. Edwina was inspired by her upbringing in New Orleans to dedicate her life to helping others. Her personal experiences and the vibrant culture of her hometown instilled in her a strong sense of compassion and a drive to make a positive impact on people's lives. This profound inspiration influenced her career in social work and fueled her commitment to advocating for social justice, providing support to those in need, and empowering marginalized communities. She attended Southern University, where she obtained her Bachelor's degree, and later earned her Ph.D. in Social Work from the University of Chicago.

Edwina began her professional endeavors as the assistant director of Catholic Social Services in Sacramento, providing crucial support to individuals and families in need. She actively engaged with the Negro Women's Civic Improvement Club (NWCIC), eventually becoming the President. In 1958, she, along with fifteen other local alumni, founded Sacramento's first chapter of the Alpha Kappa Alpha sorority, the Eta Gamma Omega Chapter of the exclusively African American sorority. In 1964, Edwina was offered the opportunity to help establish California State University, Sacramento's Social Work department, where she became the first and only African American professor in the program at the time.

B10. Significance (continued):

After her retirement from the university in 1982, Edwina founded and directed Visions Unlimited, a network of outpatient mental health facilities primarily serving minority and low-income communities in the local area. Her commitment to fostering mental well-being and providing accessible care made a profound impact on those she served. In recognition of her remarkable contributions to the community, Edwina was listed as one of "Sacramento's 100 Most Influential Blacks" by *The Observer*, a local African American newspaper, in 1984. She was named an "outstanding woman" in 1996 by the YWCA for her work in children's services. Edwina retired from Visions in 2001, the same year she received special recognition from the Sacramento City Council for her contributions to the community. Edwina passed away on March 22, 2009.

James C. Dodd

James C. Dodd Sr. designed the residence at 6390 South Land Park Drive for Wilmer and Edwina, with their input. The property is one of only a few documented single-family residential properties that Dodd designed. Dodd was a notable African-American architect in Sacramento, California, who gained local significance for his contributions to Mid-Century Modern architecture. Dodd was born in Texas in 1923 and served as an Army lieutenant in World War II. After the war, Dodd used the G.I. Bill to study architecture at the University of California, Berkeley and later became a draftsman for the State Division of Architecture. He left his position as a draftsman and joined the architectural firm of Barovetto & Thomas, one of the oldest and continuing Architecture firms in Sacramento. Dodd's architectural work is prominent throughout Sacramento and Northern California.

Dodd designed churches, educational facilities, and private and public buildings throughout the city. He was also one of the first licensed African-American architects in Sacramento. One of his most notable works is the Shiloh Baptist Church, which is listed as a landmark on the California Register of Historical Resources and the National Register of Historic Places. Dodd was also involved in affordable housing projects throughout Northern California, Nevada, Utah, and Mississippi during his nearly 40-year career. During the 1970s and 1980s, Dodd's architectural career extended into the social realm of developing affordable housing projects in Northern California. He collaborated with the Rural Communities Housing Development Corporation (RCHDC) in Ukiah, California, to design low-income housing in Mendocino County and Lake County.

Dodd was also involved in politics and education. He served on the Board of Directors in the local chapter of the American Institute of Architects (AIA), and later as statewide director of the California Council of the American Institute of Architects (CCAIA) Board of Directors, and at the national level as a Regional Director on the AIA Board. Dodd held a seat on the City Board of Education in 1966 and was later appointed to the Board of Governors of the California Community Colleges by Governor Ronald Reagan. He also served as a member of the Coordinating Council on Higher Education. Dodd passed away on February 9, 2018. He was an active and well-respected member of the community, as well as the recipient of numerous awards. Dodd's contributions to the field of architecture and affordable housing have left a lasting impact on Sacramento and Northern California.

Page 5 of 21

*Recorded by Beatrice Cook and Ella Cross *Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Mid-Century Modern

South Land Park Hills is home to a number of Mid-Century Modern homes, including the residence at 6390 South Land Park Drive. "Mid-Century Modern" describes an architectural style popular period during the decades following World War II and lasted until the 1970s. During this period, the nation experienced unprecedented growth in the economy and population, which resulted in the mass production of building types in the style across the nation, including Sacramento. The Mid-Century Modern style was applied to a wide variety of properties, including residences, churches, schools, banks, institutional buildings, recreational buildings, commercial and office buildings, and others.

Mid-Century Modern architectural style was particularly popular in California. California's post-war economic prosperity, booming population, and forward-thinking mindset made it an ideal environment for the embrace of innovative architectural styles. California's climate and natural surroundings also lent themselves well to the Mid-Century Modern aesthetic. The abundance of sunlight and mild weather allowed for the incorporation of large windows, open floor plans, and seamless transitions between indoor and outdoor areas. Notably, the Mid-Century Modern movement saw the emergence of visionary developers such as Joseph Eichler, who made significant contributions to the architectural landscape. Eichler's developments, including those in Northern California, showcased the distinctive characteristics of Mid-Century Modern design, becoming highly sought-after examples of the style. These neighborhoods, with their forward-thinking designs and sense of community, continue to be celebrated for their enduring influence on modern architecture.

B10. Significance (continued):

The style is characterized by clean, often rectilinear lines, simple shapes, and minimal ornamentation. Buildings in this style often feature large windows or window walls and open floor plans that maximize natural light and create a sense of flow between indoor and outdoor spaces. Mid-century modern architecture often incorporated new materials and construction techniques, including steel, concrete, glass, and plastic, which were used in innovative ways. Natural building materials were also often incorporated, including wooden elements, stone, and plywood panels, in an attempt to create a sense of harmony with the building and its surroundings. Other common elements among Mid-Century Modern buildings include low-pitched roofs, cantilevered roofs, and flat or shed roof forms, often with deep overhanging eaves. In residential forms, entrances are often obscured from view, behind masonry or wooden privacy walls, or by the unique placement of the doorway.

Asian architecture was one of the many sources of inspiration for mid-century modern architecture. Architects and designers of the time were interested in the simplicity and elegance of traditional Japanese architecture, particularly the use of natural materials and the integration of indoor and outdoor spaces. This influence can be seen in the use of wood and stone in many mid-century modern buildings, as well as in the incorporation of Japanese-style gardens and other outdoor features. Mid-century modern designers also drew inspiration from other global design trends, including Scandinavian design, which emphasized simplicity and functionality, and the International Style, which emphasized the use of modern materials such as glass and steel. Overall, mid-century modern architecture represents a unique and innovative period in American design history, characterized by a desire to create functional, affordable, and visually appealing buildings that integrate with the surrounding environment.

Evaluation

The property at 6390 South Land Park Drive does not appear to be eligible for inclusion on the Sacramento Register of Historic and Cultural Resources under Criteria I, III, V or VI.

The property is eligible for inclusion on the Sacramento Register of Historic and Cultural Resources under Criterion II, which requires that the property be associated with significant individuals who have made a significant contribution to the cultural, social, economic, or political history of the community, state, or nation. The property is eligible for its association with the individuals Wilmer Leon and Edwina Leon, both well-respected members of the African American community in Sacramento. The Leons were individually active in many civic societies and organizations that sought to promote the fair treatment of African American residents in Sacramento and across the state. Wilmer Leon championed civil rights issues through his work with the local chapter of the National Association for the Advancement of Colored People (NAACP), his appointment as the first director of the Sacramento regional office of the State Fair Employment Practices Commission, and his teaching and writing about criminal justice at California State University, Sacramento. Edwina Leon was equally active in the local community, working with the Negro Women's Civic Improvement Club (NWCIC), founding Sacramento's first chapter of the Alpha Kappa Alpha sorority, and helping to establish California State University, Sacramento's Social Work department, where she became the first and only African American professor in the program at the time. Until her retirement, Edwina taught and published works, after which she founded and directed Visions Unlimited, a group of outpatient mental health facilities primarily serving minority and low-income communities in the local area. Edwina was also named one of "Sacramento's 100 Most Influential Blacks", according to *The Observer* in 1984.

The property also meets the eligibility for Criterion IV, which deems a property eligible for listing if it represents the exceptional craftsmanship of a master. The property is eligible for its association with the craftsmanship of renowned local African-American architect James C. Dodd. Dodd was a prominent figure in Sacramento's African American community and an accomplished architect who left who made significant contributions to the field of architecture in the region. The property is one of only a few documented single-family residential properties that Dodd designed, making it an important representation of his work in this typology. Dodd's work is notable for its clean lines, efficient use of space, and incorporation of outdoor living spaces. He designed churches, educational facilities, and private and public buildings throughout the city, including one of his most notable works, the Shiloh Baptist Church, which is listed on the Sacramento Register of Historic and Cultural Resources. The involvement of Dodd in the design of the residence at 6390 South Land Park Drive adds to its significance under Criterion IV.

B10. Significance (continued):

The property at 6390 South Land Park Drive retains a high level of integrity in terms of location, design, setting, materials, workmanship, feeling, and association. Its location within the South Land Park Hills subdivision of Sacramento has remained unchanged since its construction in 1964, and the property's feeling and relationship with its surroundings are intact. The property's hidden courtyard entry and Mid-Century Modern-Contemporary architectural style contribute to its historic context and retain its original form. The design, materials, and workmanship, including the use of patterned wood siding and concrete masonry veneer, are also original. The property's significance is intertwined with its association with the African American community and the notable contributions of the Leons and James C. Dodd. It maintains its original appearance from the associated period of significance. The property also retains its feeling of privacy, tranquility, and connection to the outdoors, exemplified by its semi-enclosed courtyard and indoor-outdoor living space. Overall, the property retains a high level of integrity and continues to embody the qualities that contribute to its significance under the National Register of Historic Places criteria.

Conclusion

In summary, the property at 6390 South Land Park Drive meets the eligibility criteria for listing on the Sacramento Register of Historic and Cultural Resources under Criteria II and IV. It is associated with significant individuals, Wilmer and Edwina Leon, who made notable contributions to the cultural, social, economic, and political history of the community. The property also embodies the unique features and craftsmanship of renowned local African-American architect James C. Dodd, adding to its significance. The property retains a remarkable level of integrity in terms of its location, design, materials, and association, preserving its original appearance and maintaining a strong connection to its designated period of significance. The years from 1963 to 2001 encompass the Leons' residency at the property, during which they made noteworthy contributions to the community. Additionally, the property showcases Dodd's architectural style and craftsmanship, with its period of significance centered around its construction year of 1963. The property's historical and architectural significance, combined with its well-preserved appearance and connection to its period of significance, make it a compelling candidate for listing on the Sacramento Register of Historic and Cultural Resources.

B12. References (continued):

"6390 S Land Park Dr, Sacramento, CA 95831 - Google Maps." Google Maps.

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

Primary # _____
HRI # _____
Trinomial _____

Page 7 of 21

***Recorded by** Beatrice Cook and Ella Cross ***Date** April 28, 2023

***Resource Name or #** (Assigned by recorder) Leon Residence
☒ Continuation ☐ Update

<https://www.google.com/maps/place/6390+S+Land+Park+Dr,+Sacramento,+CA+95831/@38.5107497,121.5261971,15z/data=!3m1!4m6!3m5!1s0x809ad1e7bf491d8f:0xc6701a771e6eb9c0!8m2!3d38.5107334!4d-121.5159188!16s%2Fg%2F11c28tmnmf>

"ANTHONY VAN WOLFEREN OBITUARY." Legacy.com. January 4, 2014. *Sacramento Bee*. <https://www.legacy.com/us/obituaries/sacbee/name/anthony-van-wolferen-obituary?id=11209473>.

Barrow, Genoa. "Gone, but Not Forgotten." *The Observer* (Sacramento, California), December 24, 2009

"Beyond the Built Environment- James C. Dodd Biography". 2023. <https://www.beyondthebuilt.com/james-c-dodd>

Bridge, N. Architecture 101: From Frank Gehry to Ziggurats, an Essential Guide to Building Styles and Materials. Adams Media, 2015.
<https://books.google.com/books?id=8G4kDwAAQBAJ>.

Burzon, Julia K. 2022. Welcome Home 3 (James C. Dodd Architect Sacramento, CA). <https://www.hmvcgallery.com/product/welcome-home-3-james-c-dodd-architect-sacramento-ca/>.

California State University, Sacramento. 2007. "Emeriti and Emeritae Faculty Listing: Edwina Leon (1964), Professor of Social Work Emeritus (1983)."

Camayd, Laura, Certified Local Government Program Specialist, and Sarah Blankenship, Texas Main Street Program Project Design Assistant. "Identifying Mid-Century Residential Architecture." Texas Historical Commission.
<https://www.thc.texas.gov/public/upload/publications/Mid-Century-Resources.pdf>

Colley, Nathaniel S. Personal Letter Addressed to Wilmer Leon. Sacramento, April 23, 1969, Center for Sacramento History Nathan Colley Collection

CSUS Retirees Association. 2009. "In Memoriam Archive for the Year 2009 (Edwina Leon)." https://www.csus.edu/org/retirees/in_memory/2009_mem.html.

Davila, Robert. "Social worker spent her life teaching and aiding poor, elderly." *Sacramento Bee*, The (CA), March 26, 2009: B4. NewsBank: Access World News – Historical and Current. <https://infoweb-newsbank-com.proxy.lib.csus.edu/apps/news>

"EDWINA LEON OBITUARY." Legacy.com. March 26, 2009, *Sacramento Bee*. <https://www.legacy.com/us/obituaries/sacbee/name/edwina-leon-obituary?id=12659850>.

Fisher, Damany Morris. "Far from Utopia: Race, Housing, and the Fight to End Residential Segregation in Sacramento, 1900–1980." ProQuest Dissertations Publishing, 2008.

GEI Consultants, Inc.; Mead & Hunt, Inc. 2017. "City Of Sacramento." Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results. September 30. http://www.cityofsacramento.org/-/media/corporate/files/cdd/planning/urban-design/preservation/mcm-context-statement-report_update-website.pdf.

"Ghetto Housing Is 1st Unitarian Meeting Topic: Minority Housing: Ghettos Black And White," *Sacramento Bee* (Sacramento, California), July 20, 1968: 15. NewsBank: Access World News – Historical and Current. <https://infoweb-newsbank-com.proxy.lib.csus.edu/apps/news>

Greene, Fayal. 1991. *The Anatomy of a House: A Picture Dictionary of Architectural and Design Elements*. New York: Doubleday.

Hope, Andrew. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. California Department of Transportation, 2011.

Hopkins, Owen. *Architectural Styles: A Visual Guide*. Laurence King Publishing, 2014.

Kreiss, Margaret, "Pencil Me In: Stepping Stones" *Sacramento Bee* (Sacramento, California), August 1, 1971: 76. NewsBank: Access World News – Historical and Current. <https://infoweb-newsbank-com.proxy.lib.csus.edu/apps/news>

"Kyles Temple Named Historic Site." *The Observer* 52 (Sacramento, California), no. 15, March 19, 2015

"Letter From the People: Like Race Tab," *Sacramento Bee* (Sacramento, California), October 3, 1969: 16. NewsBank: Access World News – Historical and Current. <https://infoweb-newsbank-com.proxy.lib.csus.edu/apps/news>

Leon, Edwina. *The Melting Pot Fable: Achieving Effective Social Work Practice with Minorities of Color*. 1981.

"Local AKA Chapter Started in 1958." *The Observer* (Sacramento, California), January 29, 2009.

Long, Elton. *American Minorities: The Justice Issue* [by] Elton Long [and Others]. Prentice-Hall Essentials of Law Enforcement Series. Englewood Cliffs, N.J.: Prentice-Hall, 1975.

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

Primary # _____
HRI # _____
Trinomial _____

Page 8 of 21

***Recorded by** Beatrice Cook and Ella Cross ***Date** April 28, 2023

***Resource Name or #** (Assigned by recorder) Leon Residence
☒ Continuation ☐ Update

- "LOTS: South Land Park Hills Unit 7." Sacramento Bee (Sacramento, California), August 23, 1958, 31. <https://infoweb.newsbank.com/apps/new>
- McAlester, Virginia. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture / Virginia Savage McAlester; with Drawings by Suzanne Patton Matty and Photographs by Steve Clieque. 2nd ed. New York: Alfred A. Knopf, 2013.
- McMorrough, Julia, and Dan Wheeler. The Architecture Reference & Specification Book: Everything Architects Need to Know Every Day. Osceola, UNITED STATES: Quarto Publishing Group USA, 2008. <http://ebookcentral.proquest.com/lib/csus/detail.action?docID=3399923>.
- National Register of Historic Places. Primary Record, "James C. Dodd Residence, Sacramento, California," April 2020.
Oland, Dana "A Vision of a Better Quality of Life." SACRAMENTO BEE, October 22, 1995, D5 <https://infoweb.newsbank.com/apps/news/>
- Pagoda Red. "Under the Influence: Modernism's Debt to Asia." Pagoda Red Blog, August 10, 2016 <https://www.pagodared.com/blog/2016/08/10/under-the-influence-modernisms-debt-to-asia/>
- "Race Relations Will Be Topic For Workshop," Sacramento Bee (Sacramento, California), October 6, 1967: 7. NewsBank: Access World News – Historical and Current. <https://infoweb-newsbank-com.proxy.lib.csus.edu/apps/news>
- "Reagan Meets With Capital Area Negroes," Sacramento Bee (Sacramento, California), March 30, 1968: 17. NewsBank: Access World News – Historical and Current. <https://infoweb-newsbank-com.proxy.lib.csus.edu/apps/news>
- Rental Listing for 6390 South Land Park Drive, 2023, <https://www.apartments.com/6390-s-land-park-dr-sacramento-ca/5n1gekm/>.
- Rutland, Ginger. "Social Worker extraordinaire." The Sacramento Bee, August 4, 2001: B6. NewsBank: Access World News – Historical and Current. <https://infoweb-newsbank-com.proxy.lib.csus.edu/apps/news>
- Sacramento County Assessor. 1962. Building Division- Building Inspector's Report Card: Permit No. E-1253.
- Sacramento County Assessor. 1967. Building Division- Building Inspector's Report Card: Permit No. F-6175.
- Sacramento County Assessor's Office. Assessor's Map Book 024, Page 029. <https://assessorparcelviewer.saccounty.gov/jsviewer/assessor.html#>.
- Sacramento County. 1959. "Clerk/Recorder Public Index Search." 680 Deed Transfer Between Van Walferen and the Leons. October 20. <https://recordersdocumentindex.saccounty.net/#!/searchResult#!%2FDisclaimer>.
- . 1959. "Clerk/Recorder Public Index Search." 690 Deed Transfer Van Walferen Initial Purchase. April 7. <https://recordersdocumentindex.saccounty.net/#!/searchResult#!%2FDisclaimer>.
- . 1963. "Clerk/Recorder Public Index Search." 306 Notice of Completion on 6390 South Land Park Drive. February 26. <https://recordersdocumentindex.saccounty.net/#!/searchResult#!%2FDisclaimer>.
- "Sacramento's 100 Most Influential Blacks." *The Observer*. (Sacramento, California), February 1984, 15.
- "South Land Park Hills Historic District Plan, Proposed Eichler District." City of Sacramento. <https://www.cityofsacramento.org/Community-Development/Planning/Urban-Design/Preservation/Eichler-Historic-District>.
- "State FEPC Office IS Opened In Capital." Sacramento Bee (Sacramento, California), December 19, 1966: 8. NewsBank: Access World News – Historical and Current. <https://infoweb-newsbank-com.proxy.lib.csus.edu/apps/news>
- "Stepping Stones Hold Fundraising Frolic." *The Observer* 8, no. 39 (Sacramento, California) September 9, 1971
- Turnbull, Page &, and Damany M. Fisher. 2022. "Sacramento African American Experience History Project: Historic Context Statement." Sacramento.
- "Two Minority Group Members Are Nominated For Draft Board Posts." Sacramento Bee (Sacramento, California), February 13, 1968, 28. <https://infoweb.newsbank.com/apps/news>
- White, Lynell Hanzel. "Civil Rights Activists and California Politicians Challenge Housing Discrimination in Sacramento, 1950-1966." California State University, Sacramento, 2016.
- "White Racism Is Hit In Panel Discussion," Sacramento Bee (Sacramento, California), October 28, 1968: 24. NewsBank: Access World News – Historical and Current. <https://infoweb-newsbank-com.proxy.lib.csus.edu/apps/news>
- Williams, James, "The NAACP Reports: The NAACP Fund Raiser." *The Observer* 9, no. 1, December 2, 1971

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

Primary # _____
HRI # _____
Trinomial _____

Page 9 of 21

*Recorded by

Beatrice Cook and Ella Cross

*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Wade, Alan D. Personal Letter to Nathan Colley in Response to Promotion Recommendation for Edwina Leon, Sacramento, November 8, 1971, Center for Sacramento History Nathan Colley Collection

Weinstein, Dave. "Eichlers in South Land Park, Sacramento." Eichler Network. <https://www.eichlernetwork.com/article/eichlers-south-land-park-sacramento?page=0,2>.

"WILMER LEON OBITUARY." Legacy.com. December 20, 2011, *Sacramento Bee*. <https://www.legacy.com/us/obituaries/sacbee/name/wilmer-leon-obituary?id=9982323&fhid=8300>.

York, Jennifer M., and T. D. Jakes. Who's Who among African Americans. Vol. 16th ed, Detroit, MI: Gale Group, 2003. Book. <https://login.proxy.lib.csus.edu/login?url=https://search.ebscohost.com/login.aspx?direct=true&db=nlebk&AN=87632>.

Page 10 of 21

*Recorded by Beatrice Cook and Ella Cross

*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Photographs (continued):

Photograph 2: Front Façade, Entry Courtyard, Camera facing northwest.



Photograph 3: Front Façade, camera facing west.



Page 11 of 21

*Recorded by

Beatrice Cook and Ella Cross

*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Photograph 4: Front Façade, detail shot of entry courtyard and second-floor wooden slate exterior window screen. Camera facing west



Page 12 of 21

*Recorded by Beatrice Cook and Ella Cross

*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Photograph 5: North-facing side, camera angle facing south west.



Page 13 of 21

*Recorded by

Beatrice Cook and Ella Cross

*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Photograph 6: Detached Shed located on the north side of the property,
camera angle facing southwest.



Page 14 of 21

*Recorded by

Beatrice Cook and Ella Cross

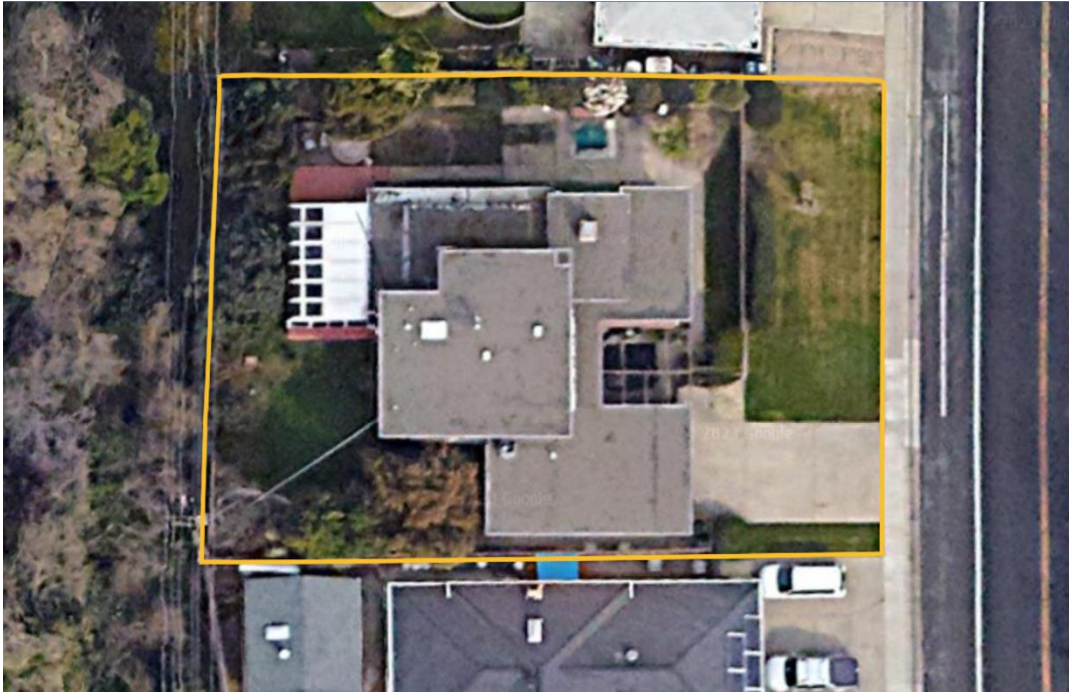
*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Figure 1: Google Maps screenshot of 6390 S Land Park Dr, Sacramento, CA 95831



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

Primary # _____
HRI # _____
Trinomial _____

Page 15 of 21

*Recorded by Beatrice Cook and Ella Cross

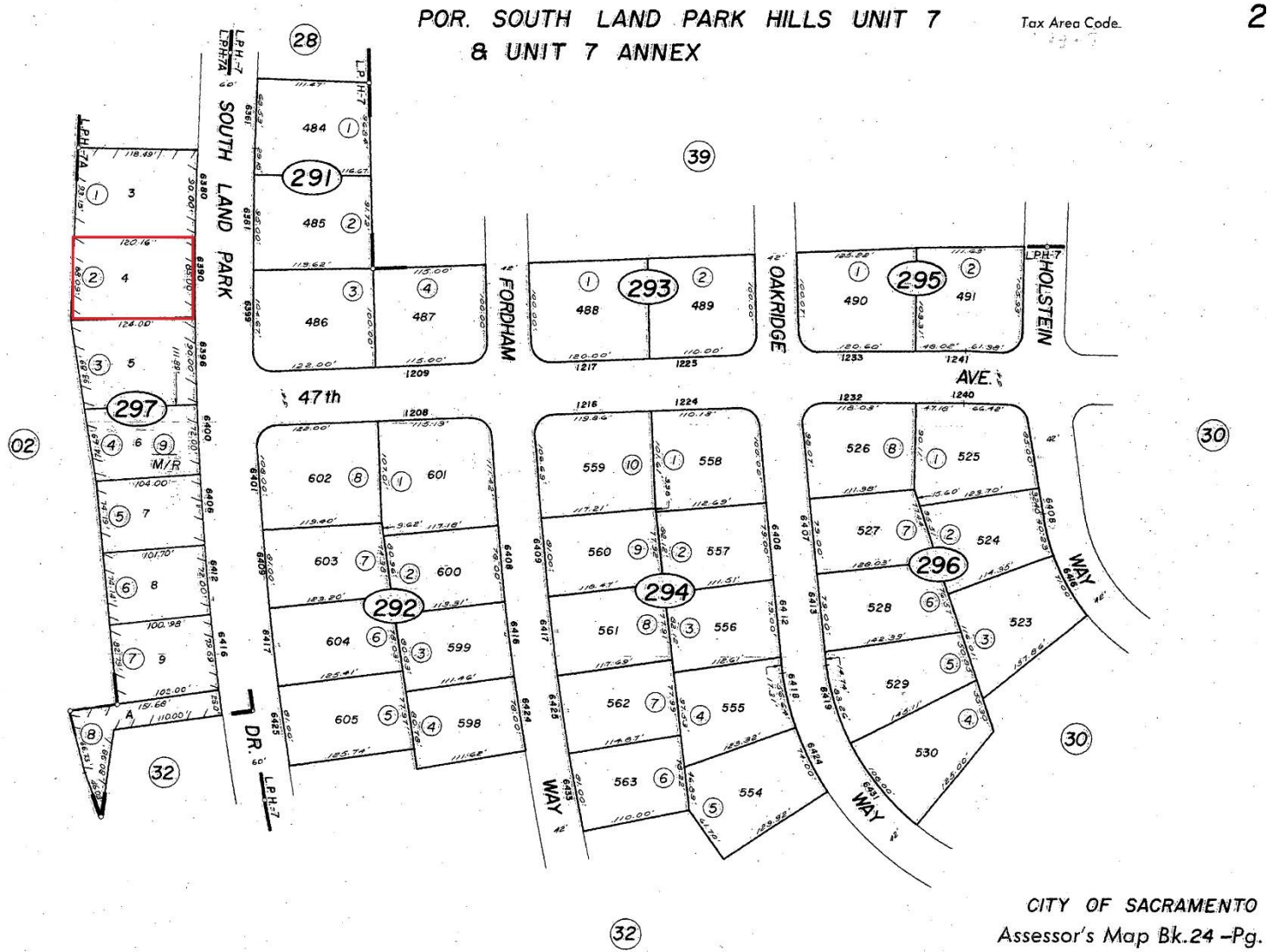
*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Figure 2: Sacramento County Assessor's Office, Assessor's Map Book 024, Page 029



CITY OF SACRAMENTO
Assessor's Map Bk.24 -Pg.

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

Primary # _____
HRI # _____
Trinomial _____

Page 16 of 21

*Recorded by

Beatrice Cook and Ella Cross

*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Figure 3: Building Inspectors Card, Initial Construction

Bldg. Ins. Form 1

RMD 75-15

Lot 4		BUILDING DIVISION — BUILDING INSPECTOR'S REPORT CARD		\$79.00
S.L.P. Hills #7 Annex TYPE BUILDINGS				
PERMIT NO.	E-1253			
LOCATION	6390 - South Land Park Drive			
DATE	PURPOSE	Const. dwelling & attached garage		
May 4-62	OWNER	Wilmar Leon 643 - 3rd Avenue		
ZONE	ARCH'T	Hi 6-6722		
R-1	CONT'R	Construction Associates 1623-10th S		
VAL. \$23,500.	STORIES	ROOMS	APTS.	SIZE
	2	6		2,200 sq.ft.
INSP.	DATE	BLDG. TYPE	OCCUPANCY GROUP	
FORM	6-7-62	Const		
JOIST	8-18-62	Const. (partially)		
FRAME	8-8-62	Const. (partially)		
SHEET ROCK	8-24-62	Const. (partially)		
FINAL	1-18-63	Full		

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

Primary # _____
HRI # _____
Trinomial _____

Page 17 of 21

*Recorded by

Beatrice Cook and Ella Cross

*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Figure 4: Building Inspectors Card, Addition Construction

Bldg. Ins. Form 1

B208 1331-341

BUILDING DIVISION — BUILDING INSPECTOR'S REPORT CARD						\$13.00
TYPE BUILDINGS						
PERMIT NO. F-6175	LOCATION 6390 - South Land Park Drive A-3					
DATE Jan. 9-67	PURPOSE Convert patio to family room.					
ZONE R-1	OWNER W. Leon Same					
	ARCH'T MU 5-4932					
	CONTR Lowell Trott 8886 - Halbertson Dr.					
VAL. \$1,300.	STORIES 1	ROOMS	APTS.	Elk Grove SIZE 192 sq. ft.		
INSP.	DATE	BLDG. TYPE	OCCUPANCY GROUP	PHONE (O) (C)		
FORM	1-26-67	Chapin				
JOIST						
FRAME	1-26-67	Chapin				
SHEET ROCK	1-31-67	Chapin				
FINAL	2-7-67	Chapin				

Page 18 of 21

*Recorded by

Beatrice Cook and Ella Cross

*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

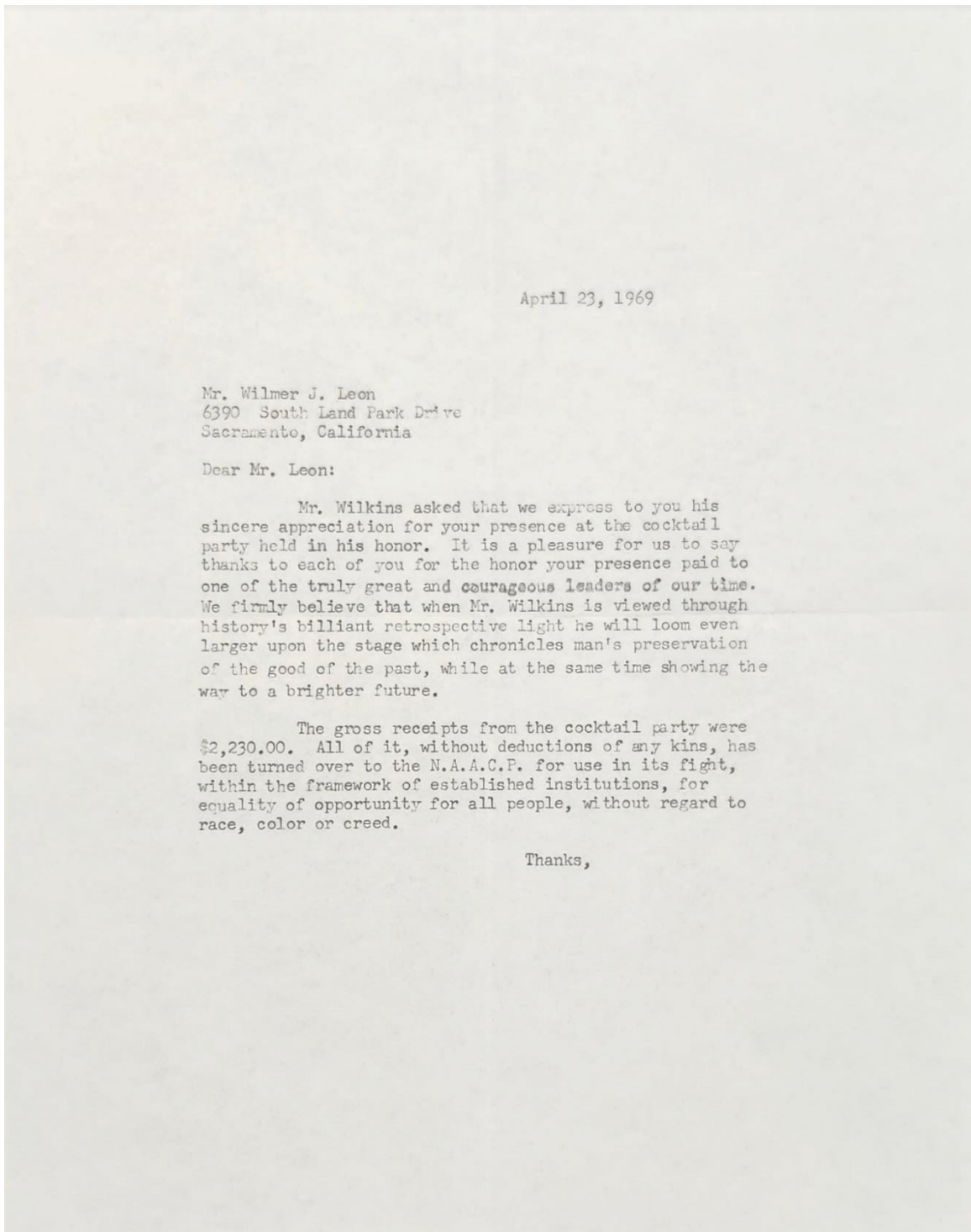
Leon Residence

☒ Continuation ☐ Update

Figure 5: Painting of Residence at 6390 South Land Park Drive
Welcome Home 3 (James C. Dodd Architect), Julia K. Burzon



Figure 6: Personal Correspondence from Nathan Colley to Wilmer J Leon Jr.
Center for Sacramento History Nathan Colley Collection



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

Primary # _____
HRI # _____
Trinomial _____

Page 20 of 21

*Recorded by

Beatrice Cook and Ella Cross

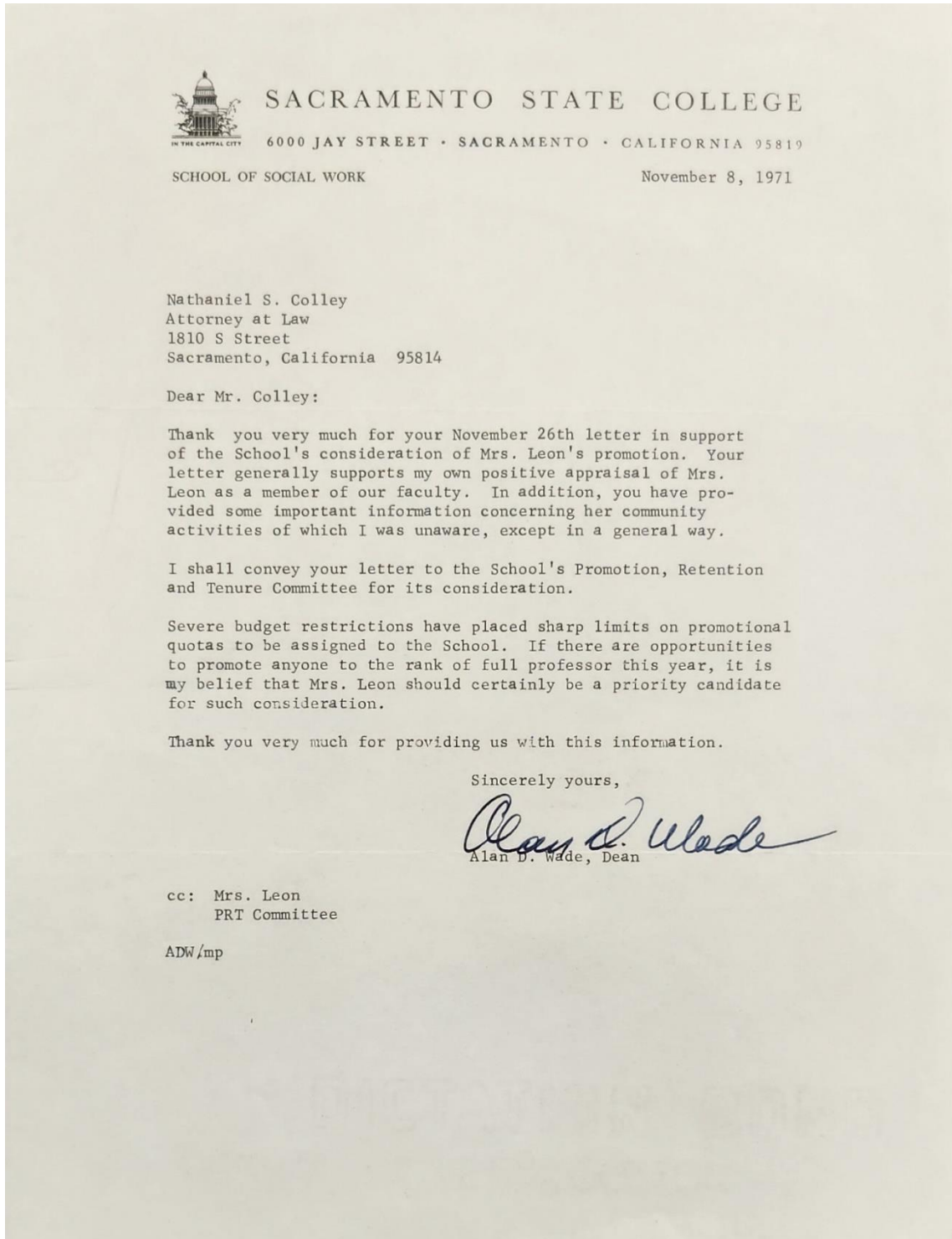
*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Figure 7: Personal Correspondence to Nathan Colley in reference to Edwina T. Leon
Center for Sacramento History Nathan Colley Collection



Page 21 of 21

*Recorded by

Beatrice Cook and Ella Cross

*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

☒ Continuation ☐ Update

Figure 8: The Observer "Sacramento's 100 Most Influential Blacks"; Cover of Story

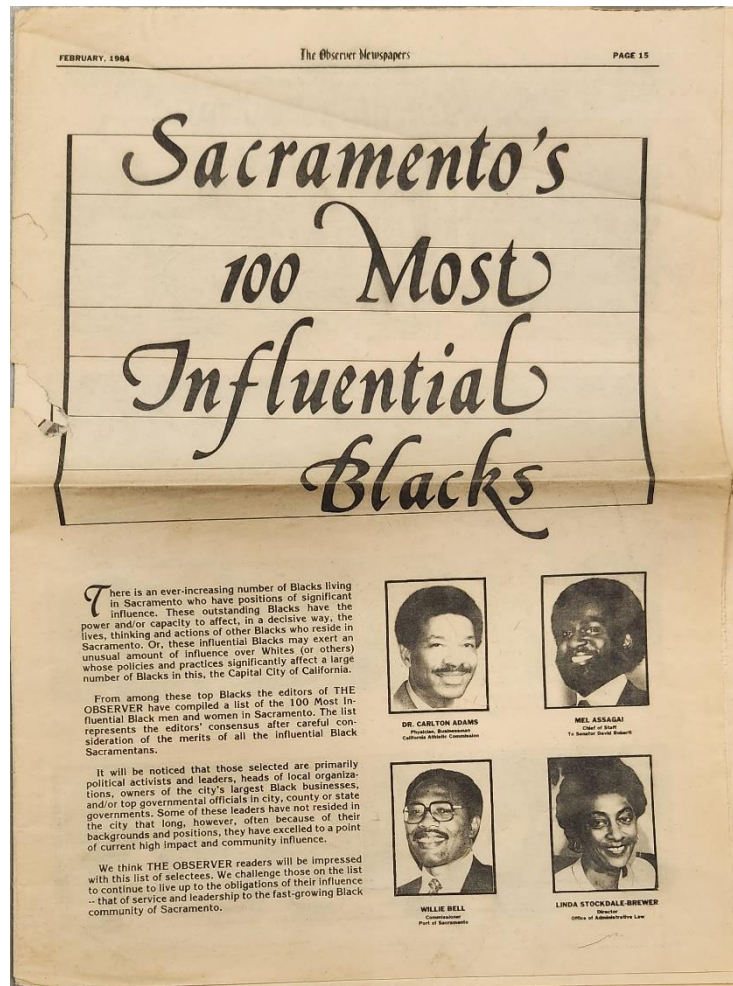


Figure 9: Edwina Leon, named as one of "Sacramento's 100 Most Influential Blacks"



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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 8

*Resource Name or # Francis House

P1. Other Identifier: 4991 Warwick Avenue

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

*a. County Sacramento

*b. USGS 7.5' Quad Sacramento East Date 1947 (photorevised 1966) T 8N; R 5E; SW ¼ of Sec 20; Mount Diablo B.M.

c. Address 4991 Warwick Avenue City Sacramento Zip 95820

e. Other Locational Data:

Assessor Parcel Number: 022-0103-024

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

This 1,027 square-foot single-family residence at 4991 Warwick Avenue is located on a .17-acre lot in the South Oak Park neighborhood in Sacramento, California. It is a single-family Minimal Traditional house that was built in 1955 with a roughly rectangular plan. It is a wood-framed building, and all walls are clad in stucco with little to no decorative detailing. The building has a low-pitched roof with two hipped elements and extends over the attached garage. The roof is clad in composition shingles and features narrow boxed eaves throughout. There is a shed-style awning that extends from the roof and provides shelter over the front porch; the awning has two wood support beams. The front-façade features a small, offset concrete entry porch with two large steps and one smaller step. There is one medium-sized window located on either side of the flushed front door. There is a 1 x 1 sliding square window with aluminum framing to the right of the front doorway and a 1 x 1 sliding rectangular window with aluminum framing to the left of the front door that is covered by a solar shade. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2-Single-Family Residence

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) **Photo#1.** Camera facing east, April 13, 2023

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1955 (Sacramento County Assessor's Office)

*P7. Owner and Address:
Lakeitha Shaver
4991 Warwick Ave, Sacramento CA,
95820

*P8. Recorded by: (Name, affiliation, address)
Ella Cross, CSUS. 6000 J Street
Sacramento, CA 95819.

*P9. Date Recorded: April 13, 2023

*P10. Survey Type: (Describe)
Intensive

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

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

DPR 523A (1/95)

*Required Information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 8

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) Francis House

B1. Historic Name: Francis House
B2. Common Name: 4991 Warwick Avenue
B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) The property located at 4991 Warwick Avenue was built in 1955. Building permits indicate that the building was reroofed in 1998 and show that new windows were installed in 2016 by the current owner. (City of Sacramento's Citizen Permit Portal)

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

Original Location: _____

*B8. Related Features: None

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area South Oak Park, Sacramento

Period of Significance n/a Property Type Residence Applicable Criteria n/a

The property at 4991 Warwick Avenue appears to meet the criteria for listing in the Sacramento Register of Historic and Cultural Resources under Criterion II because of its association with the life of Anthony Francis, a lifelong community organizer and social worker who was a founding member and the first president of the Oak Park Neighborhood Council and Museum.

The property does not appear to be eligible for inclusion in the Sacramento Register of Historic and Cultural Resources under Criteria I, III, IV, V or VI. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

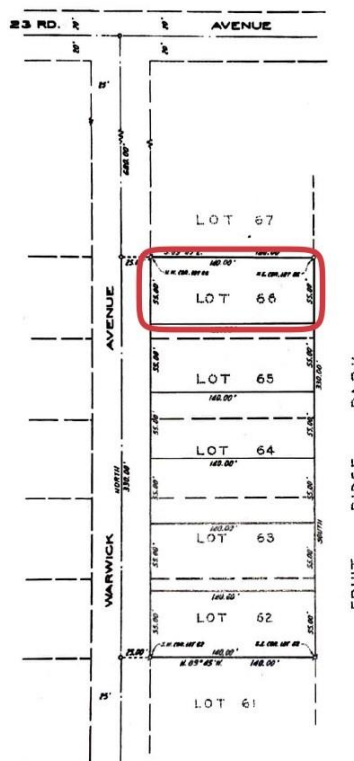
Page & Turnbull, Damany M. Fisher Ph.D, City of Sacramento
"Sacramento African American Experience History Project:
Historic Context Statement." October 28, 2022; City of
Sacramento, "Oak Park Historic District Plan";
Property records of the Sacramento County Assessor's Office
City of Sacramento's Citizen Permit Portal; USGS, *Sacramento
East, Calif.*, 7.5-minute quadrangle, 1947; Anthony Francis,
Interview by X Pasha. 31 December 2021. CSUS Oral History
Project, CSU Sacramento; City of Sacramento, "A Commu-
Plan for Fruitridge," July 1965.

B13. Remarks:

*B14. Evaluator: Ella Cross

*Date of Evaluation: May 2023

(This space reserved for official comments.)



B3a. Description (continued):

The southern wall of the building appears to have a large, multi-paned window, but it is difficult to distinguish from the public right of way and satellite imagery. There is a brick chimney on the northern side of the building with a noticeable chimney pot, and the northern wall of the building features a small 1 x 1 sliding window with aluminum paneling. There is an attached two-car garage located on the southwest corner of the building, south of the main entryway; a concrete driveway on the right side of the front-facade leads to the garage. The garage is double-doored and front-facing and is set into the main body of the house. There is a small shed in the backyard placed near the northern fence line that is only visible using satellite imagery. The garage and front yard are enclosed by a wrought iron fence.

B10. Significance (continued):

Historic Context

The property at 4991 Warwick Avenue is located in the South Oak Park neighborhood of Sacramento, California, near Martin Luther King Jr. Boulevard and State Route 99. During the second half of the nineteenth century, Irish immigrant William Doyle owned the 230-acre William Doyle Ranch situated in present-day Oak Park. In 1887, developer Edwin K. Alsip and his company Alsip Realty subdivided the Doyle ranch and renamed it Oak Park. Alsip also owned the Central Street Railway Company and extended a streetcar line from 2nd and H streets in the West End of Downtown Sacramento to the newly established Oak Park development. While growth was initially slow, the creation of Joyland—an amusement park in Oak Park that featured a dance floor, concert stage, roller coasters, and a roller rink—in 1894 and the addition of a second streetcar line led to a small influx of middle-class residents at the turn of the twentieth century. Furthermore, in 1906, the California State Fair relocated to a fairground off Stockton Boulevard situated east of Oak Park. Shortly after, Oak Park was officially annexed into the City of Sacramento in 1911; this was the first time the city had expanded since it had been platted in 1848.

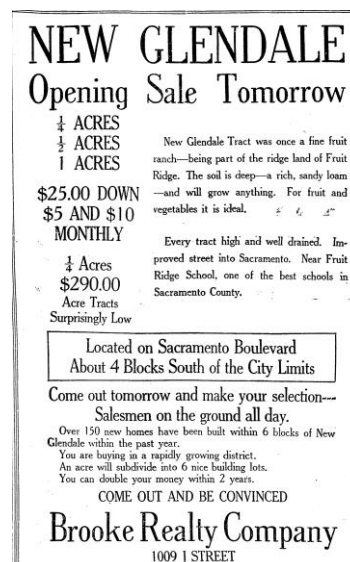


Figure 1: Newspaper clipping advertising new land tracts in Oak Park circa 1924. Source: *Sacramento Bee*.

From 1900 to 1930, Oak Park experienced substantial growth. This included the development of its own commercial district around Sacramento Avenue (called Broadway today) that featured brick shopfronts, theaters, and other institutional buildings. Although the demographics of Oak Park during this period primarily consisted of people with European ancestry, African Americans and Latinos always maintained smaller communities throughout Oak Park. Blue-collar jobs at the

Page 4 of 8

*Resource Name or # (Assigned by recorder) Francis House

*Recorded by Ella Cross *Date May 2023

☒ Continuation ☐ Update

California State Fair, the Southern Pacific and Western Pacific railroads, canneries, and State of California agencies such as the California State Highway Commission employed many of Oak Park's residents prior to World War II.

Post-World War II

After World War II and into the 1950s, many of Oak Park's middle-class families and businesses relocated to newer suburbs that were made accessible by the increasing popularity and reliance on the automobile; this exodus opened the door for new residents to move into Oak Park. African Americans, who had previously lived in the West End of Downtown Sacramento, were being forced out of their communities because of increasingly restrictive racial covenants, urban redevelopment in the West End following the California Redevelopment Act of 1945, and the creation of multiple highways, including U.S. Highway 50 and Interstate 80, which cut through neighborhoods that largely consisted of minority groups. These events made Oak Park a new destination for those being displaced. Moreover, as newly constructed postwar subdivisions were increasingly segregated, Oak Park became a site where African Americans, Asians, and Latinos could purchase and own homes. Along with the changing demographics, Oak Park witnessed other notable changes throughout the 1950s and 1960s: the California State Fair relocated to its current location at Cal Expo on Exposition Boulevard, streetcar service ended, many of the blue-collar jobs previously in the area disappeared, racial tensions began to grow, and while many of the original businesses in Oak Park closed, they were frequently replaced by Black-owned businesses, churches, and social organizations.

Minimal Traditional

The Minimal Traditional architectural style rose to prominence after 1935 amid the Great Depression. These homes are simple in design, small in stature, usually clad in one material, and easier to build in comparison to some of the more detailed and grand architectural styles. Therefore, Minimal Traditionals could be built using the Federal Housing Administration-insured loans (FHA) that began during the Great Depression. Created in 1934, the FHA sought ways to produce small homes that the average working American could afford. With architects increasingly desperate for work throughout the 1930s, many worked alongside the FHA to design a small yet efficient house that qualified for the FHA loan insurance. Minimal Traditional buildings generally have restrained detailing, hipped or gabled roofs with subtle eaves, and an off-centered doorway. Built in 1955 and owned by Anthony Francis until 1969, the property at 4991 Warwick Avenue resembles the characteristics of the Minimal Traditional architectural style and follows post-war residential development trends.

Anthony Francis

Anthony Francis was born on February 14th, 1927, in New Orleans, Louisiana. After growing up in an impoverished and segregated section of New Orleans, Francis moved to Vallejo, California, where he first worked for the Office of Price Administration, an agency within the Office for Emergency Management that was established during World War II, and then the State of California's Department of Employment. In 1947, he relocated to Oak Park and began working at McClellan Air Force Base in North Highlands while he waited for a job appointment with the state. Francis worked various jobs for the Department of Education before being drafted by the Army and fought in Europe during WWII. Following his discharge from the Army, Francis returned to his clerk position at the State Department of Employment. In 1954 he began attending Sacramento State College (California State University, Sacramento) while continuing to work. Francis graduated in 1957 with a bachelor's degree in social science. He later earned a master's degree in public administration from the University of Southern California.

Page 5 of 8

*Recorded by Ella Cross *Date May 2023

*Resource Name or # (Assigned by recorder) Francis House

☒ Continuation ☐ Update



FRENCH SUPPER—Authentic French dishes were the main attraction at the French Club supper Wednesday. Ann Rohleder, right, and Helen Lindgren, left, made sure Anthony Francis has plenty to eat. Bee Photo

Figure 2: Anthony Francis in the French Club at Sacramento State College circa 1957. Source: *Sacramento Bee*.

Francis and his wife, Noella, purchased the home at 4991 Warwick Avenue in 1959 and lived there until 1969; it was during this period that Francis began his professional career. His first job after graduating from Sac State was as a social worker for Sacramento County's Welfare Department. He then transferred to the county's probation department where he worked as a probation officer. After these two county positions, Francis found work at California's Department of Corrections and Rehabilitation as a parole agent but transferred to the California State Personnel Board. Finally, Francis took a job at the California Department of Justice working in the attorney general's office.

During the 1960s, Francis served as a founding member and first president of the Oak Park Neighborhood Council. Francis described the Council as "an aggressive organization for improvement of life" in community. The Council's office under Francis also housed a lending library and a museum which highlighted the contributions of Black Americans to inspire pride and to spur achievement in local community members. It seems that this museum was unique in Sacramento for its focus on Black American achievement. The goal of the Council was to teach the community how to effectively organize so that they could then challenge city and local leaders to commit to equitable treatment of African Americans. Francis served as president of the council until 1969. Francis also volunteered for the Catholic Social Services serving as a liaison between the African American community, the Catholic churches in Oak Park, and the larger Sacramento region. Additionally, Francis was appointed to the Sacramento County Commission on Ageing where he was the first African American to serve. In this role, Francis encouraged diversity and provided outreach to other agencies.

On October 31, 1969, Anthony and Noella Francis granted the deed to 4991 Warwick Avenue to Neola Thomas. Neola worked as a nurse and owned the house until her death in 2009. Afterwards, the Estate of Neola Thomas (Neola Thomas Tyson) granted the property to Denise A. Thomas, who sold the property to the current owner in 2012.

Page 6 of 8

*Resource Name or # (Assigned by recorder) Francis House

*Recorded by Ella Cross *Date May 2023

☒ Continuation ☐ Update

Evaluation

Under Sacramento Register of Historic and Cultural Resources, Criterion I, the property at 4991 Warwick Avenue does not have important associations with significant events in local, state, or national history. The residence was built in 1955 during a period of general growth in Sacramento and the Oak Park neighborhood following the end of World War II. The property is a part of a subdivision that was built during the 1950s and follows typical development patterns of this period.

The property is eligible under Sacramento Register of Historic and Cultural Resources, Criterion II because it is associated with persons who made demonstrably important contributions to history. Anthony Francis, who owned the home from 1959 to 1969, was the first African American appointed to the Sacramento County Commission on Aging, bringing much needed new perspectives to the Commission and its work. Much of his work focused on providing medical and financial aid to low income, African American senior citizens in Sacramento's West End. Following the destruction of the West End, Mr. Francis's volunteer work with the Catholic Social Services organization focused on connecting African American senior citizens and young people with social services. Concurrently, in his professional career at the State of California Attorney General's Office, he worked to promote community safety and civil rights protections. Mr. Francis dedicated his entire adult life to civic service aimed at improving the lives of African Americans in Sacramento, including his time as the first president of the Oak Park Neighborhood Council and Museum. Through his work, both professionally and as a volunteer, Mr. Francis played an important role in community organizing in Sacramento's Black community.

The building at 4991 Warwick Avenue does not possess distinctive characteristics of a type, period, or method of construction, and it is not an important work of a master architect as outlined under Sacramento Register of Historic and Cultural Resources Criteria III, IV or V. Minimal Traditional was a common architectural style during the middle of the twentieth century. The building features many characteristics of the Minimal Traditional style, such as a low-pitched, hipped roof, and restrained traditional details. Additionally, the overall elements are modest and lack high artistic value, and the property does not resemble the work of a master.

The property has not yielded and is not likely to yield information important to history or prehistory and therefore does not meet the criteria required for listing under Sacramento Register of Historic and Cultural Resources Criterion VI. The building is representative of common construction techniques and building materials.

B12. References (continued):

Burg, William. "A Brief History of Oak Park." *Midtown Monthly*, February 1, 2010. <http://www.midtownmonthly.net/life/a-brief-history-of-oak-park/>.

City of Sacramento. "Oak Park Historic District." Accessed April 20, 2023. <https://www.cityofsacramento.org/-/media/Corporate/Files/CDD/Planning/Urban-Design/Preservation/Adopted-Historic-District-Plans/Oak-Park-HDP.pdf?la=en>.

Datel, Robin. "Central Oak Park Walking Tour." *Department of Geography, CSU Sacramento*. Center for Sacramento History. <http://www.centerforsacramentohistory.org/-/media/CSHistory/Files/exhibits/tours/Central--Oak-Park-Walking-Tour-Brochure.pdf?la=en>.

Federal Housing Administration. "Principles of Planning Small Houses," Washington D.C. 1940, *University of Michigan*. Accessed May 6, 2023. <https://babel.hathitrust.org/cgi/pt?id=mdp.39015037428375&view=1up&seq=3>

Francis, Anthony. Interview by X Pasha. 31 December 2021. *CSUS Oral History Project, CSU Sacramento*. https://www.cityofsacramento.org/-/media/Corporate/Files/CDD/Planning/AAHF/CSUS-Oral-History-Transcripts_with_TOC.pdf?la=en.

Page 7 of 8

*Resource Name or # (Assigned by recorder) Francis House

*Recorded by Ella Cross *Date May 2023

☒ Continuation ☐ Update

Hubert, Cynthia. "Legacy and Wisdom of Anthony Francis, 95, Carry on 66 Years After he Graduated from Sac State." *CSU Sacramento, Newsroom*. <https://www.csus.edu/news/newsroom/stories/2022/6/nonagenarian-blb.html>.

Lions, Diana. "European Tour Is Planned By College Unit For This Summer." *Sacramento Bee*, March 30, 1957. <https://infoweb-newsbank-com.proxy.lib.csus.edu/apps/news/document->

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred A. Knopf, 2021.

Michael, Michelle, Adam Smith, and Jennifer Sin. "The Architecture of the Department of Defense: A Military Style Guide." *Department of Defense Legacy Resource Management Program*. December 2011.

Page & Turnbull, Da many M. Fisher, Ph.D, City of Sacramento. "Sacramento African American Experience History Project: Historic Context Statement." City of Sacramento. October 28, 2022.

Sacramento County Assessor Parcel Viewer. 4991 Warwick Avenue, Sacramento CA, 95820.

Sacramento County Assessor's Records for Assessor's Parcel Numbers 022-0103-024.

Sacramento City Directory. *R. L. Polk & Co. Publishers*, 1982.

Sacramento City Directory. *Sacramento Directory Co.*, 1959.

U.S. Geological Survey. *Sacramento East, California*. 7.5-minute quadrangle 1947.

Photographs (continued):



Photograph 2: 4991 Warwick Avenue, Camera facing northeast, April 13, 2023.

Page 8 of 8

*Resource Name or # (Assigned by recorder) Francis House

*Recorded by Ella Cross *Date May 2023

☒ Continuation ☐ Update



Photograph 3: 4991 Warwick Avenue, Camera facing southeast, April 13, 2023.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Dunlap's Dining Room

other name/site number: Dunlap House

2. Location

street & number: 4322 Fourth Avenue

not for publication: NA

city/town: Sacramento

vicinity: NA

state: CA county: Sacramento

code: 067

zip code: 95817

3. Classification

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing	
<u> 1 </u>	<u> 1 </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> 1 </u>	<u> 1 </u>	Total

Number of contributing resources previously listed in the National
Register: 0

Name of related multiple property listing: NA

=====

4. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. See continuation sheet.

Shade R. Craig
Signature of certifying official

2/25/92
Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

=====

5. National Park Service Certification

=====

I, hereby certify that this property is:

~~Entered in the~~
National Register

✓ entered in the National Register
See continuation sheet.

 determined eligible for the
National Register

See continuation sheet.

 determined not eligible for the
National Register

 removed from the National Register

 other (explain): _____

for Signature of Keeper

Date
of Action

=====

6. Function or Use

Historic: Commerce/Trade:
Domestic

Sub: Restaurant
Single Dwelling

Current : Domestic

Sub: Single Dwelling

=====

7. Description

=====

Architectural Classification:

Colonial Revival

Other Description: _____

Materials: foundation: Brick roof: Asphalt

walls: Weatherboard other _____

Describe present and historic physical appearance. X See continuation sheet.

=====

8. Statement of Significance

=====

Certifying official has considered the significance of this property in relation to other properties: locally_____.

Applicable National Register Criteria: A, B

Criteria Considerations (Exceptions) : NA_____

Areas of Significance: Ethnic Heritage: Black
Social History_____

Period(s) of Significance: 1917-1942

Significant Dates : _____

Significant Person(s): Dunlap, George T.

Cultural Affiliation: _____

Architect/Builder: unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

 X See continuation sheet.

=====

9. Major Bibliographical References

=====

X See continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

=====

10. Geographical Data

=====

Acreage of Property: Less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

A	10	634630	4267530	B	_____	_____	_____
C	_____	_____	_____	D	_____	_____	_____

 See continuation sheet.Verbal Boundary Description: See continuation sheet.

Assessor's Parcel Number 014-0162-003-0000, Sacramento County.

Boundary Justification: See continuation sheet.

This is the land historically associated with the property.

=====

11. Form Prepared By

Name/Title: Raymond J. Pitts, with SHPO assistance

Organization:

Date: November 20, 1991

Street & Number: 1136 Westlynn Way

Telephone: (916) 422-9933

City or Town: Sacramento

State: CA

ZIP: 95831

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Dunlap's Dining Room

Page 5

Dunlap's Dining Room is a one-story Colonial Revival house with two-story rear addition. Constructed in 1907, it sits on a residential lot in the Oak Park section of Sacramento. Although added to over the years, the building retains a high degree of integrity since all of the additions were made during the period of significance. Various mature shrubs and trees, such as palms and redwoods, remain at the rear of the house. The nicely landscaped grounds provided a place for restaurant guests to wait in comfort before being seated in the dining room.

The building is rectangular in plan, with hipped roofs over both the main section and rear addition. Siding is weatherboard, with narrow boards covering the original portion of the house. Elsewhere there are various sections of wide and narrow boards. The main elevation features a porch, supported by classical columns, running across the entire width of the building. A hipped roof dormer and Chicago window are the other notable features of the facade. The windows on this elevation are not the originals, but were added when the house was enlarged in the 1920s. The original windows were smaller and did not admit as much light into the dining room area.

To accommodate George Dunlap's growing family and business, a major addition to the rear was made in the 1920s. This section was two stories in height, with the second story providing living space for the family after the dining room opened in 1930.

Interior features remaining include hardwood floors, decorative classical columns in the dining room area, French doors and a metal lamp with cupid motif on the balustrade.

At the rear of the property is a garage and storage building built in 1907 but altered severely in more recent years. This building is considered to be a non-contributing element.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Dunlap's Dining Room

Page 6

Dunlap's Dining Room is significant for its association with a pioneer Sacramento African-American family whose principal member, George T. Dunlap, made a distinct contribution to local and regional history as a successful entrepreneur in the food service industry. In addition, for 38 years the building was the home of a restaurant that was "the place" to eat for Sacramento area families, social clubs, business organizations, religious groups and prominent individuals seeking a place to dine and socialize in a unique atmosphere. For many older Sacramentans and Northern Californians the building stands as an icon of pleasure in their memories of delightful evenings in Sacramento. Dunlap patrons, generally middle-class whites, local and state government officials and professionals, recall vividly dining at Dunlap's with distinct pleasure.

George T. Dunlap's story is one of romance, determination and accomplishment. Born in Sacramento in February, 1884, George related often how he worked at odd jobs during "tough times to help make ends meet for the family...." By the turn of the century this young employee of the Southern Pacific Railway had worked his way up to the position of "chef" on private cars used by SP Area superintendents. On one of his many trips to Oakland he met and fell in love with Annie Louise Butler. At some point he told his mother, "I am going to build a house and bring my bride here to live." In 1906, he purchased lot #4501 of Goethe Subdivision K in Oak Park. In 1907 he built a four-room cottage; his was one of the first African-American families to build in Oak Park. George and Annie Louise were married in Oakland that same year and began life in Sacramento as a family.

The first child, Audrey, was born in 1908 and a second daughter, Doris, in 1912. Two of Annie Louise's nieces came from Oakland to live with the Dunlaps during World War I. By 1920, two daughters and two nieces lived at the house on Fourth Avenue with the Dunlap couple. Additions were made to the house to accommodate a family of growing young ladies. The evolution of the residence from the four-room one level structure to the eight-room two level structure was accomplished within twenty years after the original construction. This was home for the George Dunlap family. And, except for minor interior changes, the expanded California bungalow stands today exactly as it was in 1930, when by his decision and Annie Louise's design, it was open to the public.

As his family grew, the career of George as a food service entrepreneur developed and expanded as well. Serving as chef for Southern Pacific superintendents, he learned fast, performed well, made many contacts and, seemingly, impressed his employers. When the superintendents' cars were not running, George worked as a red cap. One superintendent and friend, Mr. J.D. Brennan, seeing his industry and competence, said to him, "George, you ought to get out of just being a chef and move out on your own. You've been in this long enough."

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Dunlap's Dining Room Page 7
=====

Taking this as a challenge and as timely advice, records show that he began a private catering venture and operated restaurants in downtown Sacramento; one at 621 J Street and another, the Capitol Hotel Restaurant. Mrs. Dunlap worked in the latter along with George and helped with catering out of their home.

Going back to his first love, George began contracting with railways for delivery of food service. He obtained a contract to manage food service for the Sacramento Northern Railway on its run from San Francisco to Chico. His first contract for the food service concession at the California State Fair began in 1917 and his service there was operated for 41 years. Dunlap contracted to operate a restaurant and snack bar on the ferry boat Ramon for the San Francisco-Sacramento Railway. This contract was for five years beginning September 1, 1925, but was terminated two years early. In 1927, when the Sacramento Northern was taken over by the Western Pacific, his food service contract was in jeopardy. Sensing this as an opportunity, and with a suggestion from wife Annie Louise, the idea of a family business at home was born.

Early in their marriage, Mrs. Dunlap had traveled the SP routes with George into some of the southern states. During one such visit she was shown several "tea rooms" in the area and was quite impressed. The idea of inviting guests into one's home for a special dinner, and for pay, appealed to her; and she dreamed of doing this at her home some day with her family as hosts. The opportunity came with the career crisis of husband George. On March 29, 1930, the most successful of the Dunlap ventures was launched. Dunlap's Dining Room opened its doors that year. For the next 38 years, friends, associates and a well deserved group of patrons from Dunlap's long standing food service ventures, enjoyed lunches, dinners and special occasion meals with the Dunlap family as hosts.

By the time George Dunlap reached his late 60s, he received a number of awards and honors in recognition of his long, successful career. In 1949 he received a coveted award for "Outstanding Performance, Food Service" at the California State Fair. In 1952 he was appointed to the California State Agricultural Society. His membership included serving as advisor in the development of food service displays and operations as a representative of the Society. Upon retirement from participation in the California State Fair and Exposition, 1958, Dunlap was given an award for 41 years of successful food service at this statewide event. He and Audrey were special guests at the dedication and opening of the California State Railroad Museum, at various affairs honoring African-Americans for contributions to the civic and social life in Sacramento, and were special guests at an affair honoring Black judges.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Dunlap's Dining Room

Page 8

By far, Dunlap's most cherished and rewarding life experience was the family-owned and family-operated jewel, Dunlap's Dining Room. The entire first floor of the pink colored residence at 4322 Fourth Avenue was the site of a well organized and smoothly operated business. More precisely, it reflected an unusual type of cultural cooperation on the part of Dunlap family members to be shared with fellow Sacramentans. Demanding conditions of the Depression thirties and changes of the WWII years gave the family a type of survival strength and a sense of pride in sharing their home while operating a family business for the public.

This survival strength and sense of pride was a common social characteristic of African-American Sacramentans during this period. Their small numbers (1,485 persons out of a county-wide population of 141,999 in 1930) made them virtually invisible as a social and economic entity in the growth and development of the city and county. This did not, however, stifle the drive among many to strike out and succeed in the business arena. Realizing that the white majority was a market of necessity for survival, many local African-American businesspeople geared their product toward the satisfaction of that community.

In businesses that relied on high customer visibility, Blacks in many cases were welcome, but only if they did not affect the number of white customers who patronized the establishment. Many Black businesspersons operated on this level due to the incredible odds against surviving in a depressed economy with an extremely small African-American population. This policy would change only after the arrival of thousands of new Black emigrants to Sacramento during the Second World War. The traditional customer base of Dunlap's Dining room would remain much the same despite these changes however.

Most diners had reservations as they walked up the six front porch steps and through the front door. They had been assured an entree from one of the three Dunlap classics: chicken, fried or smothered; baked ham; or T-bone steak. On entering they were met and seated by gracious daughter, Audrey. After being seated at one of the linen covered tables, one of the "Dunlap Girls" appeared to begin the specially learned treatment for patrons. Many diners' personal recollections recount a waitress's eye-catching way of filling the water glasses, tea served in fine China cups, the special soup -- now known as "soup of the day" -- for which there was no recipe, and the ease and grace with which these waitresses made each evening a special occasion.

Goerge Dunlap had imaginative arrangements for food on main course plates. A dinner served was admired both for its attractiveness and for its taste. The dinner finished, one of Annie Louise's creative delights took over for dessert. Bavarian creme, lemon ice-box cake and angel

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Dunlap's Dining Room

Page 9

=====

food supreme still linger long in the memory and taste buds of most Dunlap dining patrons.

And who were these patrons? George Dunlap was a native Sacramentan. Through local boyhood enterprises he earned money at many odd jobs and made business friends. Jobs with the fast growing Southern Pacific Railway broadened both his vision of entrepreneurship as well as patron contacts. Patrons from his earlier business ventures migrated to the Dining Room. First by formal invitation, then by word of mouth based on its growing popularity, and finally by selective business advertising the patron list grew. Several hundred Sacramento area residents as well as visitors to Sacramento dined with the Dunlaps during the period of a year.

Available records found in the Dunlap home comprise a unique collection of documents and memorabilia that are significant for genealogical studies, for a case study in business operations in the Sacramento area and for research in some aspects of local African-American history.

Handwritten reservation books, carefully indexed with notes, cover 38 years of Sacramento's patronage with Dunlap's. These list individuals, families and organized groups by name, date and service received with occasional business and personal notes. This is Audrey Dunlap's principal contribution to one area of Sacramento's written local history. She likes to state that, "Earl Warren and his family ate their first meal here as a family when he became Governor of California." She can name others, locally and nationally known.

Today, Audrey Dunlap Wilcox, lone direct survivor of George T. Dunlap, is the primary resource and narrator for an oral history project on the subject of Dunlap's Dining Room. This project is on-going and supplies eye-witnessed factual information as well as key informational leads for use in the broader study of the Dunlap Family and its history.

The restaurant continued to function as an important eating establishment in Sacramento into the 1960s. However, because significance has not been shown to be exceptional, the period of significance has arbitrarily been ended at 1942, fifty years ago.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9

Dunlap's Dining Room

Page 10

Bibliography

Arranged chronologically in terms of Dunlap's involvement
with the property which became known as
Dunlap's Dining Room.

1. Deed Book of the Sacramento County Recorder, p 363.
Sacramento, California. 1906.

Purchase of lot #4501 by George T. Dunlap..

2. Assessment Book of Property of Sacramento City (Annexed
Territory for the Year 1912), page 1075.

Property assessment for, George T. Dunlap. City of Sacramento.

3. MAP BOOK, CITY OF SACRAMENTO, 1914 - 1915, A - K,, Goethe
Subdivision, Addition K, p 3.

Lot # 4501 shown as located on Cypress Street.

4. City of Sacramento Building Permits, 1905 - 1919. page 438.

No building permits found for the homes built in Oak Park
prior to 1912 the year the area was annexed to the city.

September 18, 1917. 1-story frame shed. (Rear Structure?)

5. Map Book, City of Sacramento, 1920 - 1921, Goethe Subdivision
K, page 96.

Note: Street name change; Cypress Street changed to Fourth Ave.

6. City Records of Plumbers Certificates, 1921 - 1925. page 148.

July 9, 1924. Bath-room construction.

7. Assessment Book; City of Sacramento, 1930 - 31. page ,

Property assessment at 4322 Fourth Avenue.

8. Diary of a Dining Room. Unpublished Manuscript. Ray Pitts
1990.

Notes and documents researched include significant informa-
tion. A formal invitation announced the opening of "...an

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9

Dunlap's Dining Room

Page 11

exclusive Dining Room" by Mrs. George Dunlap, March 29, 1930 at her home, 4322 Fourth Avenue, "...where Southern Dinners will be served ...Reservations Preferred".

- 9 Sacramento Bee, (Exact date not known.) Approximate date, February, 1931.

A note on the upcoming, "...first anniversary of the opening of his Southern Dinner establishment...." and a brief review of the career of George T. Dunlap.

10. Reservation Books and Ledgers, Dunlap's Dining Room, Audrey Wilcox Dunlap. 1931 - 1968. Volumes for 1934 - 1947 not yet located.

Entries and notes by Mrs. Audrey Dunlap Wilcox, receptionist, manager and official Dunlap's hostess for the 38 year operation of the establishment.

Lists all reservations by persons, number in party, type of party, menu served, special requests and notes by Audrey. Many personal and family notes are included..

11. Coloifornia: The California Magazine. Vol 1, (4). 1948 (?)

"Dunlap's Dining Room Serves Exclusive Cliental In Sacramento".

Description and staff photos of interior of Dunlap's with notes on the State Fair food service operations of George T. Dunlap.

12. Adventures in Good Eating. A Duncan Hines Book, Good Eating Places Along the Highways of America. (Vol. date & page being determined. Approximate date 195-.)

This references was cited by five narrators in oral interviews as praising "...ambiance, food and service as both excellent and unique.". A search is underway to locate the exact date for this reference.

13. California Death Index. July 1 1905 - 1988. p ____ .
Sacramento Bee, March 1__, 1969. p ____ .

The oft-mentioned Dunlap's Bavarian Creme, lemon ice-box cake, Angel Food Supreme and all salads were the creation of Annie Louise Butler Dunlap. When she became ill in 1968, the Dining Room closed. One year later, 1969, Mrs. Dunlap, wife, mother and creator of these well remembered delights died.

14. Sacramento Observer. "Special Edition, A Long Look.", Nov. 1973. p LL-72.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9

Dunlap's Dining Room

Page 12

=====

"Success Was No Stranger". Notes, quotes and photos from an interview with Goerge T. Dunlap by Observer Special Edition writers citing progress of many Black Sacramentans.

15. Sacramento Observer. February 15 - 21, 1979. p A-3.

"Distinguished Guest". At a special dinner honoring two Black Judges, both of Sacramento, Mr. Dunlap was cited for his special cotribution in the food service business.

16. Sun Reporter. San Francisco, February 16, 1974. p 6.

"90 Years Young" by Thomas C. Fleming.

Thomas Fleming, now Editor of the San Francisco Sun Reporter, was a longtime friend and co-worker with George T. Dunlap. The front-page picture and half-page story cites Mr. Dunlap's 90th birthday. (Some in-accuracies are noted in this article)

17. Sacramento Bee. December 29, 1979. p CL 8.

"Southern hospitality dished up at Dunlap's." by Claudia Buck.

Full page article with photos base on an exclusive interview with Mr. Dunlap. Biographical notes, photos and comments on the Dining Room by daughter Audrey.

18. Sacramento Bee. March 5, 1980. p ____.

Obituary: George T. Dunlap. A brief review of Mr. Dunlap's Career.

The residence at 4322 Fourth Avenue was home for George Dunlap for the 12 years after his wife's death. Mrs. Audrey Dunlap Wilcox, lone surviving daughter and present owner, has been caretaker and preserver of the property for the past 11 years.

19. Comstock's: The Sacramento Executive Monthly. Vol. 3 (1). January, 1991. pp 61-62.

Reminiscences of a client's childhood visits to the Dining Room with photo of Audrey and notes on the Dunlap food, service, and ambiance for which it was became famous.

20. Senior Spectrum. Vol 19 (13), March 27 1991.

"Stan's Sacramento", Stan Gilliam.

Stan's recollection about Dunlap's and an appeal to former Dunlap clients for recollection through oral interviews.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Dunlap's Dining Room

Page 13

Photo Log

All photos except historic photos taken by Ray Pitts, 1136 Westlynn Way, Sacramento, CA 95831. All negatives are in the possession of Mr. Pitts at his home address. All photos (except historic) taken in 1990-91.

Photo 1: View from north

Photo 2: View from east

Photo 3: View from north, rear storage building

Photo 4: Circa 1909, view from north

Photo 5: Circa 1945, view from north

Photo 6: Circa 1950, inside view facing east

Photo 7: Circa 1948, inside view facing west. Copy from
Coloifornia: The California Magazine, vol. 1, (4), 1948.

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 9

*Resource Name or # The Canson House

P1. Other Identifier: 4214-4216 Lotus Avenue

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

***a. County** Sacramento

***b. USGS 7.5' Quad** Sacramento East **Date** 2021 **T**____; **R**____; ____ ¼ of Sec ____; _____ **B.M.**

c. Address 4214-4216 Lotus Avenue City Sacramento Zip 95838

e. Other Locational Data:

Assessor Parcel Number: 01800310020000

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

The property is located in Sutterville Heights, a district in the South Land Park neighborhood of Sacramento, California. The 0.34-acre parcel includes a single-family residence at the front (4216), built in 1937, and an eight-unit multi-family apartment building at the rear (4214), built in 1960. The residence first appears in the Sacramento Bee as a real estate listing in 1947 which notes that the home was 10 years old. UCSB Framefinder's aerial photographs confirm the appearance of the home and parcel boundaries in 1938. (See Continuation Sheet.)

***P3b. Resource Attributes:** (List attributes and codes) HP2(4216) and HP3(4214)

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



(See Continuation Sheet)

P5b. Description of Photo: (View, date, accession #) **Photo#1.** Front view
4/25/2023

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1937/ Sacramento Bee

***P7. Owner and Address:**
Canson Family Revocable Trust
2701 Del Paso Road Suite 130-308
Sacramento, CA 95835

***P8. Recorded by:** (Name, affiliation, address)
Ella Cross, CSUS Sacramento.

Alyssa Marie Garcia
6000 J Street
Sacramento, CA 95819

***P9. Date Recorded:** 4/28/2023

***P10. Survey Type:** (Describe) Intensive

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

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

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 9

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) The Canson House

B1. Historic Name: The Canson House
B2. Common Name: The Canson House
B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Colonial Revival

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

- Circa 1937- Original construction
- 1960- construction of a laundry room and garage to the north side of main house (4216)
- 1960- construction of the multi-family apartment building in the back of the property (4214)
- 1972- reroof to main house (4216)

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** Apartment Building

B9. Architect: unknown b. Builder: unknown

***B10. Significance:** Theme Ethnic Heritage Area Sacramento

Period of Significance 1954-1988 **Property Type** Residential **Applicable Criteria:** B

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 4214-4216 Lotus Avenue is eligible for inclusion in the Sacramento Register of Historic and Cultural Resources under Criterion II, association with persons significant in the city's past. The house was the home of Clarence and Virna Mae Canson from 1954 until their deaths in 1993 and 2003 respectively. Mr. and Mrs. Canson were both graduates of the prestigious Tuskegee Institute in Alabama. Mr. Canson, following in the footsteps of his father and uncle who were professional tailors, majored in tailoring, while Mrs. Canson, whose parents were both schoolteachers, majored in home economics. Clarence Canson served in WWII as a tailoring expert and after his discharge, the Cansons settled in Sacramento, where Mr. Canson's family lived, in 1940.

During the period of significance which is from 1954 until 2003, this was the family home of Clarence and Virna Mae Canson. The Cansons owned this property while advocating for equitable housing and employment for Black Americans in California. They also provided housing to the community with no restrictions based on race through the apartment building that they constructed in their backyard.

Virna Canson and Clarence Canson each spent their professional careers advocating for legislative change concerning de facto segregation in California and made significant contributions through their work to render housing discrimination illegal. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**

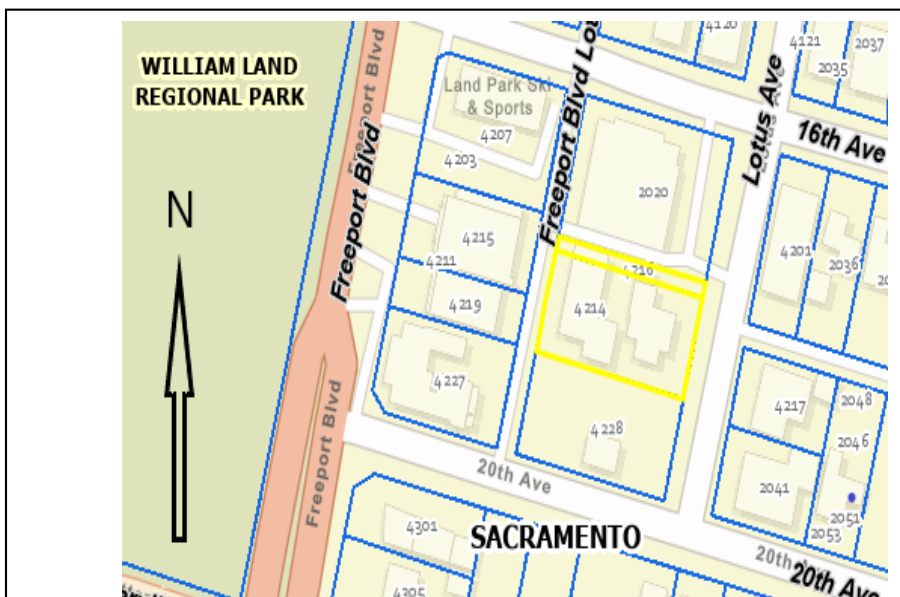
See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Alyssa Garcia and Ella Cross

***Date of Evaluation:** 5/14/2023

(This space reserved for official comments.)



P3a. Description (continued):

4216 Lotus Avenue (Main Residence)

The Canson House is a three-bedroom, two-bathroom, 1900-square-foot single-family home (**Photograph 1**). It is a two-story eclectic Colonial Revival style home with a concrete slab foundation and wood framed construction. The lower level of the home is clad in running bond red brick with decorative, vertical brick headers and sills, while the second floor is finished in smooth stucco over wood. From the sidewalk, a cement slab walkway leads to four cement stairs and the covered front porch. Inside the porch, a large, wood framed square fixed pane window is flanked by two smaller rectangular 1 over 1 sash windows. The front door to the home is located to the left side of the porch and is set back into it, providing privacy from the street. Immediately to the left of the porch is a small octagonal fixed pane glass window in a wooden frame with a geometric pattern in clear glass and lead mullions. To the left of the porch is another large, wood framed, square fixed pane window flanked by two smaller rectangular 1 over 1 sash windows. To the right of the porch is a pair of 1 over 1 wooden sash windows. The attached garage is to the far right and is set back significantly from the front of the house and is clad in the same brick as the rest of the ground floor (Photograph 2). The second floor is a split level, with three sets of 1 over 1 wooden sash windows across the street elevation. The roof of the residence is complex. The main roofline is medium pitched, gable-and-wing clad in composite shingles with a front-gable roof element which shelters the main entry to the home. The back of the house features a centered gable on faux pediment-like gable. It contains a slight eave overhang, no visible soffits, and modest cornices. The house has two original brick chimneys, one on the south end and the other recessed into the north side of the second story. Both have corbeled chimney caps. The sides and back of the house contain rectangular and square-shaped, wooden framed sash windows of varying sizes, all of which appear original. To the left of the house from the street elevation, a 6-foot-tall wooden fence encloses the south side yard and the back yard to the southwest. Inside the yard is a circular cobblestone-like firepit that is noticeably aged.

4214 Lotus Avenue (Apartment Building)

Built in 1960, the second unit on the property is an L-shaped, two-story, eight unit apartment house. (**Photograph 3**). The apartment building is an example of the New Traditional Prairie style because of its strong Prairie features, which include the flat roof and large overhang. The roof cornices are prominent, as well as the exposed rafters, that are character defining features of this low-rise apartment. The first story is comprised of four units with four doors, four metal security doors, and four sliding two-paned windows. Under the windows air-conditioning components can be found built into the walls. Two staircases lead up to the second story and are positioned at the north and south sides on the front façade inside of the L-shape; two downspouts flank the inside of the staircases. There is also a wooden masonry wall that runs the length between the staircases. The second story also features the same design configuration as the first story, except that it is missing the four metal security doors. The front façade of the apartment complex is located on the east side and is clad in vertical shiplap clapboard. The side and back facades are clad in stucco, much like the main property. Unlike the main house, this unit is not on a lifted foundation and completely ground level.

B10. Significance (continued):

Historic Context

The property at 4216 Lotus Avenue is located in Sutterville Heights, a region of southern Land Park near the Sacramento Zoo, Fairytale Town, and Funderland. Though before the Gold Rush, Sacramento was populated with Nisenan Indians. They seasonally lived between the American and Sacramento rivers. Once the news of gold

struck, a massive wave of settlement reached the Sacramento region. Business enterprises and agriculture boomed while the people who settled changed the landscape to suit a growing metropolis. Sacramento developed into a multicultural town whose wealth grew with capitalism. In the late 1800's until the early twentieth-century, Sacramento fell victim to violent floods and fires that wrecked many of the housing and business areas. Primarily in response to the flooding in Sacramento many of the houses, as well as the city, were lifted off the ground, including the main residence, which is built on a lifted masonry foundation. Although the high foundation is purely stylistic in this sense, as Sutterville's flood-proof neighborhoods do not call for this function.

Originally bequeathed to John Sutter via the Mexican Land Grant, Land Park is three miles south of downtown Sacramento and is characterized by its high plains. The earliest landmark for this area, the City Cemetery, can be found on the official city map of 1854. Early industrialization and suburbanization included farms, bungalow subdivisions, revivalist homes, and transportation to downtown Sacramento via streetcar, including the main house on the property. The house at 4216 Lotus Avenue was one of the first on its street and claimed to have been built for ten years by a newspaper article in the Sacramento Bee's archives from 1947. UCSB Framefinder's aerial photographs confirm the appearance of a visibly constructed lot and parcel boundaries in 1938. Though the Sutterville Heights area was the original starting place for Sacramento City, it was not annexed until 1952, with an estimated population of 10,168 at the time of annexation (**Figure 1**). The visual features on the house remain obscured by surrounding foliage and the low-quality blurriness of the photograph.

Revival Houses were the dominant style houses in the early twentieth century, as many people had nostalgia for the romantic views of the past. However, this property is of eclectic construction that closely resembles a two-story Colonial Revival with elements of a Minimal Traditional. Colonial Revivals persisted in popularity through WWII, though most of them became simpler in their style, as the main house on the property shows. The brick veneer was a popular choice during the time of construction, as well as stucco. Both materials were commonly used for economic reasons; they were cheap and easily accessible. The first person to own the house is Rowland Maynard, who continued ownership until it was purchased by the Cansons in 1954. Though research did not find more information on him. Concurrently, *Brown v. Board of Education* ruled in favor of "separate but equal." Segregation was codified into law for children in public schools, and though it did not specifically contribute to Jim Crow segregation in housing, it did fuel the existence of racial covenants nationwide. This notoriously made it difficult for nonwhite Americans to find appropriate housing or to live near their white counterparts, especially in the homogeneous neighborhoods of Sacramento.

Page 5 of 9

*Resource Name or # (Assigned by recorder) The Canson House

*Recorded by Ella Cross and Alyssa Marie Garcia *Date 4/28/2023

☒ Continuation

☐ Update

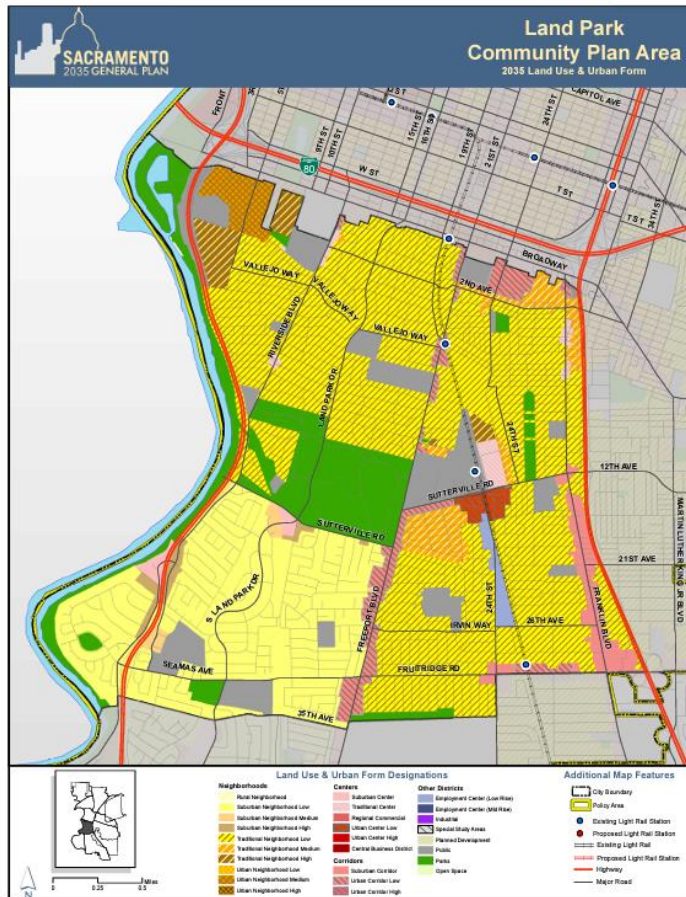


Figure 1: 2035 General Plan Land Use & Urban Form Designations for the Land Park Community Plan Area, taken from the Land Park Community Plan.

Clarence and Virna Canson

Born on June 10, 1921, in Bridgeport, Oklahoma, Virna Canson was the daughter of educators, William Augustus Dobson and Eula Mae Gross Dobson (**Figure 2**). Her father was mayor of Bridgeport, a largely African American small town. She attended college at the Tuskegee Institute of Alabama as a home economics major. When she was a sophomore, she met an upper classman who would be her future husband Clarence Canson, a tailoring major from Sacramento. Clarence graduated from Tuskegee Institute and shortly afterwards they were married on August 7, 1940. Virna left Tuskegee as a sophomore in 1940 and the young couple moved to Sacramento. Their first child, Clarence Canson Jr. was born in Sacramento in 1941. Their second child, Faythe Canson was born in 1952.

Clarence and Virna Canson met Nathaniel Colley while at the Tuskegee Institute, where he studied Chemistry with George Washington Carver. Another friend at the Tuskegee Institute was Jerlean Jackson, the future Mrs. Colley who was an early childhood development major. Jerlean was a childhood friend of Clarence Canson's from Sacramento. The Cansons and the Colleys remained close throughout their lives. Clarence found work in

Page 6 of 9

*Resource Name or # (Assigned by recorder) The Canson House

*Recorded by Ella Cross and Alyssa Marie Garcia *Date 4/28/2023

☒ Continuation

☐ Update

1941 at McClellan Field where he was a civilian employee doing low paid, unskilled labor, despite his college education. After several years of trying to find higher paying work Clarence Canson decided to attend law school at McGeorge (now UOP) and was the first Black graduate of the school. He then founded his own practice, becoming one of the very first Black lawyers in Sacramento. At this time in Sacramento there were very few career opportunities for Black professionals. In her oral history interview, Virna Canson mentions that the State of California employed a few Black janitors and garage workers and one Black woman secretary, which was seen as somewhat scandalous.

The Cansons were active in the National Association for the Advancement of Colored People (NAACP). In 1954 Virna Canson accepted the position of treasurer and manager for the NAACP Credit Union at 21st and X, in a commercial building owned by Clarence Canson's family and once home to their tailor shop. This building also housed Clarence Canson's law office and the office of the Sacramento Outlook, which later became the Sacramento Observer, Sacramento's first Black owned newspaper.

In addition to her work as the treasurer and manager of the NAACP Credit Union, Virna Canson was appointed to the California Committee for Fair Practices. In her work she was an advocate for the passing of legislation to protect Black Americans and for the equal treatment of oppressed groups. She earned the nickname "Mrs. NAACP," and was a leading figure of the NAACP locally, as well as nationally, in such cases as *Ming v. Horgan* and *NAACP v. City and County of Sacramento*. Her grassroots activism was integral to the Black freedom struggle for equal rights in California. Virna Canson was an indefatigable leader and advocate for equality.

Through her work Virna Canson addressed consumer and economic rights, racism and housing discrimination. In 1960, the Cansons built an 8-unit apartment building in their back yard. The apartment building was repeatedly advertised in the Sacramento Bee with the title "No Housing Restrictions".

After a long history of political crusading, she was appointed as director of the NAACP West Coast office succeeding Leonard H. Carter. Her work and success in cultivating a robust Black community reverberated throughout the state, as California was the first to pass legislature regarding civil rights directly owing to her involvement. Virna Canson's commitment to civil rights crystallized into history with the *Sacramento Observer*, a celebrated Sacramento-based newspaper for Black Americans, naming her Top 100 in Sacramento's Most Influential Blacks in February of 1984, four years before her retirement. Sacramento Observer archives show her listed as number 8 out of 100, a list that included both men and women. In April of 2003, she passed peacefully in her home. Friends and family gathered for her Going Home Service at Faith United Church of Christ with Reverend William R. Schroeder officiating her memorial.

Page 7 of 9

*Resource Name or # (Assigned by recorder) The Canson House

*Recorded by Ella Cross and Alyssa Marie Garcia *Date 4/28/2023

☒ Continuation

☐ Update



Figure 2: Virna Mae Dobson Canson. Photograph at the archives in the *African American Museum and Library at Oakland*, California, Virna Canson Papers MS 29.

Evaluation

The property does not appear to be eligible for inclusion on the Sacramento Register of Historic and Cultural Resources under Criteria I, III, IV, V or VI.

It is recommended that this property be listed as significant and eligible under Criterion II of the Sacramento Register of Historic and Cultural Resources for its long association with the Cansons. The Canson House at 4216 Lotus Avenue and the contributing apartment building built by the Cansons at 4214 Lotus are both strongly associated with the activities of Clarence and Virna Canson. The Cansons are an important part of Sacramento's history and an essential part of the African American community's fight for civil rights in California.

B12. References (continued):

Sacramento County Assessor; Sacramento City Directories, 1947-1961; Sacramento African Experience History Project, Historic Context Public Draft; the Virna Canson Papers; Creating the California Dream: Virna Canson and the Black Freedom Struggle in the Golden State's Capital, 1940-1988; Virna Canson's Obituary; City of Sacramento's History of Annexation Activity; Blackpast.org; UCSB Framefinder; Building Permits; Land Park Community Plan; Cultural Landscape Survey and Evaluation of William Land Park

Page 8 of 9

*Resource Name or # (Assigned by recorder) The Canson House

*Recorded by Ella Cross and Alyssa Marie Garcia *Date 4/28/2023

☒ Continuation

☐ Update

Photographs (continued):

Photograph 1: Angled view of the front façade from the street.



Photograph 1: Angled view of the front façade from the street.

Page 9 of 9

*Resource Name or # (Assigned by recorder) The Canson House

*Recorded by Ella Cross and Alyssa Marie Garcia *Date 4/28/2023

☒ Continuation

☐ Update



Photograph 2: North end of the house.



Photograph 3: The apartment complex located west, in the back of the property.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Review Code Other Listings Date
Reviewer

Page 1 of 11 *Resource Name or #: Morgan Jones Funeral Home

P1. Other Identifier: 4200 Broadway, Sacramento, CA 95817

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Sacramento and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Sacramento East Date 1967 (rev. 1980) T 8N ; R 5E ; ☐ of ☐ of Sec ; B.M.

c. Address 4200 Broadway City Sacramento Zip 95817

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN # 014-0191-046-0000 (main), 014-0191-054-0000 (driveway), 014-0191-005-0000 (east end, bordering 43rd street).

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

The original site of Morgan-Jones Funeral home was in the West End at 12th and Q Streets. Following the destruction of the West End, Grace Morgan-Jones commissioned well-known Sacramento architect James Robert "Bob" McCabe in 1962 to design a new location at 4200 Broadway. The lot runs the entire width of the block between 42nd and 43rd Streets and was assembled from three smaller lots. Facing north, the site includes a complex of connected Contemporary style buildings on the west side of the lot including the large chapel of the chimes, formal entrance vestibule, mortuary, offices, atrium, prep rooms and cold storage rooms. In the center of the parking area to the east side of the lot there is a two-story,

front gabled, Contemporary style structure with an upstairs living area and a downstairs garage and storage area. All structures are of post and beam construction on cement slab foundations. The site has been expanded and repurposed multiple times since its original 1962 construction, through the 1980s.

Uniquely, the original architect, Bob McCabe, designed each addition, preserving its compelling Contemporary style architecture and providing a cohesive, adaptable design for his clients, the Morgan-Jones'. (See Continuation sheet)

P5a. Photograph or Drawing



*P3b. Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo: North façade facing Broadway. Right portion of complex showing chapel, addition, main entrance and privacy wall in front of single story building. 5/16/2023

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both
Built 1962

*P7. Owner and Address:

Charles M Jones, 4200 Broadway, Sacramento, CA 95817

*P8. Recorded by: Ella Cross, CSUS.

*P9. Date Recorded: 5/16/2023

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: None

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Review Code

Other Listings

Reviewer

Date

Page 1 of 11 *Resource Name or #: Morgan Jones Funeral Home

P1. Other Identifier: 4200 Broadway, Sacramento, CA 95817

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Morgan and Jones Funeral Home *NRHP Status Code _____

Page 2 of 11

B1. Historic Name: Morgan and Jones Funeral Home
B2. Common Name: 4200 Broadway, Sacramento, CA, 95817
B3. Original Use: Funeral Home B4. Present Use: Same

*B5. Architectural Style: Contemporary

Built in 1962 and expanded in 1977, 1980, 1989.

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

*B8. Related Features:

B9a. Architect: James Robert "Bob" McCabe b. Builder: Ted Kobata

*B10. Significance: Theme Significant persons and architecture Area Oak Park neighborhood
Period of Significance 1962-Present Property Type Commercial Applicable Criteria

This property is eligible for listing on the Sacramento Register of Historic and Cultural Resources under Criteria II and IV for its association with Grace Morgan-Jones, a female funeral home owner/operator and noted civic leader in the African American community of Oak Park, and as the work of a master, James Robert "Bob" McCabe, a significant California architect. Grace Morgan-Jones co-founded Morgan Jones Funeral Home in 1948 with her brother William K. Morgan. Following the departure of her brother for a distinguished career in law that eventually saw him appointed as the first African American Superior Court Judge in Sacramento, Mrs. Morgan-Jones operated the business herself for decades. First located at at 12th and Q Streets in Sacramento, in 1962, following the destruction of the West End neighborhood, Mrs. Morgan-Jones purchased a series of lots on Broadway between 42nd and 43rd streets in Oak Park to build a new, modern, funeral home. She was among the very few women of color who owned and operated funeral homes in California. (See Continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Ella Cross

Evaluation: 5/16/2023

*Date of

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

CONTINUATION SHEET

Property Name: Morgan and Jones Funeral Home

Page of 11

*P3a.Description (continued):

When viewed from the north facing, Broadway elevation, the front gabled, double height chapel of the chimes is on the right, at the corner of Broadway and 42nd street. To the left of the chapel is the main entrance. It links the chapel to a connected complex of flat roofed structures. The flat roofed structures facing Broadway are fronted with a paneled privacy wall. The privacy wall appears to be a replacement of the original which was damaged by a car crash in 2004. It matches the overall design very well and encloses a private patio planted with seven Japanese maples which alternate between green leafed varieties and red leafed varieties. This privacy wall is made of exterior plywood, with an ivory stucco finish. It is paneled in black metal fencing of vertical rectangles with vertical accents, matching the fence surrounding the property. At the center of the privacy wall, one panel is unique and does not have black metal fencing applied. This panel is also of ivory stucco and bears a large square metal plaque with the Morgan Jones "MJ" logo. The front of the flat roofed structures behind the privacy wall, have deep sheathed roof eaves and are finished in ivory stucco and blue wooden trim at the roofline and window surrounds. The glazing facing Broadway is an almost continuous window wall of large aluminum framed windows and doors. At the far east end of the flat roofed structures, large double doors give way to a porte cochere with a slat roof and exposed beams.

Further to the east side of the lot, a front gabled, two-story Contemporary building sits in the middle of a large and attractively landscaped parking lot. Built in 1980, this structure is surrounded on three sides by clipped evergreen hedges. The building is finished in the same ivory stucco with blue trim as the rest of the complex. The slat roof has three large, exposed beams which are more massive than the 1960s chapel. Viewed from Broadway, the two-story structure has no windows on the ground floor and two small aluminum framed sliding windows upstairs. Each window is set in a vertical band of blue painted stucco bordered by darker blue wooden vertical trim, running from the roof to the ground, like the details seen on the chapel. On the east façade, there are no windows on the ground floor. The second floor has a small aluminum framed sliding window to the right that is set in a vertical band of blue painted stucco bordered by darker blue wooden trim. At the center of the east façade there is a large aluminum sliding glass door with a balcony. The balcony is raised on four slender wooden columns and the railing echoes the narrow rectangle shapes of the fence and privacy walls. The entire balcony is painted dark brown. Beneath the balcony is a gravel patio with a large fountain. The west facing façade has two garage doors on the ground

CONTINUATION SHEET

Property Name: Morgan and Jones Funeral Home

Page of 11

floor. The wooden headers over the garage doors are painted in the darker blue shade. The area between the two garage doors is highlighted with another vertical band of blue stucco running from the roofline to the ground. The second floor has three small aluminum framed fixed windows set within vertical bands of blue stucco bordered in darker blue wooden trim. Since the garage doors are beneath them, the vertical accents of the windows do not run to the ground. The rear of the structure is completely plain, with no windows or doors.

The entire funeral home property is surrounded by a later, Contemporary style, black metal fence that echoes the vertical and rectangular panel divisions of the various privacy walls. The front driveway is protected by a large black metal gate inset with the Morgan Jones "MJ" logo.

From the sidewalk on Broadway, a wide cement walkway of rectangular slabs leads under a flat roofed shade structure raised on four slender wooden beams, painted dark brown. This shade structure is taller than the roofline of the entry and has exposed beams, echoing the chapel. The entrance is recessed and is set beneath a two-foot deep, stucco clad, sheathed roof overhang. On the left (east) side, the privacy wall is decorated with a square metal plaque containing the Morgan Jones "MJ" logo. Adjoining the privacy wall there is a decorative exterior rock wall that continues inside. The aluminum frame, glass double doors appear original and are set in a floor to ceiling window wall of clear glass. White flowering azaleas, camelias, gardenias and evergreen shrubs edge the walkway. Inside, opposite the main doors is another window wall of three fixed, rectangular glass panels that give a view of the rectangular atrium beyond. The atrium has a pergola roof of exposed beams. Its back wall (facing north) is made of the same decorative rock seen elsewhere in the compound. Inside the atrium is a very large decorative rock fountain with a waterfall. The remaining walls of the atrium, east and west, are each made of 15 narrow rectangular wooden framed windows above 15 square recessed wooden panels. The row of windows on the west side illuminates the chapel and the glazing rhythm is one clear glass window followed by one textured blue glass window. The windows on the east side light the flat roofed office structures. On this side, the glazing rhythm is two clear glass windows followed by one textured blue glass window, allowing for brighter light in this area.

The large, Contemporary style chapel is front gabled, and slat roofed with blue painted exposed beams and deep eaves on all four sides. It sits on a cement slab foundation. The Broadway facing

CONTINUATION SHEET

Property Name: Morgan and Jones Funeral Home

Page of 11

exterior of the chapel is of ivory painted stucco with a vertical band of fixed, stained-glass windows at the center surrounded by dark brown painted wooden framing. The window is divided into three vertical divisions of equal width and is set with rectangular panes of stained glass in a staggered pattern. This vertical, multi-paned window runs from the ground level to just below the large and decorative laminated wooden trussing that defines the structure. The ends of these trusses extend past the deep eaves. In front of the chapel, facing Broadway, are three reproduction 1940's streetlights painted black and raised on cylindrical cement bases. A mix of mature camelia trees and azalea bushes are set in a narrow band of lawn. At the far-right side of the chapel, a later addition blends into the structure and mimics it with its own smaller front gable. It is finished in the same ivory stucco and painted blue wood with exposed beams and deep eaves. Extending from the corner of the addition toward 42nd street is a low, decorative rock wall which supports an ivory colored, lighted rectangular sign reading "Morgan Jones Funeral Home, Chapel of the Chimes."

Examining the chapel and its additions from the west, 42nd street side, two identical flat roofed shade structures stand at either end of the façade. They are each supported by two slender wooden beams painted dark brown. Their flat slat roofs have exposed beams and are painted in the same blue color used throughout the complex. These shade structures mark two side entrances, covered with modern metal roll up doors. The roll up door to the left, closest to the corner of Broadway and 42nd street is placed within a vertical panel running from the roofline, between two exposed beams, to the ground. This vertical panel is painted blue and bordered by vertical wooden board trim painted in a darker shade of the same blue. This blue painted vertical panel is repeated on the east facing façade as well. Just past the second metal roll up door on the west facade is a low, flat roofed, one-story addition surrounded by a paneled privacy wall, with a metal gate. The west facing elevation of the privacy wall is composed eleven rectangular panels inset with vertical ship lap pattern exterior plywood painted blue with dark brown frames. These panels are raised two feet above the ground level by a wooden base of eleven smaller rectangles, painted blue. The rear of the chapel and its additions is utilitarian but the ivory stucco and blue wooden trim with exposed beams continue.

CONTINUATION SHEET

Property Name: Morgan and Jones Funeral Home
Page of 11

*B10 Significance, cont.

Significance of Grace Morgan-Jones



Mrs. Grace Morgan Jones
Delta Sigma Theta
Sacramento, Calif.

FASHION FAIR LEADERS

THESE dedicated civic leaders represent the sponsoring group in each city for this year's brand new EBONY Fashion Fair With An Oriental Flair. See the 1962 Fashion Fair near you!

The property located at 4200 Broadway is closely associated with Grace Morgan-Jones who commissioned it, owned and operated it for forty years at this location. Morgan-Jones devoted her life to service organizations seeking to improve the lives of African Americans in Sacramento. She was active in Delta Sigma Theta sorority, founded in 1913 by women students of Howard University, now a worldwide, African American women's service based sisterhood. She was also one of the original founders of the Sacramento branch of Jack and Jill of America, Inc., and its first president. This organization is for "mothers of children ages 2-19, dedicated to nurturing future African American leaders by strengthening children through leadership development, volunteer service, philanthropic giving and civic duty." She was also active in The Links, Inc., established in 1946 in Philadelphia. This organization focuses on volunteer service and scholarship fundraising for the African American community. Additionally Mrs. Morgan-Jones was active in the Sacramento Urban League, the NAACP and the Sacramento Women's Civic Improvement Club. She was a member of the Christ Temple Apostolic Church. Her son, Charles M. Jones is now the business owner. Mrs. Grace Morgan-Jones passed away in 2004 and is buried at Odd Fellows.

CONTINUATION SHEET

Property Name: Morgan and Jones Funeral Home

Page of 11

*B10 Significance (continued)

Significance of James Robert "Bob" McCabe



This property is also significant as a good example of the work of architect Bob McCabe (1927-2015) a native Californian and prolific architect who's work in California and especially and around Sacramento helped to preserve historic structures as well as create new ones. His work included the first Crocker Museum expansion, the master plan and complete design of California State University Los Angeles, several buildings at California State University Sacramento, remodeling the homes of C.K. McClatchy and Wayne Thiebaud, a ten story office building in downtown Fresno, and numerous shopping centers to name just a few. He was responsible for the renovation of over one third of the buildings in Old Sacramento as well as several famous local historic homes and mansions. Through his mastery of his craft, McCabe was able to work with his clients and provide for their needs. His work on the Morgan Jones Funeral Home spanned more than twenty years. He expanded and reconfigured spaces to meet the needs of Mrs. Morgan-Jones as times changed and more space was needed. Because of his mastery of the Contemporary style, McCabe was able to create a typology of forms, especially a rhythm of rectangular shapes, at 4200 Broadway that he continued to draw from over the years as he expanded it. This language of ornament used by McCabe helped to ensure that the Morgan Jones expansions always blended into the original look of the project. The flexibility of his designs is well expressed by his twenty years of work at the Morgan Jones Funeral Home which retains a high level of integrity.

Conclusion

4200 Broadway is associated with Mrs. Grace Morgan-Jones who was Sacramento's first African American woman funeral home owner. Throughout her long life, Morgan-Jones was involved in civic leadership roles in many organizations aimed at improving the lives of African American children, teens, and adults. A significant part of Morgan-Jones' career took place at the 4200 Broadway property that she commissioned and operated for forty years. The original location of Morgan Jones Funeral Home at 12th and Q streets was demolished in the urban renewal of Sacramento's West End neighborhood. Therefore the

CONTINUATION SHEET

Property Name: Morgan and Jones Funeral Home

Page of 11

property at 4200 Broadway appears eligible for listing on the Sacramento Register of Historic and Cultural Resources under criterion II for its association with Mrs. Grace Morgan-Jones, a person significant in the city's past.

4200 Broadway is a good example of the original design work of James Robert "Bob" McCabe, a prolific architect of great range, who worked throughout California and especially in Sacramento. Besides his highly respected historical preservation work, for which he won many awards, McCabe also designed churches, civic clubs, VFW halls, residences and museums. Mr. McCabe was involved with the City of Sacramento Design Review and Preservation Board, the California and National Architectural licensing exams, and a wide array of arts commissions. Besides his architectural practice, Mr. McCabe was a well respected city planner. McCabe's collaboration with Morgan-Jones to build 4200 Broadway makes the property eligible for listing on the Sacramento Register of Historic and Cultural Resources under Criterion IV for its architectural design by Bob McCabe, an important creative individual or master.

The Morgan Jones Funeral Home at 4200 Broadway holds important historic and architectural significance, both for its original design by Bob McCabe, a well known Sacramento architect as well as its association with the life and work of Mrs. Grace Morgan-Jones, Sacramento's first African American woman funeral home owner and respected civic leader. Designation as a city landmark is therefore reasonable, appropriate and necessary to promote, protect and further the goals of the City's historic preservation program.

Images



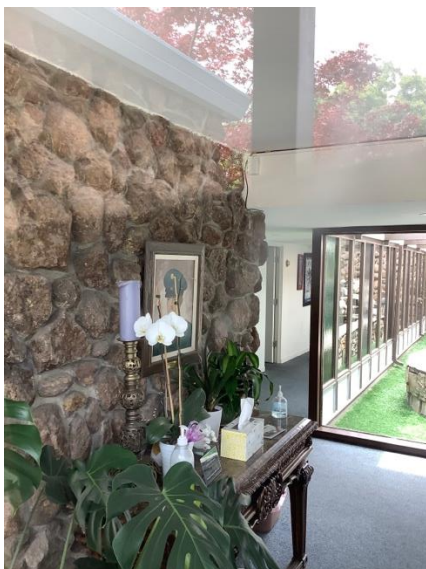
CONTINUATION SHEET

Property Name: Morgan and Jones Funeral Home
Page of 11

Interior of Chapel of the Chimes at Morgan Jones Funeral Home. Note the large laminated wood trusses and repeating rectangular windows at east side in alternating turquoise and clear glass.



Main Entrance on north façade, with shade structure, privacy wall, and exposed rock wall.



CONTINUATION SHEET

Property Name: Morgan and Jones Funeral Home
Page of 11

Exposed rock wall continuing into formal entry vestibule viewed through north facing main entrance.



View through north facing main entrance, towards atrium showing pergola roof, rectangular fixed windows with stained glass, and exposed rock rear wall behind fountain.

CONTINUATION SHEET

Property Name: Morgan and Jones Funeral Home
Page of 11



View of north façade. Note addition to original chapel on right, with its own front gable roof.



View of north facing façade, one story structures with private patio protected by privacy wall. Porte Cochere is visible at the left.

CONTINUATION SHEET

Property Name: Morgan and Jones Funeral Home
Page of 11



East facing façade of two story building with garages on bottom floor and living space above.

References

Big Day of giving Organization page, Jack and Jill Sacramento Chapter.
<https://www.bigdayofgiving.org/organization/Jjsac>
Center for Sacramento History, Catalog # 1995/027. Collection
of architectural plans, elevations, drawings, and designs by Bob
McCabe, architect.
Center for Sacramento History, Sacramento Observer archives
Ebony Magazine archive, 1962.
Legacy.com Obituary for James Robert "Bob" McCabe:
<https://www.legacy.com/us/obituaries/sacbee/name/james-mccabe-obituary?id=10149211>
Morgan and Jones Funeral home website

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page _____ of _____ *Resource Name or #: Harrison Crump Residence
P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Sacramento and

*b. USGS 7.5' Quad Sacramento East Date 1967 T 8N ; R 5E ; ☐ of ☐ of Sec ; Mt. Diablo B.M.

c. Address 3948 33rd Street City Sacramento Zip 95820

***P3a. Description:**

The property located at 3948 33rd Street contains a two story, stucco, 1939 Minimal Traditional house with Tudor influences having an L shaped building plan. It is located in Sacramento's Oak Park neighborhood, faces East and is set back approximately 20 feet from the sidewalk. The home has a large front facing gable with a steep pitch and no overhanging eaves, placed asymmetrically at the left of the the main side gabled portion of the house. The roof is sheathed in composition shingles . The main entry is set at the far right side of the large front gable. It is contained in a small additional front facing gable tucked beneath the roofline of the main front gable, which has a gently swooping roofline detail, typical of the Tudor style. From the street, the front door is slightly recessed and sheltered by unusual Art Moderne influenced curving stucco walls at either side. (See Continuation Sheet)

P5a. Photograph or Drawing



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

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

P5b. Description of Photo: (view, date, accession #)

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric
1938, as per Assessor's Records.

***P7. Owner and Address:**

Ernestine Crump Revocable Trust
3948 33rd Street, Sacramento. CA 95820

***P8. Recorded by:** Ella Cross,
Graduate Student, History
Department, CSUS, 6000 J Street,
Sacramento, CA

***P9. Date Recorded:** 7/7/23

***P10. Survey Type:** Intensive

***P11. Report Citation:** Sacramento
Office of Historic Preservation.
*Sacramento African American
Experience Project: Historic
Context Statement*, by Page &
Turnbull with Damany M. Fisher.
Sacramento, 2022.

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

State of California ☐ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Harrison Crump Residence *NRHP Status Code
Page of

B1. Historic Name: 3948 33rd Street
B2. Common Name: Harrison Crump Residence
B3. Original Use: Residential
B4. Present Use: Residential
*B5. Architectural Style: Minimal Traditional with Tudor Influences
*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1939, as per county assessor records.

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

*B8. Related Features: Detached garage.

B9a. Architect:

b. Builder:

*B10. Significance: Theme African American Experience Area

Period of Significance 1939-2009

Property Type Residential

Applicable Criteria

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The significant contributions of the homeowner, Mr. Harrison Crump, Sr. date from 1979-2009 when he served as president of the Oak Park Little League Association. Coaching and mentoring generations of young people, Mr. Crump devoted his life to encouraging athletic excellence. Under his leadership, the Oak Park Little League regularly drew large crowds of nearly 200 people during the "hot games" at noon, first at the former site of Stanford Junior High on Martin Luther King Boulevard and 10th Street, later renamed Chistensen Field (now the site of the Oak Park Community Center). League sign-ups and tryouts were also held at McClatchy Park, the First Lutheran Church at 3860 4th Avenue (extant), and the Arata Brothers store at 34th Street and 3rd Avenue. In 1999, the baseball field at McClatchy Park was renamed Crump-Blackwell Fields in honor of Harrison Crump, Sr. and Normal Blackwell.

The house at 3948 33rd street is most closely associated with the life of Mr. Harrison Crump, Sr., as it was at this home that he lived while President of the Oak Park Little League Association. The Crump family's continued residence at the house only strengthens this connection.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

B13. Remarks:

*B14. Evaluator: Ella Cross

*Date of Evaluation: 7/14/2023

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

CONTINUATION SHEET

Property Name: _____

Page ____ of ____

*P3a Description (continued):

The wall to the right of the front door contains a small rectangular, wood framed, fixed pane window which appears to have a modern plexiglass pane. It is likely that this small window originally had some type of multi-pane or decorative glass detail in the Tudor style, which is now lost. The rectangular wooden front door is reached by one stair and is obscured behind a black metal security screen. Inside the recessed entry is a small porch light mounted on the right wall.

The lower portion of the front entry gable is stuccoed to match the rest of the house while the area above the front door reaching to the top of the gable rests on two small decorative joist ends and is half timbered in horizontal wooden boards. There are three small round attic vents place vertically at the top of each of the front facing gables.

The main front gable has a small double hung sash window at the second story level which appears to be a vinyl replacement for the original wooden framed sash window. However the exterior narrow wooden window trim appears original and indicates that the replacement window is of the same dimensions as the original. At the ground floor level, the front gable has a tall rectangular vinyl sliding window with multi-pane glazing that also appears to be a replacement for two side by side original wooden framed casement windows with multi-paned glazing in the Tudor style. The window is surrounded by narrow wood trim and decorative rustic shutters which appear to be original.

To the right of the front facing gable, the house's steeply pitched side gable portion becomes visible. From the street, it contains a replacement vinyl sliding window with multi-pane glazing identical to the one on the other side of the front door with matching rustic shutters. The house's complex and asymmetrical roofline is balanced by the symmetry of its fenestration and the central placement of its front door. The house is of wood frame construction, faced with smooth stucco and resting on a slightly raised foundation.

The left side of the house, which faces South, has one pair of original wooden framed, multi-paned casement windows on the second story, seemingly of identical size as those once located on the street façade. On the ground floor, three further pairs of the same original casement windows run along the length of the building, at approximately five foot intervals. There is a louvered attic vent at the top of the gable.

The rear of the house, which faces West, has a large dormer in the second floor, visible from the sidewalk, however no other details of the back of the house were visible from the public right of way. Satellite imagery shows a freestanding garage behind the house which appears original and a further small structure at the rear of the property which appears to be a shed.

CONTINUATION SHEET

Property Name: _____

Page ____ of ____

The right side of the house, which faces North, has one pair of replacement vinyl sliding windows with multi-pane glazing at the second story and two further pair at the ground floor. These are identical to those found on the street elevation. There is a louvered attic vent at the top of the gable.

The front yard is surrounded by a modern black metal fence of post and picket design with fleur de lis finials. A small gate at the center allows access to the walkway leading to the front door. The driveway is to the right of the property and is accessed by a sliding gate in the fence. An additional gate, flush with the right side of the house, also in black metal with fleur de lis finials, separates the front yard from the backyard. Most of the front yard is paved with concrete. A mature Sycamore and Juniper shade the front yard. The house is currently painted a warm beige with copper brown wooden details.

Although the windows in much of the home appear to have been replaced with vinyl replicas of the same size and multi-pane configuration, this appears to be the only alteration. The neighborhood surrounding the property contains much simpler and smaller Minimal Traditional homes which retain their original details to a large extent. In the context of its block, the Harrison Crump residence is by far the most architecturally ambitious and the only two story example dating from the neighborhood's creation in the 1920's and 1930's.

Conclusion:

The home at 3948 33rd Street is associated with Harrison Crump, Sr., who was a significant Oak Park community member. Mr. Crump devoted over 30 years to the Oak Park Little League Association, as President and Coach. Working to instill a love of baseball, teamwork and good sportsmanship in generations of young people, Mr. Crump made a difference in the lives of hundreds of children. As an example of the high regard the Oak Park community holds for him, in 1999 the baseball field at McClatchy Park was named to honor Mr. Harrison Crump and Mr. Normal Blackwell, another Oak Park Little League Association member. 3948 33rd Street appears eligible for listing on the Sacramento Register of Historic and Cultural Resources under city code criteria 17.604.201.A.1.a.ii for its association with Harrison Crump, Sr., a person significant in the City's past.

The property at 3948 33rd Street holds important historic significance, serving as a generational home for the Crump family to the present day. The family's patriarch, Harrison Crump, Sr., is noteworthy for his longtime association with the Oak Park Little League Association, as it's president for over 30 years. His commitment to improving the lives of Oak Park's youth is admirable. Designation as a City landmark is therefore reasonable, appropriate, and necessary to promote, protect, and further the goals and purposes of the City's historic preservation program.

CONTINUATION SHEET

Property Name: _____

Page ____ of ____



Photo 2 - Main entry showing Tudor elements mixed with Art Moderne influenced curving walls.

CONTINUATION SHEET

Property Name: _____

Page ____ of ____



Photo 3 showing high front gabled roof with entry tucked beneath low swooping eave.

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 17

*Resource Name or # Willie Cooke House

P1. Other Identifier: 3921 12th Avenue, Sacramento, California 95817

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Sacramento

b. USGS 7.5' Quad Sacramento East **Date** 2015 **T**_8N__; **R**_5E__; _NE__ ¼ of Sec _19__; Mt. Diablo **B.M.**

c. Address 3921 12th Avenue **City** Sacramento **Zip** 95817

e. Other Locational Data: Assessor Parcel Number: 014-0231-026-0000

P3a. Description:

The property located at 3921 12th Avenue in Sacramento, California, is a two-story, 1,324 square foot, wood frame single family residence located on a .45-acre lot in Sacramento's Tahoe Park neighborhood. The residence was constructed in 1928. The roof is moderately pitched, side gabled, and clad in square red composite shingle roofing material. There is a small cross gable at the center of the main roofline, which features a sunspot motif. The roof has slight overhanging eaves. There are two smaller front gabled projections with pointed arch attic vents just below the roofline on the street façade. The western projection shelters an inset porch, the front door, and a large wood frame fixed pane window with 6 over 1 pane configuration. The eastern projection has two side by side wooden frame sash windows, each with 6 over 1 pane configuration. Between these two front gabled projections, the center front of the street elevation has a tripartite window with matching decorative geometric patterned panes at the top. The center window is fixed pane with 8 over 1 pane configuration, with two narrower sash windows on either side having 4 over 1 pane configuration. From the street elevation, the porch has an arched opening supported by two pillars. The porch is reached by a short flight of concrete stairs and through another arched opening on the western side of the home alongside the driveway. The entire building is clad in stucco. **See Continuation Sheet.**

P3b. Resource Attributes: HP2 (Single Family Home); HP36 (Ethnic Minority Property - African American)

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

P5b. Description of Photo: **Photo #1.** April 26, 2023, camera facing north.

P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1928, Original building permit, City of Sacramento.

P7. Owner and Address:

Willie P. and Alveda Cooke Family Trust
3921 12th Avenue, Sacramento, CA 95817.

P8. Recorded by:

Katie Buesch, 6000 J Street, Sacramento, CA

Ella Cross, 6000 J Street, Sacramento, CA.

P9. Date Recorded: April 26, 2023.

P10. Survey Type: Intensive

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P11. Report Citation: none

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

DPR 523A (1/95)

***Required Information**

Page 2 of 17

NRHP Status Code 7

Resource Name or # Willie Cooke House

B1. Historic Name: none
B2. Common Name: none
B3. Original Use: Single Family Home B4. Present Use: Single Family Home
B5. Architectural Style: Craftsman Bungalow
B6. Construction History: Residence constructed 1928. New foundation 1949. Garage constructed c. 1960-1971.
B7. Moved? ☒ No ☐ Yes ☐ Unknown **Date: Original Location:**
B8. Related Features: Garage, unknown outbuilding
B9. Architect: Unknown b. Builder: Unknown
B10. Significance: Theme African American Displacement; African American Religion and Spirituality
Area Sacramento
Period of Significance 1962 - c. 1981 **Property Type** Single Family Residence
Applicable Criteria Criterion II

This building is not eligible for the Sacramento Register of Historic and Cultural Resources under Criteria I, III IV, V or VI but is eligible under Criterion II. The property was the home of a notable member of the African American community, Willie Cooke, whose long-time leadership in Shiloh Baptist Church (a property that has already been listed on the National Register under Criteria A and C) provided support to vulnerable members of the community during significant shifts in the community's spatial location fueled by trends around redevelopment in Sacramento. Willie Cooke lived in this residence while he was leader of Shiloh Baptist Church and while he led various efforts towards the regional advancement of African Americans in Sacramento. The residence retains integrity to its period of significance, which covers the period when Willie Cooke was active as the leader of Shiloh Baptist Church from 1962- c.1981. **See Continuation Sheets.**

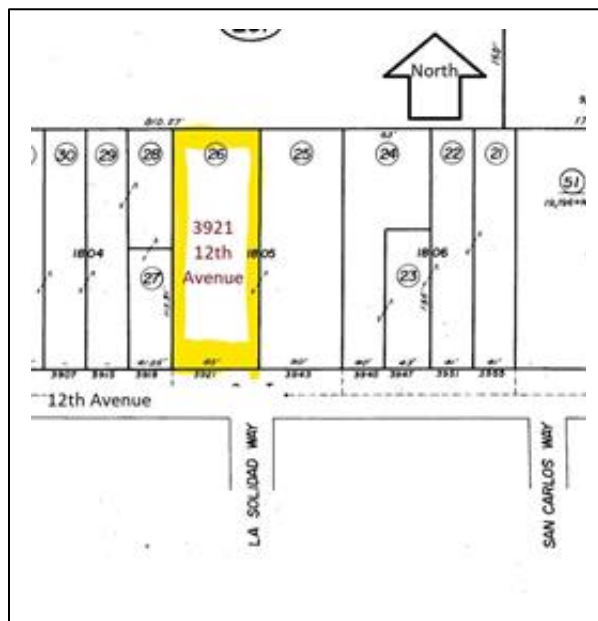
B11. Additional Resource Attributes: (List attributes and codes)

B12. References:
See Continuation Sheet

B13. Remarks:

B14. Evaluator: Katie Buesch and Ella Cross

Date of Evaluation: April 26, 2023



Page 3 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update

P3a. Description (continued):

Two chimneys can be seen from the front of the building, one of which is an end-wall brick chimney. (**Photograph 1**).

The eastern side of the house features four more wood framed, sash windows on the first floor, and a single metal frame sliding window on the second floor (**Photograph 2**). At the rear of the home is an enclosed porch with a low pitched, almost flat roof. On the western side of the building is the end-wall chimney, along with two four-over one fixed windows, a sash window on the first floor, and a fixed, nine-pane window on the second floor, along with a pointed arch attic vent. (**Photograph 3**). The rear of the property was not accessible for this survey, but satellite imagery shows that the second floor of the home at the back of the building has a front gable roof dormer. (**Figure 1**). There is also a Swiss cap vent near the peak of the dormer roof. The foundation of the home has a concrete perimeter, with vents above the foundation. The residence has a rectangular footprint.

Outbuildings on the parcel include a garage with a low pitched roof and decorative roof brackets with a 1960s or 70s one piece garage door. Another unidentified building can be seen in satellite imagery but is not visible or identifiable from the public right of way. (**Figure 2**).

B10. Significance (continued):

African American Displacement in Sacramento and Oak Park

Since the beginning of the settlement period in Sacramento, the African American community has tended to live in close proximity to each other, and in close proximity to other ethnic minorities. In the 1850s, there was such a concentration located along 3rd Street, in an area of the city known as the West End. This neighborhood continued to increase in size with the population of African American members growing, shrinking due to loss of economic opportunity with the rise of white labor unions agitating against hiring Chinese or African American laborers, before growing again after 1900. In the early 1900s, an increase in racial zoning in the area as white homeowners worked to keep ethnic minorities like African Americans in the city core and away from the growing suburbs around Sacramento. This led to a growth of land speculation in the city center, subdivision of rented housing, and degradation of housing as investments dwindled and loans became increasingly difficult to secure for non-white individuals. These economic situations led to the West End area being categorized as “unfit for human habitation,” conditions that would later lead to the perceived need to redevelop the area under the California Redevelopment Act from 1957-1961 and the dispersal of the African American community, and other minority communities, from the West End.

Oak Park was the first subdivision on the outskirts of Sacramento, platted in 1887. The area features numerous Queen Anne style homes built near the turn of the century. These homes were generally occupied by upper middle-class residents who sought to leave the city but remain close enough to conduct business via the growing streetcar system that connected Oak Park to downtown in 1904. The City of Sacramento annexed Oak Park in 1911. Homes built in this second phase of development featured a variety of styles including the Craftsman Bungalow, and frequently featured a one-car detached garage as automobile travel became more popular. Following the Depression and World War II, as automobiles continued to grow in popularity, many of the neighborhood’s middle-class and upper middle class residents moved to newer suburbs farther away from the city center, opening up homes in Oak Park for new residents. When Shiloh Baptist Church moved to its new location in Oak Park in 1958 as a direct result of the redevelopment of the West End, many congregants and other members of the African American community moved to the area too, creating a new African American community in Sacramento. Willie Cooke led the charge to increase Church-provided services to the growing community such as food support and childcare programs for working families during this period. These efforts, along with the development of Shiloh Arms that Reverend Willie Cooke spearheaded, reinvested in the African American community by employing community members like African

Page 4 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update

American architect James Dodd to design the buildings that would be used by the community. These support services as well as the spiritual, emotional, and personal connections forged through the Church and brought with the Church when it moved to its new location likely helped lessen the blow that the community felt following the destruction of the West End. Additionally, the community base that the church provided made it easier for African American impacted businesses to find a new space to open up shop, which helped to lessen economic losses that might have been sustained had the community been completely dispersed across Sacramento rather than into enclaves like the one forming in Oak Park. Other community organizations that came to Oak Park in the 1950's and 1960's included the NAACP, the *Sacramento Observer* newspaper, Women's Civic Improvement Club, and the Sacramento chapter of the Black Panther Party.

The march of urban renewal projects affecting Oak Park include the discontinuation of Sacramento's streetcars in 1946 and the construction of the U.S. 50 and Interstate 80 freeways in the 1950's and 60's. These projects effectively cut off Oak Park's direct access to downtown and poverty in the area increased. Violent encounters in 1969 and 1970, between Oak Park community members and the Sacramento Police directly impacted the entire Oak Park business community, including African American-owned businesses. The resulting high vacancy rate in the Oak Park business district prompted the City of Sacramento to step in and demolish most of the area, which was formerly along 35th Street. In 2007, the Oak Park Historic District was listed on the Sacramento Register of Historic and Cultural Resources and has encouraged efforts of adaptive reuse and restoration of the historic buildings that remain in the District.

The residence located at 3921, 12th Avenue was constructed in 1928 for early Sacramento pioneers of Azorean Portuguese descent, Manuel D. and Marie Perry. Aerial imagery is limited and inconclusive in its coverage of the area, and lack of image resolution makes it difficult to see outbuildings in detail (**Figures 2-4**). It appears that the detached garage was extant in 1971 (**Figure 4**).

Polk Directories indicate the presence of three previous occupants from 1929 to 1962 when Willie Cooke is first listed as an occupant in the home. From 1928 to 1935, Manuel D. and Marie Perry resided in the home. ***It is unknown what their occupations were.*** From 1949-1957, Frank Stieger and wife June Stieger lived in the home. Frank was a stock clerk for the State Department of Social Welfare, and June was an auditor for the State Controller's Office. From 1958 to 1961, Johnnie Coleman owned the home and worked as a driver for the Post Office and whose wife's name is Ann. Willie Cooke is listed as a resident of the home from 1962-1974 and he is listed as the owner of the home in 1975. Cooke's record in the home lasts until at least 1981.

Craftsman and Craftsman Bungalow Style Architecture

The residence at 3921 12th Avenue is an example of the Craftsman style of architecture. The Craftsman-style home became popular in the United States starting in the 1900s and extended through the 1920s. This architectural style came out of the larger Arts and Crafts movement that began in Europe in the mid-1800s in reaction to increasing industrialization and urbanization. Frequently, this style appeared in a small, condensed version called a "bungalow" which usually featured porches with emphasized pillars that extended all the way through the porch to the ground and a square house shape, along with large windows, naturally occurring materials like wood and stone, planters, and an emphasis on landscaping to make the home feel situated in a more natural and less urban setting.

The Craftsman Bungalow in particular was a style developed in California in response to not only the warm weather of Southern California, but also in response to the growing need for affordable middle-class housing in suburbs in the early 1900s. Because of the style's extensive use in suburbs, it is common to find many bungalows constructed between 1900 and 1930 situated together in one neighborhood. Bungalows are usually square or rectangular in plan with partial or full-width porches featuring large porch columns with a front-facing gable on the front porch and dormers. The buildings are usually clad in naturally occurring materials like wood shingles or stone, but concrete blocks, stucco, or brick are also used. They are usually one or one and a half stories tall and have multi-pane windows to let in natural light.

Page 5 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update

African American Religion and Spirituality in Sacramento

Since the earliest days of slavery, churches have played a central role in the community life of African American communities across the United States, including in Sacramento. While this role has changed over time and space, churches like Shiloh Baptist Church, where Reverend Willie Cooke served for more than 25 years, played key roles in the political, social, spiritual, educational and economic lives of African American residents.

The first African American Church in Sacramento was founded in 1850 and named St. Andrews African Methodist Episcopal (AME) Church, whose ideological origins reach back to Philadelphia in the late 18th century where the Church fought to improve Black rights. Shiloh Baptist Church was originally founded by Reverend Charles Satchell as “Siloam Baptist Church” in 1856. The church grew quickly, reaching 800 members and became the largest Black Baptist Church in Sacramento by 1934.

These churches offered valuable services and support for the African American community in the neighborhoods they served, including opportunities for schooling, such as St. Andrews AME providing a space and funding for educating African American students when local and state governments blocked funding for publicly-sponsored options in the 1850s. Religious leaders like Reverend Thomas Allen Harvey, later of Kyles Temple AME Zion, used his position to fight and win Sacramento’s first racial discrimination case in court in 1919. Harvey was also the first African American in Sacramento to run for political office that same year, only three years after he had founded the local chapter of the National Association for the Advancement of Colored People (NAACP). In later years, Shiloh Baptist Church took up the cause of providing or helping secure decent and affordable housing for displaced African American residents through their Shiloh Arms low income housing development sponsored by the church in the 1970s. African American churches played key roles in the development of the African American community in Sacramento by providing services that presiding governments refused, and offered opportunities for leadership development that would further improve the types, quantities, and qualities of opportunities that would be available to the African American community.

The Life of Willie Cooke

Willie Cooke was born on October 4, 1917, in Caseyville, Lincoln County, Mississippi. While not much is known about his early years, it is known that he studied electrical engineering at the American School of Electricity in Chicago before moving to Oregon, where he became the first African American in the state to hold an electrical contractor’s license. He then moved to California and became an armature winder for Weismer and Becker Electric Company in Sacramento. In 1952, Willie Cooke joined the Shiloh Baptist Church and realized his calling to serve as part of the ministry for the church. Cooke was licensed by Shiloh’s Reverend Williams on December 16, 1953, and was officially ordained on November 11, 1956. the following year, in February 1957, Reverend Williams resigned from his post and Willie Cooke became the new Reverend of the Church.

Because of impending redevelopment in the area where Shiloh Baptist Church was located at the time, Reverend Cooke arranged to have the church move to another property at 9th Avenue and 36th Streets in Oak Park which had been purchased by the Church in 1954. This area, which would become a haven for the African American community in the process of displacement in this period, did not have the same racial covenants that many other areas of Sacramento had, which made it easier for African American communities to settle in the area. By October 1957, Shiloh purchased a property adjacent to the 9th Avenue property in Oak Park, and Cooke haggled with the City of Sacramento to bring down the price of the permits needed to construct the new Church. James C Dodd, the first African American architect in Sacramento, was commissioned to draw up the plans for a 12,000 square foot church which could seat 400 people and contained educational facilities and a social hall, a project that was estimated to cost \$152,000. In April 1958, Cooke had hired Joseph Warner, an African American contractor, to start construction, even though the Church was unable to secure a loan for the full costs. Warner agreed to the contract on the condition that volunteer labor would be used to help keep costs low, however it was not enough. By September 1958, \$60,000 had been spent on the new Church, and the contract with Warner ended because of lack of funds. Reverend

Page 6 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update

Willie Cooke and the congregants of Shiloh pitched in to use their skills in construction and fundraising to raise funds and work on the Church. The first service in the incomplete building took place on October 12, 1958, and seven years later, on October 13, 1963, the building was completed and dedicated.

Willie Cooke's career at Shiloh Baptist Church lasted from 1957 to 1981, a span of 26 years. In that time, he established the Political and Social Action Committee at the church to encourage congregants to get involved in local and national politics. He was also a leading sponsor for the Shiloh Arms Housing Project, a Church-sponsored project to build reasonably priced housing for African American community members who had been displaced by the development of the West End, and to support working mothers who needed childcare by offering a day care center. Cooke also served as a member of Governor Edmund G. Brown's Conference on Delinquency Prevention, the local chapter of the NAACP, and as a member of the advisory committee for UC Davis Medical Center.

On the occasion of his retirement from the Church in 1983, Willie Cooke received an outpouring of thanks and support for his services to the African American community of Sacramento. He did return to be an interim pastor from 1990 to 1991, but then retired again. In 2003, *The Observer*, Sacramento's African American primary news outlet, named him a "Community Legend" in recognition of the impact he had on the community. On September 23, 2012, Willie Cooke passed away at the age of 94 years old. He is buried at the Sacramento Memorial Lawn Cemetery in Sacramento. In 2017, street sign toppers were added along 9th Avenue to ceremonially rename the street to be "Rev. Willie P Cooke Avenue" in memory of Cooke and his contributions to the community.

Evaluation:

Under Criterion I, this building is not considered to be related to a significant event in Sacramento's history or the history of the African American community in the Sacramento area. There is no evidence of any locally significant events taking place in the home, despite the home's location in an area undergoing a regional demographic shift. This demographic shift affected the entire Oak Park area, and the area where the residence is located is not noted as being more historically significant than other parts of Oak Park. This section of the neighborhood is not noted as a historically important section of Oak Park's 'streetcar suburb' history, nor its annexation history. The neighborhood where the residence is located is also far from the 35th Street epicenter of historical events in the 1960s and 70s that took place in the downtown area of Oak Park so its eligibility as a landmark related to a historically significant event is nonexistent.

Under Criterion II, this building is locally significant as the home of an important community leader for the Black community of Sacramento and Oak Park. Willie Cooke played a large role in the establishment, development, and expansion of the Black community during a time of immense regional change. Religious leaders in the Sacramento African American community have historically played pivotal roles in advocating for the community's economic, social, and political welfare, all of which can be typified by the work that Willie Cooke did over the course of his life in Sacramento. In particular, Willie Cooke's work to support displaced community members through the Shiloh Arms project, which he undertook during the period of significance for his home, was a project that took direct action to support the community during a well-known event that was repeated in many places across the State and nation that permanently altered the composition of the African American community. It is clear the Cooke's activities while he lived at this home were historically significant (as the presence of Shiloh Baptist Church on the National Register represents) and this property, which is the only one directly connected to Cooke's life during his tenure as the longest-serving Reverend of Shiloh, is eligible for recognition because of these facts. As for other residents of the home, not much information has been located about their lives while they lived at the home besides their occupations, which indicate that they were likely middle-class residents, which is in step with the historical record of Oak Park.

Under Criterion III, IV, and V, this building is not eligible because it is a standard Craftsman-style home in a neighborhood which contains many of these same style homes. It is notable that the home appears to retain its original windows, but it does

Page 7 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update

not stand out against other versions of the Craftsman style. The Craftsman Bungalow style is very prevalent in the surrounding neighborhood and these homes are not known to have been designed and built by a master architect. These residences were produced en masse in their time and many better examples of the Craftsman Bungalow style exist elsewhere. The residence is also not an example from the transitional period to or from the Craftsman Bungalow style. The home also has very few of the more prominent distinguishing characteristics for the Craftsman Bungalow. It is not the work of a master, nor does it possess high artistic value.

Under Criterion VI, this building does not appear to be a source of important information in the prehistory of history of the city, region, state or nation. It is recommended to be not eligible for listing in the Sacramento Register of Historic and Cultural Resources under Criterion VI.

The building retains almost all of the aspects of integrity, sufficient to convey its significance to the 1962-1981 period of Willie Cook's occupancy. It has never been moved, and therefore possesses integrity of location. Furthermore, it retains many era-specific design features to when the home was built and from the era of its period of significance, such as the detached garage with a very low pitch roof and decorative rafter ends extending beyond the roof line in a 1960's/70s style. The 1960's or 70's garage door also dates to the era of Willie Cook's ownership of the home. The addition of aluminum frame windows on the building's second floor are also common design additions during the 1960s and 1970s. The residence's setting, which is within a neighborhood of homes constructed around the same time with minimal significant upgrades in the following decades. Likely in part due to the historically high population of African American residents and restrictions preventing African Americans from securing loans to finance home improvement projects, the homes around the area have not been modernized to a large degree, maintaining the feeling of the neighborhood as it likely was in the 1960s-1980s. The materials used on the home appear to be original to the home's construction, with the exception of the replaced aluminum frame windows which were common additions during the 1960s and 1980s, the added on back porch, garage and unidentified outbuilding which were constructed post-1951 and remain as they were during the residence's period of significance in the 1960s through the 1980s (See **Photographs 5 and 6**). The workmanship of the building is typical for small, working-class Craftsman style homes from the 1920's. For these reasons, the residence and its setting maintain the majority of the elements of integrity needed for this property to be considered locally significant and indicative of its period of significance.

B12. References (continued):

African American Registry. "The Black Church In America, a Story." Accessed April 28, 2023.
<https://aaregistry.org/story/the-black-church-a-brief-history/>.

Barrow, Genoa. "Shiloh Mourns The Loss of Rev. Willie P. Cooke." The Sacramento Observer, September 25, 2012.
<https://sacobserver.com/2012/09/shiloh-mourns-the-loss-of-rev-willie-p-cooke/>.

"Bungalow/Craftsman Style 1900 - 1930 | PHMC > Pennsylvania Architectural Field Guide." Accessed April 30, 2023.
<http://www.phmc.state.pa.us/portal/communities/architecture/styles/bungalow.html>.

"City of Sacramento AppLauncher." Building Permit Search Tool Accessed May 2, 2023.
<http://records.cityofsacramento.org/AdvanceSearch.aspx>.

Cook, Suzanne. "Report to the Preservation Commission on Nomination of the Shiloh Baptist Church, City of Sacramento." City of Sacramento, April 2, 2012.
http://sacramento.granicus.com/MetaViewer.php?view_id=30&clip_id=2940&meta_id=381938.

"Flight CAS-3069 Aerial Photo, March 1, 1971" Cartwright Aerial Survey. UC Santa Barbara Library Aerial Photography

Page 8 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update

Collection Database. Accessed May 2, 2023.

https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=CAS-3069.

“Flight CAS-81081, April 1, 1981.” Cartwright Aerial Survey. California State Library. UC Santa Barbara Library Aerial Photography Collection Database. Accessed May 2, 2023.

https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=CAS-81081.

GEI Consultants, and Mead and Hunt. “Mid Century Modern in the City of Sacramento Historic Context Statement and Survey Results,” September 2017.

“Historic Preservation Heritage Tour: Craftsman Architecture.” Accessed April 30, 2023.

<https://www.historicspokane.org/HeritageTours/craftsman/craftsman-history.html>.

Kunzl, Teresa. “A Federal Judge Wednesday Sentenced an Electrical Contracting Firm... - UPI Archives.” *UPI*, November 23, 1983. <https://www.upi.com/Archives/1983/11/23/A-federal-judge-Wednesday-sentenced-an-electrical-contracting-firms/3738438411600/>.

Lindelof, Bill. “Street Sign Tops off the Memory of Oak Park Pastor Willie P. Cooke Outside Shiloh Baptist Church | The Sacramento Bee.” Accessed May 2, 2023. <https://www.sacbee.com/article130614829.html>.

McAlester, Virginia Savage. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Expanded edition. Knopf, 2015.

Page and Turnbull, and Damany Fisher, PhD. “Sacramento African American Experience History Project.” Historic Context Statement, October 28, 2022.

Polk Directories for Sacramento, CA 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1935, 1949, 1952, 1957, 1958, 1959, 1960, 1961, 1962-1963, 1963-1964, 1975, 1981, 1982.,

Price-Spratlen, Townsend. “Urban Destination Selection among African Americans during the 1950s Great Migration.” *Social Science History* 32, no. 3 (2008): 437–69.

“Rev Willie Phillip Cooke (1917-2012) - Find a...” Accessed April 16, 2023.

<https://www.findagrave.com/memorial/163918483/willie-phillip-cooke>.

“Sacramento Historic Districts Plans,” n.d. <https://www.cityofsacramento.org/Community-Development/Planning/Urban-Design/Preservation/Historic-District-Plans>.

Sanborn Fire Insurance Company. “Sanborn Fire Insurance Map of Sacramento, Sacramento County, CA. Volume 2. 1915, Updated December 1950.” 1915. Library of Congress.

Shiloh Baptist Church. “Shiloh Baptist Church Sacramento - Our History.” Accessed April 16, 2023.

<http://www.shilohbaptistchurch-sacramento.org/subjects.html>.

Page 9 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update

Photographs (continued):



Photograph 1: Front view of house. House faces south.

Page 10 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update



Photograph 2: East side of building, note wooden frame sash windows and covered porch at rear of home.

Page 11 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update



Photograph 3: West side of building, note garage and original windows.

Page 12 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update



Figure 1: Google Maps view of the property at 3921 12th Avenue, 2023.

Page 13 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update



Figure 2: April 1, 1981, aerial view of the Cooke House neighborhood, Cooke House circled.
Photo taken by Cartwright Aerial Surveys, housed at California State Library.

Page 14 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update



Figure 3: 1971 Aerial view of the Cooke House. Photo taken on March 1, 1971 by Cartwright Aerial Surveys. Housed at the California State Library. Note: 1971 garage appears to be identical to the extant garage.

Page 15 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update



Figure 4: 1971 Aerial view of the Cooke House. Photo taken on March 1, 1971 by Cartwright Aerial Surveys. Housed at the California State Library.¹

¹ "Flight CAS-3069." UC Santa Barbara Library Aerial Photography Collection.
DPR 523L (1/95)

Page 16 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update

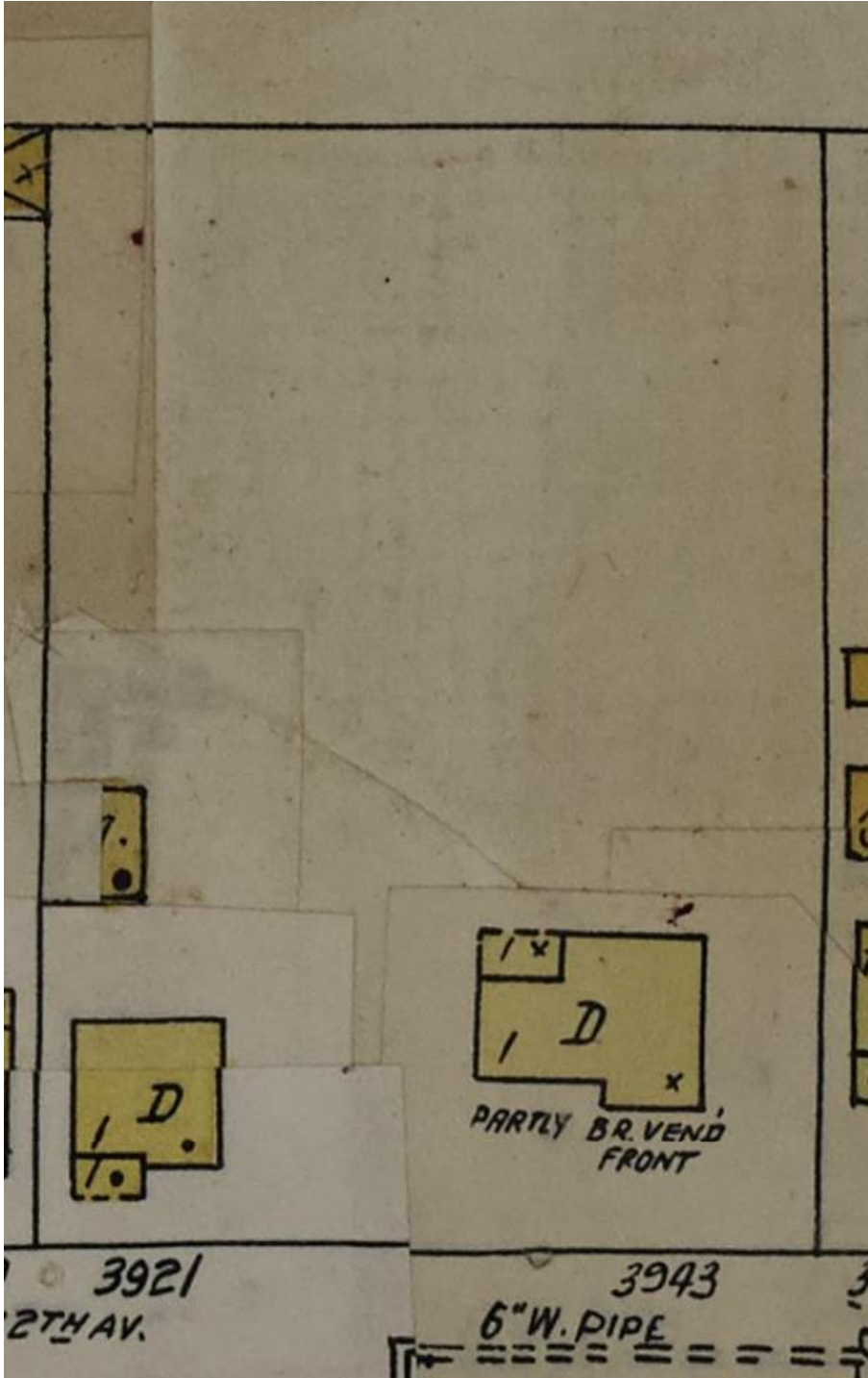


Figure 5: Sanborn Fire Insurance Map from 1915, updated December 1950. The Willie Cooke house is the building on the left. Note that there is no screened in porch or outbuilding at this time but there does appear to be a garage. The garage however does not appear to extend as far to the rear of the property as the current garage. Additionally the property contains two homes on one lot. The lot was subdivided into the lots extant today between 1951 and 1968.

Page 17 of 17

Resource Name or # Willie Cooke House

Recorded by Katie Buesch and Ella Cross

Date April 26, 2023

☐ Continuation ☐ Update

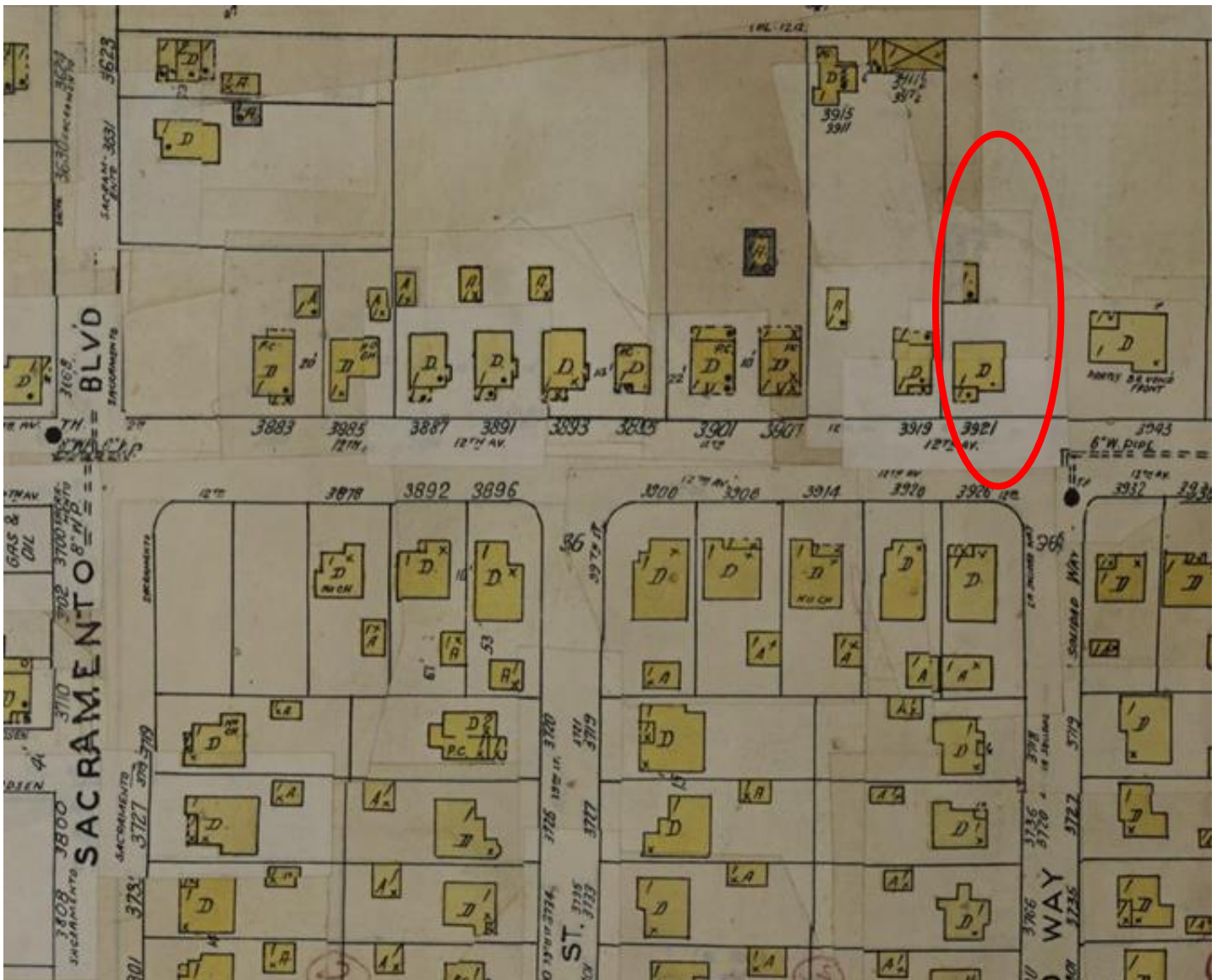


Figure 6: Neighborhood around 3921 12th Avenue, Sacramento, c. 1950.

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 12

Resource Name or # Oak Park School of Afro-American Thought

P1. Other Identifier: Bouey Termite & Construction Inc.

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County: Sacramento

b. USGS 7.5' Quad Sacramento East **Date** 1967 **T** 8N ; **R** 5E

c. Address 3639 4th Avenue City Sacramento Zip 95817

e. Other Locational Data: Assessor Parcel Number: 010-0385-012

P3a. Description:

The property at 3639 4th Avenue is a two-story 3,820 square foot International style commercial building with a recessed entry lit by a rectangular cut out in the flat roof. It is located in a mixed-use area in the Oak Park neighborhood of Sacramento, CA (**Photograph 1**). The building is of cement block masonry construction. The West and East facades feature extended cement block exterior wing walls that jut past the North and South facades and rise higher than both roof elevations. The West and East facades of the building do not have windows. The building is clad primarily in stucco, and a veneer of uncured ledge rock clads sections of the wall on the South façade facing 4th Avenue. The building is set on a concrete slab foundation. The second floor is set back and is approximately half the depth of the first floor. Fenestration on the upper floor of the main façade, which faces South, includes three horizontally oriented, fixed rectangular windows obscured by vertical metal bars. Because the windows are obscured, it is difficult to tell whether these windows are original or replacements. A vinyl awning runs continuously along the second story, shading the three windows.

(See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) C-2-SPD- General Commercial/ Special Planning District

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

P5b. Description of Photo: (View, date, accession #) **Photo#1.** Camera facing North, March 27, 2023.

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

☒ Historic ☐ Prehistoric ☐ Both
1964, Sacramento County Assessor's Office

***P7. Owner and Address:**

Bouey Termite & Construction
3639 4th Ave Sacramento, CA 95817

***P8. Recorded by:**

Ettienne LeFebre
CSU Sacramento
6000 J Street Sacramento, CA 95819

Ella Cross
CSU Sacramento
6000 J Street Sacramento, CA 95819

***P9. Date Recorded:** April 30, 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** Sacramento Office of Historic Preservation. *Sacramento African American Experience Project: Historic Context Statement*, by Page & Turnbull with Damany M. Fisher. Sacramento, 2022.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (list) _____

DPR 523A (1/95)

***Required Information**



Page 2 of 12

Resource Name or # Oak Park School of Afro-American Thought

B1. Historic Name: Oak Park School of Afro-American Thought

B2. Common Name:

B3. Original Use: Commercial, Educational **B4. Present Use:** Commercial

B5. Architectural Style: International Style

B6. Construction History: Built in 1964, interior remodel in 1988, windows replaced, stone veneer added, back garage door addition at unknown dates.

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

B8. Related Features:

B9. Architect: Dean Unger b. **Builder:** Miller & Edwards

B10. Significance: Theme African American History, Civil Rights, Ethnic Studies **Area** Sacramento

Period of Significance 1970-1977 **Property Type** Commercial **Applicable Criteria** Sacramento Historic Register Criterion I

The property at 3639 4th Ave appears to meet the criteria for listing on the Sacramento Register of Historic and Cultural Resources under Criterion I, for significant associations with local African American History and the Civil Rights Movement. The property at 3639 4th Ave does not appear to meet the criteria for listing under Criterion II, association with significant persons, Criteria III or IV, as it is not a distinguished example of the International style and does not have an association with a master in its design or construction. Nor does it appear to meet Criteria V or VI, as it does not exhibit high artistic value or the potential to yield important information on history or prehistory.

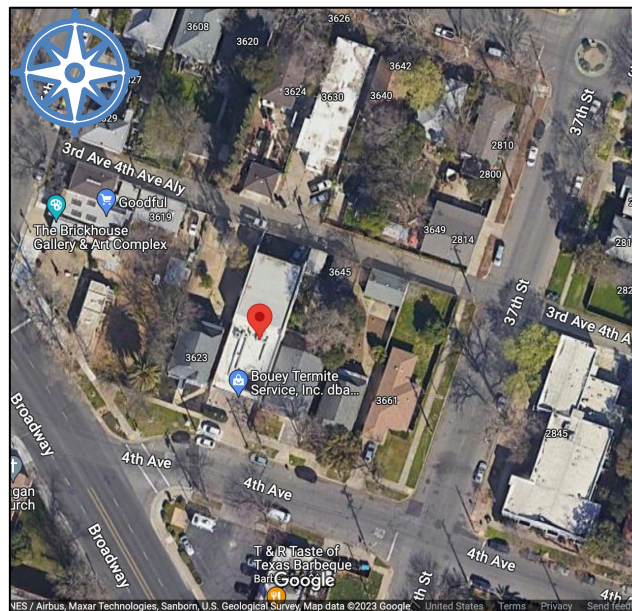
B12. References: Sacramento County Assessor's Office; Sacramento Building Division, Application for Permit to Build for 3639 4th Avenue, Center for Sacramento History; City of Sacramento Planning and Building Dept., Certificate of Occupancy; City of Sacramento, *Mid-century Modern in the City of Sacramento Historic Context Statement and Survey Results*; Sacramento City Planning Commission, "Community Plan for Oak Park," September 1963; Sacramento City Directories (various years); Sacramento Office of Historic Preservation, *Sacramento African American Experience Project: Historic Context Statement*, Sacramento, 2022.

B13. Remarks:

B14. Evaluator: Ettienne LeFebvre and Ella Cross

Date of Evaluation: April 30, 2023

(This space reserved for official comments.)



P3a. Description (continued):

Fenestration on the first story of the main façade includes three window walls, the two facing South being combination 4/4 fixed windows with rectangular horizontally oriented double-paned replacement windows, and the one on the interior of the L facing East being combination 4/4 fixed windows with rectangular vertically oriented double-paned replacement windows. All of the windows are set flush with the facade and are cased in aluminum. The main entry door, located on the South façade, is a sash door with two double-paned glass panels. The door is set flush with the façade. Three lampposts with cylindrical posts and spherical glass shades protrude out of the shrubbery on the left side of the South façade. On the North façade, facing the alley, a large square metal garage door and a recessed door located to the left of it provide access to the building. Between the alley and the North façade is a gated loading dock area. The window on the North facade of the building facing the alley, is a fixed, horizontally oriented single-paned window obscured by horizontal metal bars with a decorative design in the center. The door on the North façade, facing the alley, is a metal panel door recessed into the facade covered by a metal security gate in a design matching the security bars of the window on the same facade.

B10. Significance (continued):

Historic Context

The property at 3639 4th Avenue is located in the Oak Park neighborhood, a mixed-use area south of Downtown Sacramento. Established in 1887 after real estate developer Edwin K. Alsip subdivided the William Doyle ranch, Oak Park is one of the oldest communities in Sacramento. After 1900 Oak Park developed into a street car neighborhood and became the location of the California State Fair, which increased the number of residents and the economic activity in the area. Population growth and sewage and water issues promoted the 1911 annexation of Oak Park into Sacramento city proper. After the redevelopment projects in the West End of Sacramento many displaced minority populations, especially African Americans, moved into Oak Park due to its lack of racial restrictions. White flight to the suburbs increased the number of homes and commercial spaces available to African Americans, and by the 1960s Oak Park was a definitively African American neighborhood in Sacramento. Oak Park became increasingly isolated after the construction of Highway 99 and U.S. Highway 50 to the West and North, insulating the African American community further.

The commercial district of Oak Park was between 31st and 35th Streets on Broadway. The building at 3639 4th Avenue is located two blocks east in what was formerly a residential zoning district, and the first residential building on the parcel was a wood frame building built in 1925 by owner J.B. Pond. In 1958, the City of Sacramento developed plans to increase commercial traffic to the Oak Park business district by redeveloping sections of the surrounding area to create more parking areas. During this redevelopment process, the area around 3639 4th Avenue was converted from a residential zone to a commercial one in 1963 City plans. In 1964, the current International style building was constructed.

The International style originated with the Bauhaus movement in Germany in the 1920s and became popular in the United States in 1932 after New York's Museum of Modern Art held an exhibition on the architectural style. Defining characteristics of the style include flat roofs, rectangular shapes, asymmetrical facades, horizontal bands of flush windows and glass curtain walls, and minimalistic ornamentation. Buildings in this style tended to be constructed with concrete or steel and often had stucco massing. This minimalist design was popular in parts of Northeast United States and California in the 1930s, and after World War II appeared in less experimental and smaller forms. During the 1950s and 1960s many new International style developments appeared, including 3639 4th Avenue in Sacramento. The majority of the properties surrounding 3639 4th Avenue remained residential single

Resource Name or # Oak Park School of Afro-American Thought

or multi-family buildings in various Victorian era and Craftsman styles and retain integrity from an earlier historical period before the 1960s.

After 1964 the property first appears in 1966 city directory as vacant, and from 1967-1968 a business listed as "Closet the Clo SLS," which is likely some kind of clothing related business. In 1969, the property was occupied by Bennie's Beauty Bar, a hair salon owned by an African American woman who had relocated after being displaced by West End redevelopment.

In 1969, Sacramento City College (SCC) acquired the property and designated it as the Oak Park School of Afro-American Thought, a program operated by the Black Student Union (BSU) at the college. The BSU moved in in early 1970. SCC's BSU formed in February 1967 as similar groups formed across California universities, inspired by the 1966 founding of the Black Panther Party in Oakland and other Black Power and Black Nationalism movements across the United States in the late 1960s. BSU's were among the targets of the F.B.I.'s COINTELPRO program. This covert and illegal program, sought to "expose, disrupt, misdirect, discredit, or otherwise neutralize" civil rights organizations, and was responsible for the assassination of several Black Panther leaders. Founders of SCC's BSU included Kinnie Ruth Foote (Hicks), Fredrick K. Foote, and other students. Future research into SCC's BSU is needed so that its contributions can be preserved. While not all members of the SCC Black Student Union were Black Panthers, many were. The goals of the two organizations complemented each other, focusing on free community education, public service, counseling programs, and Black pride.

The SCC BSU organization devoted its time and energy to providing resources to Black students and advocating for diversified and less Euro-centric education. In fall 1968, less than six months after the assassination of Dr. Martin Luther King Jr., San Francisco State College (SFSC) students went on strike after the school fired graduate student, lecturer, and Black Panther Minister George Murray for controversial comments he made regarding Black Nationalism and self-defense. Students from the BSU and newly formed Third World Liberation Front (TWLF), issued several demands, including the formation of a Department of Black Studies and College of Ethnic Studies. The SCC BSU were vocal supporters of strikers at SFSC, and began demonstrating on the SCC campus for Black and other Ethnic Studies curriculum to be created by and for the marginalized students of the college. On February 7, 1969, the BSU issued a list of ten demands to SCC administrators to promote more inclusion of minority students in campus curriculum, including the creation of the Oak Park School of Afro-American Thought to create a center of learning in a Black community that had been historically undereducated. The BSU staged a series of protests, marches, and sit-ins to support their demands until President Sam Kipp agreed to give the BSU space at the American Legion High School during the Spring semester. However, the room given was reportedly the "size of a broom closet" and the students protested on campus the next day until the administration agreed to set the school up in trailers on the premises of the burned down Stanford Middle School at Martin Luther King Boulevard and 10th Avenue. In May of 1969, Los Rios Community College District agreed to move the school to a permanent location in the new SCC College Outreach Center in Oak Park at 3639 4th Avenue. In 1969 and early 1970 the school was still operating in the temporary trailers at the former site of Stanford Middle School.

Following the June 1969 Oak Park Riot which resulted in the ransacking of the 35th street office of the Sacramento Chapter of the Black Panther Party and the destruction of their 'free breakfast for children' program's food supplies by the police, the SCC BSU stepped forward, volunteering to take over the program, which was hosted at a local church, since their site at Stanford Middle School was not large enough.

In May 1970, the fatal wounding of police officer Bernard Bennett resulted in the arrest of the later exonerated Oak Park Four, all of whom were involved in the SCC BSU, including Booker T. Cooke Jr. who was a past president of the organization. The BSU and Oak Park community members tirelessly raised funds for the defense of these

Resource Name or # Oak Park School of Afro-American Thought

innocent young men through dances, concerts and direct, door to door appeals for contributions. If convicted, these young men would have faced the death penalty. Eventually all four were acquitted.

The School of Afro-American Thought moved into the building at 3639 4th Avenue in the Fall of 1970 and offered three classes: Ghetto Economics, an African American History class, and Black Drama. SCC teachers volunteered to teach these night classes free of charge to the public. The school welcomed all ages and races and often held lively and passionate discussions about race, ethnicity, and class. The drama classes produced community plays with free admission over the five years the school operated, and a counseling center also operated in the building, aiding African Americans and others in need of mental aid. The BSU took a leading role in the school, recruiting teachers, counselors, and developing curriculum, as well as getting the word out to community residents in Oak Park that the school was available to all of them, free of charge. The interior of the school reflected the empowering mission of the school, as it was decorated with wall murals of African American historical figures and Civil Rights leaders. Classes on Black and Afro-American Art, Spanish, Black Experience in Music, Sociology, and Consumer Problems were added to the curriculum as the school grew.

In 1977 the Oak Park School of Afro-American Thought, listed in many county directories alternatively as the Sacramento City College Awareness Center or the Oak Park Counseling Center, ceases to exist in county and city records. There are also no records from SCC regarding operations of the school after 1977. The reasons for the discontinuation of the program requires further research, but it was reported by the SCC college newspaper, *The Express*, on February 27, 1975, that the school was operating under the same budget it was given when it was first established in 1969, which was preventing it from expanding its programming. Budgeting could potentially be a factor in its discontinuation.

3639 4th Avenue later housed a Sacramento Housing Development office, the Oak Park Project Area Committee, and several construction and real estate offices from 1980 to 1997 when Bouey Termite and Construction Inc., acquired use of the building. The property currently operates as their office and warehouse. The last property transfer to occur was in 2008.

Evaluation

Under Criterion I of the Sacramento Register of Historic and Cultural Resources, the property at 3639 4th Avenue has important associations with significant events in local history with a period of significance from 1970-1977. The Oak Park School of Afro-American Thought represented a significant achievement for not only African American students at SCC, but African American citizens and students across Sacramento. Whereas the city's state university did not develop their Black Studies programs until Fall 1969, and required students be enrolled in the university, the Oak Park School of Afro-American Thought was not only established first but was available to all members of the community free of charge. BSU students were entirely responsible for the operation of the school. Its location in Oak Park made it accessible to a large African American population. The program is an outstanding example of the Black Power movement in 1960s and 1970s in Sacramento and represents the determination and achievements of Sacramento City College's Black students and Sacramento's Black community. While the School first operated in trailers on the former site of Stanford Middle School, this location was temporary and is not extant today. The building most closely associated with the Oak Park School of Afro-American Thought, 3639 4th Avenue, acted as the home of the institution during its period of significance.

The property may be significant under the Sacramento Register of Historic and Cultural Resources, Criterion II, but will require more research into the lives of Fredrick K. Foote and Kinnie Ruth Foote (Hicks), two of the founders of SCC's BSU, and the Oak Park Four: Akinsanya Kambon (Mark Teemer), Jack Stivers, Ceariaco Cabrallis and

Resource Name or # Oak Park School of Afro-American Thought

Booker T. Cooke Jr., all of whom are significant persons in the history of the school and in local African American history. It is not known at this time if this property would be the property most associated with them during its period of significance. Further research is also needed to identify the volunteer teaching staff, who may also have been significant persons in the local community.

Under the Sacramento Register of Historic and Cultural Resources, Criteria III, and IV, the property is not significant for its architectural style or for being the work of a master builder. While 3639 4th Ave is an International style building, it is not a significant example the style and lacks several character-defining features.

The property at 3639 4th Avenue is not significant under Criteria V or VI, as it does not exhibit high artistic value and is unlikely to yield any archaeological or informational value that has not already been recorded.

Alterations to the building since the period of significance include the replacement of the original sash windows with single pane windows, as well as the uncoursed ledge rock veneer on the building and the addition of a large garage door on the north façade facing the alley. Although the 1964 building permit details the planned project to be a one-story building, the second story does not appear to be an addition. The building retains strong integrity as it continues to be clad in stucco, retains its design characteristics, and although the windows have been replaced, the window walls retain the same layout as during the period of significance. The location and especially the setting around the property remain excellent, as the surrounding properties appear to be original to the period of significance. Considering these factors, the building is not only significant but highly recognizable as the building from the period of significance, which qualifies it for eligibility for listing under Criterion I of the Sacramento Register of Historic and Cultural Resources under city code criteria 17.604.210.A.1.a.i for its association with the Sacramento City College Black Student Union's School of African American Thought, a free and volunteer run, off campus center of learning focusing on issues important to the Sacramento Black community. The School of African American Thought was the first and only such center in Sacramento that operated outside of a college campus and was open to all members of the public, free of charge.

B12. References (continued):

Barth, Teri. "Fred Foote recalls his historic role in Civil Rights movement." *Sac City Express*. February 6, 2015.

Bloom, Joshua and Waldo E. Martin, *Black against Empire: The History and Politics of the Black Panther Party*. Berkeley: University of California Press, 2013.

Cartwright Aerial Survey. Photograph. "Flight CAS-3315." 1: 48,000. Sacramento, CA, June 13, 1972. UCSB Library.

Cartwright Aerial Survey. Photograph. "Flight CAS-81081." 1: 12,000. Sacramento, CA, April 1, 1981. UCSB Library.

Cartwright Aerial Survey. Photograph. "Flight CAS-SAC 2-225." 1: 20,000. Sacramento, CA, June 1, 1961. UCSB Library.

Page 7 of 12

Resource Name or # Oak Park School of Afro-American Thought

City of Sacramento. *Mid-century Modern in the City of Sacramento Historic Context Statement and Survey Results*, by GEI Consultants and Mead & Hunt. September 30, 2017.

City of Sacramento Building Department. Certificate of Occupancy for 3639 4th Avenue. Sacramento, CA. June 20, 1988.

City of Sacramento Community Development Department. "Oral History Project: Fredrick K. Foote" by Dane Nicolas. In *Oral History Interview Transcripts: African American Experience Project*. November 29, 2021.

Datel, Robin. "Central Oak Park Walking Tour Brochure." Sacramento County Historical Society and CSU Sacramento, 2010. Sacramento Room, Sacramento Public Library.

<https://everloved.com/life-of/kinnie-foote/obituary/>

"The Ethnic Studies Center at Sacramento State College." October 14, 1969, AR 85, Ethnic Studies Center 1969-1970, Donald and Beverly Gerth Special Collections and University Archives, Sacramento, CA.

Google Maps. "3639 4th Avenue Sacramento, CA." <https://www.google.com/maps/place/Bouey+Termite+Service,+Inc.+dba+Bouey+Construction/@38.5505106,-121.4672634,167m/data=!3m1!1e3!4m6!3m5!1s0x809ad06734b00131:0xc126a202c75a2239!8m2!3d38.5503423!4d-121.4667437!16s%2Fg%2F1w8wb84v.>

Haines and Co. Inc.. *1989 Sacramento City and Suburban Directory*. North Canton, OH, 1989. CSU Sacramento Library, Sacramento, CA.

Haines and Co. Inc.. *1994 Sacramento City and Suburban Directory*. North Canton, OH, 1994. CSU Sacramento Library, Sacramento, CA.

Haines and Co. Inc.. *1998 Sacramento City and Suburban Directory*. North Canton, OH, 1998. CSU Sacramento Library, Sacramento, CA.

"Los Rios Board Okays Tentative \$19.8 Million Budget Despite 'Nays.'" *Sacramento Bee*. June 5, 1969.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, 2nd ed.. New York: Alfred A. Knopf, 2022.

Oak Park School of Afro-American Thought. Pamphlet. "College Comes to the Black Community." Sacramento, CA, Fall 1969. Fredrick K. Foote Collection, Sacramento City College Special Collections, Sacramento City College, Sacramento, CA.

Oak Park School of Afro-American Thought. Pamphlet. "College Comes to Oak Park." Sacramento, CA, Fall 1970. Fredrick K. Foote Collection, Sacramento City College Special Collections, Sacramento City College, Sacramento, CA.

Resource Name or # Oak Park School of Afro-American Thought

"Oak Park facility." *The Express*. February 27, 1975. California Digital Newspaper Collection, UC Riverside, <https://cdnc.ucr.edu/?a=d&d=EXP19750227.1.4&srpos=1&e=-----197-en--20-EXP-1--txt-txIN-oak+park+school+afro%252Damerican+thought----1975--->.

Photo and Newspaper Clipping. *Sacramento Observer*, August 1970. *Sacramento Observer* Collection, Center for Sacramento History, Sacramento, CA.

Photo of Oak Park School of Afro-American Thought at Stanford Middle School Site. Circa 1969. Sacramento, CA. Sacramento City College Special Collections, Sacramento City College, Sacramento, CA.

Photo of Exterior of Oak Park School of Afro-American Thought. Circa 1970-1975. Sacramento, CA. Sacramento City College Special Collections, Sacramento City College, Sacramento, CA.

Photo of Interior of Oak Park School of Afro-American Thought. Circa 1970-1975. Sacramento, CA. Sacramento City College Special Collections, Sacramento City College, Sacramento, CA.

Polk's Sacramento Directory Co. Publishers. *Sacramento Directory 1966*. Los Angeles, CA, 1966. Center for Sacramento History, Sacramento, CA.

Polk's Sacramento Directory Co. Publishers. *Sacramento Directory 1967*. Los Angeles, CA, 1967. Center for Sacramento History, Sacramento, CA.

Polk's Sacramento Directory Co. Publishers. *Sacramento Directory 1969*. Los Angeles, CA, 1969. Center for Sacramento History, Sacramento, CA.

Polk's Sacramento Directory Co. Publishers. *Sacramento Directory 1970*. Los Angeles, CA, 1970. CSU Sacramento Library, Sacramento, CA.

Polk's Sacramento Directory Co. Publishers. *Sacramento Directory 1971*. Los Angeles, CA, 1971. CSU Sacramento Library, Sacramento, CA.

Polk's Sacramento Directory Co. Publishers. *Sacramento Directory 1972*. Los Angeles, CA, 1971. CSU Sacramento Library, Sacramento, CA.

Polk's Sacramento Directory Co. Publishers. *Sacramento Directory 1975*. Los Angeles, CA, 1971. CSU Sacramento Library, Sacramento, CA.

Polk's Sacramento Directory Co. Publishers, *Sacramento Directory 1977*, Los Angeles, CA, 1977, CSU Sacramento Library, Sacramento, CA.

Sacramento Building Division. Application for Permit to Build for 3639 4th Avenue. March 29, 1963. Sacramento (Calif.) Building Division Records, Center for Sacramento History, Sacramento, CA.

Sacramento Building Division. Building Inspector's Report Card for 3639 4th Avenue. January 9, 1926. Sacramento (Calif.) Building Division Records, Center for Sacramento History, Sacramento, CA.

Page 9 of 12

Resource Name or # Oak Park School of Afro-American Thought

Sacramento City Planning Commission. "A Community Plan for Oak Park." Sacramento, CA, September 1963. Sacramento Room, Sacramento Public Library.

Sacramento City Planning Commission. "Oak Park Business District." Sacramento, CA, 1961. Sacramento Room, Sacramento Public Library.

Sacramento City Planning Commission. "Oak Park Business District Study: Addendum Material." Sacramento, CA, July 1958. Sacramento Room, Sacramento Public Library.

Sacramento Office of Historic Preservation. *Sacramento African American Experience Project: Historic Context Statement*, by Page & Turnbull with Damany M. Fisher. Sacramento, 2022.

Sacramento County Assessor's Office. "Parcel 010-0385-012 Property Building Information." Assessor Parcel Viewer. <https://assessorparcelviewer.saccounty.gov/jsviewer/assessor.html#>.

Sacramento Office of Historic Preservation. *Oak Park: Historic District Plan*. <https://www.cityofsacramento.org/-/media/Corporate/Files/CDD/Planning/Urban-Design/Preservation/Adopted-Historic-District-Plans/Oak-Park-HDP.pdf?la=en>.

Smith, William A et. al. "Annual Report Special Programs SCC: EOP&S, Tutorial Center, College Awareness, Oak Park School, 1973-1974." Sacramento, CA, 1974. Sacramento City College Special Collections, Sacramento City College, Sacramento, CA.

Smith, William A et. al. "Annual Report Special Programs SCC: EOP&S, Tutorial Center, College Awareness, Oak Park School, 1974-1975." Sacramento, CA, 1975. Sacramento City College Special Collections, Sacramento City College, Sacramento, CA.

Resource Name or # Oak Park School of Afro-American Thought

Photographs (continued):



Photograph 2: Bouey Termite and Construction, Inc., facing northwest, March 27, 2023.



Photograph 3: Bouey Termite and Construction, Inc., facing southeast, March 27, 2023.

Page 11 of 12

Resource Name or # Oak Park School of Afro-American Thought



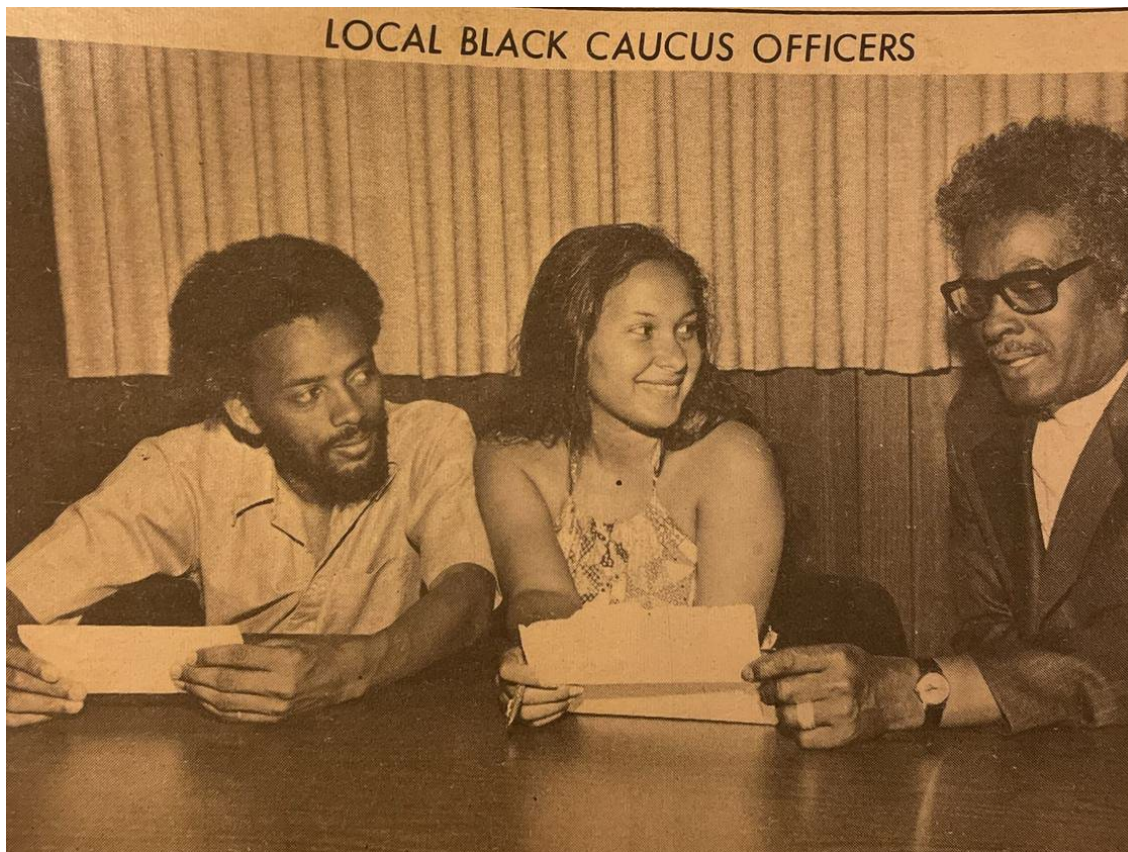
Photograph 3: Oak Park School of Afro-American Thought south facade, Sacramento City College Special Collections, date unknown.



Photograph 4: Oak Park School of Afro-American Thought interior, Sacramento City College Special Collections, date unknown.

Page 12 of 12

Resource Name or # Oak Park School of Afro-American Thought



SCC BSU Founding Members, Fredrick K. Foote and Kinnie Ruth (Hicks) Foote with an unidentified man, during the early 1970s.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Review Code Other Listings Date
Reviewer

Page 1 of 13 *Resource Name or #: Women's Civic Improvement Club
P1. Other Identifier: 3555 3rd Avenue, Sacramento, CA, 95817

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Sacramento and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Sacramento East Date 1967 (rev. 1980) T 8N; R 5E ; ☐ of ☐ of Sec ____; ____ B.M.

c. Address 3555 3rd Avenue City Sacramento Zip 95817

e. Other Locational Data: APN# 010-0381-019-0000 (main) and 010-0381-011-0000 (rear).

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

The Women's Civic Improvement Club center is a complex of connected one-story buildings in a transitional Contemporary style, some portions bearing mansard roofs. It was designed by architect James Robert "Bob" McCabe in 1966, expanded in 1975, and again sometime after 1984. Although it has been expanded it still retains much of its original design and the additions are in the same style. The original structure and the additions are a mix of post and beam construction with portions in masonry blocks, on cement slab foundations. The large lot was assembled from several smaller lots and is bordered on the west side by a neighboring house, on the south side by 3rd avenue, on the east side by 36th street and on the north side by mule alley. The WCIC with its expansions is 10,662 square feet. The southwest corner of the lot is occupied by the WCIC's colorful, modern playground covered by a permanent shade structure with a fabric shade cloth roof. (See continuation sheet)

P5a. Photograph or Drawing



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

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

P5b. Description of Photo: (view, date, accession #)

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

Built 1966

*P7. Owner and Address:
Women's Civic Improvement Club, 3555 3rd Avenue, Sacramento, CA 95817.

*P8. Recorded by: Ella Cross, CSUS.

*P9. Date Recorded: 5/17/2023

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒

Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Women's Civic Improvement Club *NRHP Status Code

Page 2 of

- B1. Historic Name: Negro Women's Civic Improvement Club
B2. Common Name: Women's Civic Improvement Club or WCIC
B3. Original Use: Social Services B4. Present Use: Same
*B5. Architectural Style: Transitional Contemporary with Mansard roof.
*B6. Construction History: Built in 1966, expanded in 1975 and expanded further after 1984.
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
*B8. Related Features:
B9a. Architect: James Robert "Bob" McCabe b. Builder: Brown Construction
*B10. Significance: Theme Civic engagement, activism and the fight for civil rights
Area Oak Park Neighborhood

Period of Significance 1966-Present Property Type Commercial Applicable Criteria

Black institutions and organizations also took it upon themselves to provide housing for their members. One such example is the Negro Women's Civic Improvement Club (NWCIC). Founded in 1936 by a group of women, including Viola Brooks and Netta Sparks, the organization provided safe, comfortable housing for single Black women, who otherwise found their options for housing extremely limited or non-existent. During World War II and the postwar period, guests included women employed at McClellan Air Force Base and Mather Field. (See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

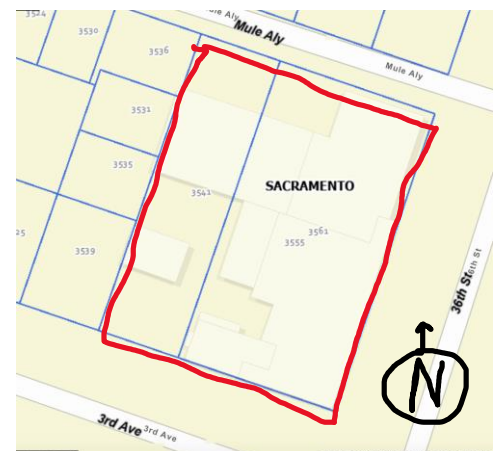
B13. Remarks:

*B14. Evaluator: Ella Cross

*Date of Evaluation: 5/17/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of _____

*P3A Description (continued)

The original Oak Park WCIC building was 4,054 square feet, built in 1966 and dedicated in 1967. As visible in the artist's rendering of the building from 1967, the original 3rd avenue façade was asymmetrical and contained the double entry doors set into a window wall of fixed rectangular panes at the far left side of the façade. The entry was shaded by a wide overhanging flat roof with slat patterned exterior plywood finish under the eaves. The original signage seems to have been metal letters mounted to the right of the front entry on the existing cement masonry brick wall. The 3rd avenue façade was altered in 1975 at the time of the first addition. The 3rd avenue façade today is symmetrical, with the central double door entry reached by two cement steps from the sidewalk and flanked by cement masonry brick walls of equal length on either side. The signage today is a rectangular panel above the flat roof of the entry and lit by two floodlights. It reads "Women's Civic Improvement Club." Instead of a window wall, the entry now has a small rectangular, aluminum framed, side light window on the right and a larger rectangular fixed aluminum frame window on the left of the double, wooden, flat paneled doors.

The 36th street façade is complex. The façade has a partial flat roof with wide overhanging eaves which shelter five different doors, today each has their own entry gate. The original portion of the 36th street façade 16 large vertical, aluminum framed, fixed windows over horizontal rectangular recessed wooden panels. There are four wooden flat panel single doors and one matching double door. The central portion of this façade has a one and half story high mansard roof with no fenestration. With the post 1984 addition, the length of the 36th street façade was doubled and it now extends all the way to Mule Alley. This addition has two groups of windows. In all there are 11 rectangular, aluminum frame, fixed windows outlined in wide wooden trim. The left half of the addition has six windows and the right half has five. Between the two groups of fenestration is a window width panel of slat patterned wood. The alley facing wall of the addition is in the same cement masonry brick as seen elsewhere in the building. The roof of the 36th street addition is flat with a rear portion mansard of one and a half stories, identical to the original portion of the WCIC building.

As seen from Mule Alley, the addition is L shaped. From the right corner, at 36th street and Mule Alley, the end of the "L" is a windowless wall entirely of cement masonry brick. Parking spaces are set within the L shape, along the alley. The shorter leg of the "L" is lit by five small, fixed pane, horizontally placed rectangular windows. The walls are of exterior plywood, vertically patterned as slats. A recessed doorway leads into the building but the door was not visible from the alley.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of _____

The taller, mansard roofed portion of the addition is lit by 7 smaller fixed pane windows, of rectangular shape and also placed horizontally. The walls below the mansard are also of exterior plywood vertically patterned as slats. Two further doors, matching the flat wooden panel doors of the rest of the structure open onto the alley. The end of the "L" shaped addition which abuts the residential property next door is made of the same cement masonry blocks seen elsewhere in the building.

***B10 Significance (continued)**

Significance of the Women's Civic Improvement Club

The organization was led by elder Black women and initially located at 19th and T streets before relocating to a Craftsman mansion at 1219 X Street. This building was demolished during the construction of Highway 50, forcing the NWCIC to move once again, this time to its existing location in Oak Park at 3555 3rd Avenue (extant). NAACP leader Alvernon Tripp served as executive director of the organization in the 1960s and was instrumental in the relocation effort. The organization continued its mission in its new neighborhood. In 1970, the NWCIC joined with the Shiloh Baptist Church to construct the Shiloh Arms, a low-income housing complex at 4009 23rd Avenue (extant) in Oak Park. The WCIC continues to provide a head start program and other community services today.

This property is eligible for listing on the Sacramento Register of Historic and Cultural Resources per criterion I, for its association with the Women's Civic Improvement Club and the theme of Civic engagement, activism and the fight for civil rights. Sacramento's African American community remained small compared to the city's overall population through the 19th century but grew noticeable in the early 20th century and after World War II. This growth coincided with the periods during which the City of Sacramento experienced massive population spikes and parallels the First and Second Great Migrations during which African American individuals and families moved from the South to the Northeast and Western United States in search of economic opportunities. In Sacramento, African Americans settled in homes and apartments, found jobs and started businesses, attended schools and churches, and socialized and supported each other through clubs like

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of

the WCIC and other organizations. The African American community tirelessly supported and provided for its own.

As African American populations grew in cities and towns throughout California, racism and acts of discrimination increased, including the pervasive use of restrictive housing covenants, redlining older multiracial and multiethnic neighborhoods, and refusing to sell property to people of color to preserve white dominance in desirable neighborhoods. Sacramento was no different. Over the course of the 19th century and the first half of the 20th century, discriminatory housing practices concentrated the majority of African American residents in Sacramento's West End neighborhood, along with other marginalized racial and ethnic groups.

The responses of Sacramento's Black residents reflected the broader aims of the civil rights movement nationwide to address widespread discrimination across the United States during the 19th and much of the 20th centuries. In the face of direct and indirect discrimination, Sacramento's African American residents worked to uplift their community and achieve greater racial equality through the efforts of their churches, community clubs and organizations, and the work of countless individuals. In spite of the Black community's relatively small size compared to Sacramento's overall population and that of other larger California cities, it had an outsized impact on the fight to broaden the rights of African Americans throughout California, thanks in part to its proximity to the State Capitol and the wide-ranging influence of several powerful community leaders. Sacramento's African American community achieved major victories in the fight for equal rights, particularly during periods of heightened civil rights activity across the country in the Civil Rights era of the 1950's and 1960's.

Patterns surmised from primary and secondary historic resources through academic and community research indicate that many built resources associated with important events, persons and organizations in local African American history are no longer extant. The redevelopment of the West End neighborhood in the mid-20th century destroyed large swaths of Sacramento's downtown, including the houses, businesses, churches, and other significant gathering places of the African American community. As a result, very few buildings related to the history of the local African American community before the 1950's survive. The majority of those that remain standing from this early period are located in outlying neighborhoods where African Americans were able to settle in the early 20th century due to a lack of, or uneven enforcement of restrictive housing covenants, such as Oak Park, Del Paso Heights, and some areas at the periphery of the central city including Highland Park and Southside Park. The vast majority of surviving buildings and sites with ties to local African American history were built or used by members of the community after the 1950's and are located in the neighborhoods previously mentioned.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of _____

Designation of the Woman's Civic Improvement Club as a landmark under criterion I is reasonable, appropriate and necessary to promote, protect and further the goals of American historic preservation.

Significance of James Robert "Bob" McCabe

Bob McCabe

The Women's Civic Improvement Club is also significant as a good example of the work of architect Bob McCabe (1927-2015) a native Californian and prolific architect who's work in California and especially and around Sacramento helped to preserve historic structures as well as create new ones. Therefore the building is also eligible for inclusion on the Sacramento Register of Historic and Cultural Resources under Criteria IV as the work of an important creative individual or master. McCabe's work included the first Crocker Museum expansion, the master plan and complete design of California State University Los Angeles, several buildings at California State University Sacramento, remodeling the homes of C.K. McClatchy and Wayne Thiebaud, a ten story office building in downtown Fresno, and numerous shopping centers to name just a few. He was responsible for the renovation of over one third of the buildings in Old Sacramento as well as several famous local historical homes and mansions. Through his mastery of his craft, McCabe was able to work with his clients and provide for their needs. His work on the WCIC spanned more than twenty years. He expanded the building to meet the needs of the WCIC as times changed and more space was needed. Because of his mastery of the Contemporary style, McCabe was able to create a typology of forms, especially a rhythm of rectangular shapes, which he blended with the newly fashionable Mansard style. Although no original images of the WCIC have been located, the artists rendering from the building's dedication in 1967 seems to indicate that the original mansard roof was sheathed in split wooden shingles. Today the mansard roofs of the complex are sheathed in vertical aluminum paneling.

The Women's Civic Improvement Club is eligible for inclusion on the Sacramento Register of Historic and Cultural Resources under Criteria I and IV, given it's association with events that have made a significant contribution to the broad patterns of the history of the city, such as

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of

civic engagement, activism and the African American community's fight for Civil Rights. The building is also notable the work of an important creative individual or master, the architect James Robert "Bob" McCabe, a California native who was actively involved in designing community structures such as the WCIC, universities, historic restorations and residential work for the wealthy. Under Criteria I and IV, it is logical and desirable that the Women's Civic Improvement Club be designated a Sacramento Landmark.

Images

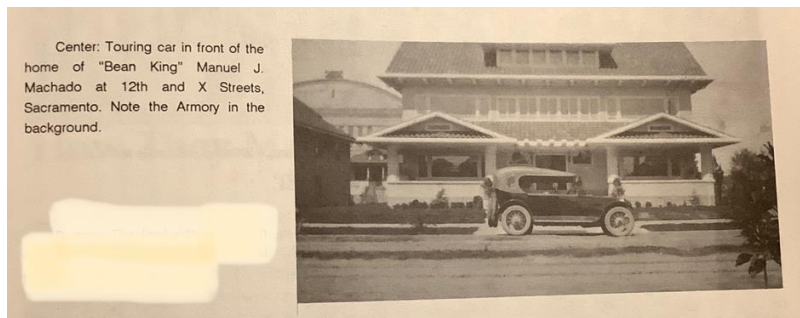


Image of 1219 X, the second home of the WCIC, demolished for Highway 50.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of _____

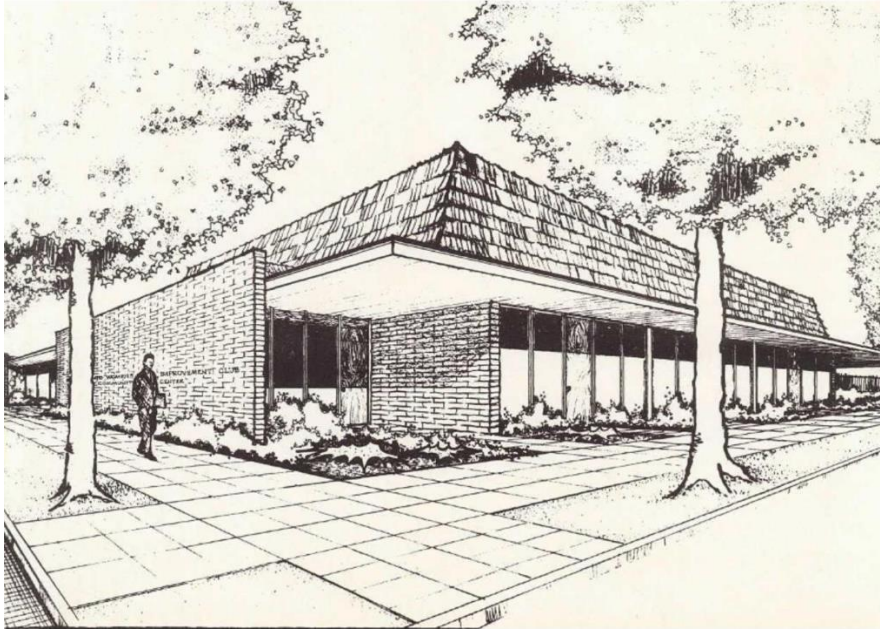


Image of the Women's Civic Improvement Club building at the time of its dedication in 1967. Source: African American Museum and Library at Oakland.

Note: original mansard roof seems to have been shingled.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of ____



This assessor's image has been labeled to show the original footprint of the WCIC and the subsequent additions to the structure, the two unmarked additions were built sometime after 1984.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of

RECORD CARD - BUILDING INSPECTIONS DIVISION - CITY OF SACRAMENTO, CALIFORNIA											
PROPERTY PARCEL NO.		3555 - 3rd Avenue		JOB ADDRESS		1		FINAL INSPECTIONS			
LEGAL DESCRIPTION		B-3		V-nh		3		BUILDING BY		DATE	
TITLE AND NAME		Brown Const.		3452-3rd Ave.		552-4711		Fuller		10-14-66	
ELECT. CONTR.		PLUMB. CONTR.		MECHAN. CONTR.		CERTIFICATE OF OCCUPANCY		ISSUED BY		DATE	
OWNER		Rob McCabe		813 1/2 - J St.		Sacto. Womens Civic & Improvement Club					
CONTRACT NUMBER		4054		TOTAL AREA		4054		CITY L.C. NO.		CITY L.C. NO.	
SIDE YARDS		REAR YARDS		SET BACK REAR		USE ZONE		PARK'S REG.		SPACES	
TREES REMOVED		EXTENDING BUILDING'S SAME LOT		HOW USED							
NATURE OF WORK: Const. Women's Civic Improvement Club											
PERMIT NO. 1074		P-2959		MICROFILM RECORD		REEL NO. 186		FRAME NO. 37		TO 72	
ISSUED BY		PLANS AND APPLICATION		INSPECTION RECORD		REEL NO. 205		FRAME NO. 245		TO 245	
EXPIRATION DATE		1-27-66		161,400.		1074		125			
TOTAL FEE		162.50		REMARKS AND/OR VARIANCES		Commercial bldg.					

3555 - 3rd Avenue											
RECORD OF SUBSEQUENT PERMITS ISSUED											
DATE	TYPE OF PERMIT AND VARIATION	PERMIT NO. AND FEE	NATURE OF WORK	PRESENT OWNER AND ADDRESS	CONTRACTOR & ADDRESS	FINISHED BY	DATE				
4/18/73	Mech. & Elec.	A-4995 \$20.	Install hood & blower to commercial bldg.	Women's Civic Club	F. Booth, Inc.	10/1/73	10/1/73				
4-29-79	B-E-P-M	C-2961 \$18,000.	Const. addn to womens club	3555-3rd Ave.	214 - 27th St.	10/1/79	10/1/79				
3-8-76	Pimb. \$225.	D-1518 \$7.50	Install outdoor drinking fountain for day care center	Sacto Women's Civic Improvement Club	Len Taylor	10/1/76	10/1/76				
								NO FINAL INSPECTION CALLED BY PERMITTEE			
MICROFILM RECORD											
PERMIT NO.	REEL AND FRAME NOS.	PERMIT NO.	REEL AND FRAME NOS.	PERMIT NO.	REEL AND FRAME NOS.						
A-4995	1074 125										
C-2961	1074 125										
D-1518	1074 125										

Image of original building permits for 1966 and 1975.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of ____



Image of the left half of the east façade of the WCIC, showing mansard roof. This is the east side of the original 1966 portion of the building. Today the building's mansard roofs are clad in vertical metal siding.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of ____



Image of the right half of the east façade. The portion of the building past the double red doors is a post 1984 addition. Also visible in the background is the larger mansard roof of second post 1984 addition.



Image of far left corner of east façade of original 1966 portion of WCIC. Note the flat slat roof with deep eaves, cement brick veneer at corner and rectangular aluminum frame fixed windows over rectangular recessed wood panels. Also visible is mansard roof.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of ____



Image of WCIC post 1984 additions from Mule Alley. Note the consistency of materials and design with the 1966 original portion, including cement brick masonry exterior wall, flat slat roof and mansard roof.



Image of west side of WCIC showing 1975 cement brick additions at left and right of rectangular courtyard. Building materials and style are consistent with the original WCIC design.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

Page 3 of ____

References

Center for Sacramento History, Catalog # 1995/027. Collection of architectural plans, elevations, drawings, and designs by Bob McCabe, Architect including the Women's Civic Improvement Club.

Legacy.com Obituary for James Robert "Bob" McCabe:

<https://www.legacy.com/us/obituaries/sacbee/name/james-mccabe-obituary?id=10149211> .

Online archive of the Sacramento Observer newspaper.

Lionel Holmes and Joseph D'Alessandro, *Portuguese Pioneers of the Sacramento Area*. Sacramento, Portuguese Historical and Cultural Society, 1990.

Sacramento's African American Experience Project's Historical Context Statement.

Sacramento County Assessor's records.

Sacramento City building permit records.

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 11

*Resource Name or # (Assigned by recorder) Crossroads Building

P1. Other Identifier: 2710 X Street

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

***a. County** Sacramento County

***b. USGS 7.5' Quad** Sacramento East **Date** 2018 **T** ____; **R** ____; ____ **¼ of Sec** ____; ____ **B.M.**

c. Address 2710 X Street **City** Sacramento **Zip** 95818

d. UTM: (give more than one for large and/or linear resources) **Zone** ____; ____ **mE/** ____ **mN**

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor Parcel Number: 010-0241-029

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

The office building at 2710 X Street was constructed in 1971 and is located on a .15 acre parcel. It is 2,842 square feet and built in the International style. It is located at the edge of the Curtis Park neighborhood in Sacramento, near the US Highway 50 freeway entrance. This two-story building has an L-shaped floor plan and features a flat roof with shallow coping. Both side walls of the building rise above the roof-wall junctions to form parapets and are built with concrete blocks with a geometric pattern that feature no windows or entrances. The main facade is on the north side of the building, which faces onto X Street. The recessed front facade is asymmetrical and features a mixture of cladding materials. The first story features three bays, with the center bay clad in concrete with a geometric pattern. The west bay is clad in vertical tongue in groove wood with a stucco ribbon above. The west bay also features three small, rectangular single pane windows set in a wooden frame ribbon with a large wooden panel beneath each. The second story features four bays and hangs over the first story. It is clad exclusively in stucco. Large, deeply inset single-pane paired windows dominate the second story in a ribbon of four pairs separated by a thin, metal mullion. Beneath each pair is a sill that slopes downward. (See Continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photo#1. Camera facing southeast depicting front and west facade; April 23, 2023.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1971, Sacramento County Assessor

***P7. Owner and Address:**
Multibox LLC
1127 11th Street, Suite 824
Sacramento, CA 95814

***P8. Recorded by:** (Name, affiliation, address)
Alison Bleckman
California State University,
Sacramento
6000 J Street
Sacramento, CA 95819

***P9. Date Recorded:** April 23, 2023

***P10. Survey Type:** Intensive
None

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 11

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) Crossroads Building

B1. Historic Name: 2710 X Street

B2. Common Name: Crossroads Building

B3. Original Use: Residential B4. Present Use: Commercial

*B5. Architectural Style: International Style

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1971

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

*B8. Related Features: _____

B9. Architect: James C. Dodd b. Builder: James C. Dodd

*B10. Significance: Theme Architecture: Ethnic Heritage (Black) Area Sacramento

Period of Significance 1971-1999 Property Type Commercial Applicable Criteria NRHP B and NRHP C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 2710 X Street meets the criteria for the National Register of Historic Places under the NHRP Criterion B and Criterion C. It both has historic significance and maintains its integrity to its period of significance, 1971-1999. The property shares significance locally and nationally with James C. Dodd, the first licensed and registered Black architect in the Sacramento area and a founding member of NOMA, or the National Organization of Minority Architects, therefore making it eligible under NHRP Criterion B. The property is also a significant example of the Mid-Century Modern International architectural style, and therefore meets eligibility under NHRP Criterion C at the local level. The property does not share significant associations to any events nationally, at the state level, or locally and therefore does not meet eligibility under NHRP Criterion A. The property does not appear to provide any information potential, and therefore does not share significance under NHRP Criterion D. (See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**

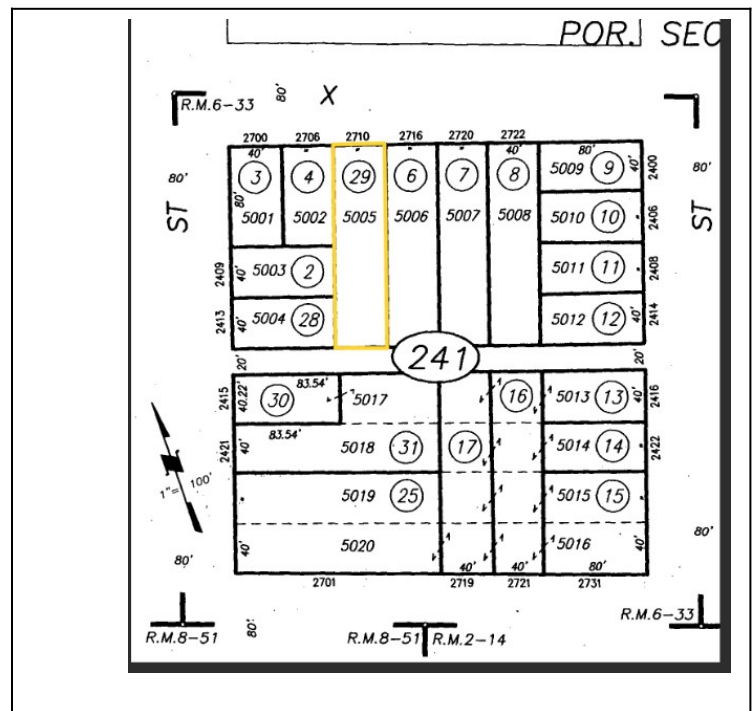
Ancestry.com. *California, U.S., Marriage Index, 1949-1959* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2013; Board of Trustees, Shiloh Baptist Church, "National Register for Historic Places Nomination for Shiloh Baptist Church," 2012; R. R. Bowker, *The American Architects Directory*, (Chatham, New Jersey: R.R. Bowker, LLC), 1970; William Burg, *Sacramento Renaissance*, (Charleston, SC: The History Press), 2013; Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselor's Advice," *Sacramento Bee*, March 30, 1969, 24; City of Sacramento, Permit #H-1834, 2710 X Street, Sacramento, CA 95818, June 8, 1971; City of Sacramento, Permit #F-2959, 3555 3rd Avenue, Sacramento, CA 95817, October 14, 1966; City of Sacramento, Assessor's Map Book 010, pg 24, County of Sacramento, CA. (See continuation sheet)

B13. Remarks:

*B14. Evaluator: Alison Blecman

*Date of Evaluation: April 2023

(This space reserved for official comments.)



P3a. Description (continued):

The first story east bay features a wrought-iron gate with a modern hexagonal pattern leading to the porch, which rests under the second-story overhang and extends to the building's rear. A straight run staircase towards the porch's rear with concrete steps and a metal stringer leads up to the second story offices. The staircase features a simple, metal handrail.

Similar to the front, the rear facade is also clad in a mixture of materials. The second story is once more clad exclusively in stucco, while the first story is clad in both concrete block and stucco, with windowed areas surrounded by stucco cladding and the areas in between clad in concrete block with a geometric pattern similar to the building's side walls.

The second story of this elevation features a balcony that covers the building's length with a cantilevered roof covering. The balcony railing is enclosed with a stucco cladding and topped with a wooden handrail. Two sliding glass doors provide access from the balcony into the building, one in each bay. A wrought iron ladder attached to the west bay wall provides access to the roof. On the first story, another wrought iron gate with a hexagonal pattern leads to the porch. The two east bay windows on the first story are sliding windows with wrought iron bars blocking outside access. The west bay is surrounded by a wooden fence, but appears to have a large, single-paned sliding glass door. The building's southern, rear side features a large parking lot behind an electric, wrought-iron gate.

B10. Significance (continued):

Historic Context

Curtis Park

The city of Sacramento's Curtis Park neighborhood initially began as a ranch owned by William Curtis and his family in 1852. During the 1880s, the Sacramento area experienced a real estate boom, with families beginning to move into new homes in the city and the areas around the ranch. In the early 20th century, the Curtis family sold off large portions of their land, allowing for further development in the area, including the establishment of Western Pacific Railroad shops, making it an ideal location for work and home. Much of Curtis Park's residential areas were primarily constructed in various revival styles during this time, including Colonial, Spanish, and Tudor. In 1911, Curtis Park was incorporated into Sacramento, and continued to develop and expand until the Great Depression.¹

In the 1950s and 1960s, Sacramento began its various urban renewal projects, upending its West End in favor of building the Capitol Mall, sending its former inhabitants, mainly people of color, into other areas of Sacramento. Curtis Park, a majority white section of Sacramento, continued to enforce its racial make-up through discriminatory housing practices and remained a majority white neighborhood despite the sudden upheaval in other parts of the city. Sacramento also began construction on its freeways, constructing US Highway 50, US Highway 99, and US Interstate 80 throughout the city. The freeways severed any connection between Curtis Park and the Oak Park neighborhood, which was quickly becoming a prominent Black neighborhood as a result of the urban renewal upheaval. The highways served not only as a physical barrier but an effective racial and class barrier between Oak Park and the wealthier Curtis Park. By 1970, the civil rights movement and the push for fair housing brought down racist housing covenants, opening more of the Sacramento area to Black families and families of color.²

¹ Dan Murphy, *Sacramento's Curtis Park* (Charleston, SC: Arcadia, 2005), 9-10, 33, 58.

² Page & Turnbull. "Sacramento African American Experience History Project Historic Context Statement," 2022, 36. Murphy, *Sacramento's Curtis Park*, 87.

Page 4 of 11

*Resource Name or # (Assigned by recorder) Crossroads Building

*Recorded by Alison Blecman *Date 4/2023

☒ Continuation ☐ Update

Historic Persons

James C. Dodd was born to Richard Dodd and Pearl Smith in Texarkana, Texas on January 17, 1923. After graduating high school, he moved to Chicago in 1943 with plans to relocate to Wisconsin to attend university for a degree in journalism. The United States Army drafted him for service in World War II that summer, and he served as an Army Air Corps pilot until 1946.³

Following his time in the army, he utilized his GI Bill benefits and moved to California where he attended University of California, Berkeley. In 1952, he received his bachelor's degree in architecture from the university and moved to Sacramento in 1953 with his partner, Constance Curry, and young daughter, Florinda Dodd. His arrival in Sacramento marked him as the first licensed Black architect to operate within the city. In 1955, he married Constance and they had two children together, Florinda and James Dodd, Jr.⁴

Once in Sacramento, Dodd briefly worked for the State of California as a draftsman before he joined the architectural firm Barovetto & Thomas. His stay at the firm only lasted a few years, though. Eager to begin his own line of work, in 1956 he left Barovetto & Thomas and started his own firm James C. Dodd & Associates in 1960.⁵

Dodd produced some of his most notable designs at his newly established firm. As an architect, Dodd accomplished a huge body of work, many of which are in Sacramento and the surrounding area. One of his first works independent of Barovetto & Thomas was his family home, located at 1860 60th Avenue in Sacramento. He operated his firm from his home until he completed his office at 2710 X Street in 1971, where he then continued to operate for nearly 30 years until his death in 1999.⁶

Among his most noteworthy works is the Shiloh Baptist Church, the design for which he completed within the first few years of his independent practice. The Shiloh Baptist Congregation is among the oldest of Black Christian congregations in Sacramento, with origins dating back to 1856. With urban renewal and Sacramento's West End's imminent destruction hanging over the church, the current reverend, Reverend Joseph Williams, purchased the plot for a new building to house the congregation in Sacramento's Oak Park in 1958. Dodd, a member of the church, was contracted to design the new building, construction for which was completed in 1963 in the International style.⁷

With its relocation to Oak Park, the church attracted many of West End's former Black population to also move to the area. In order to help their community, the church and Reverend Joseph Williams contracted Dodd to once again design for them,

3 United States, Social Security Numerical Identification Files (NUMIDENT), 1936-2007", database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6K7L-3L3J>; 10 February 2023), James Charles Dodd; Yvonne Chiu, "James C. Dodd, Sr.: Pioneering Black Architect in Capital," *Sacramento Bee*, February 10, 1999, 16; Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselor's Advice," *Sacramento Bee*, March 30, 1969, 24.

4 Yvonne Chiu, "James C. Dodd, Sr.: Pioneering Black Architect in Capital," *Sacramento Bee*, February 10, 1999, 16; Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselor's Advice," *Sacramento Bee*, March 30, 1969, 24; Ancestry.com. *California, U.S., Marriage Index, 1949-1959* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2013; Ananda Rochita. "James Dodd: Sacramento's first Black architect, ABC10 Originals." ABC10, February 7, 2022.

5 Yvonne Chiu, "James C. Dodd, Sr.: Pioneering Black Architect in Capital," *Sacramento Bee*, February 10, 1999, 16; Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselor's Advice," *Sacramento Bee*, March 30, 1969, 24. ; R. R. Bowker. *The American Architects Directory* (Chatham, New Jersey: R.R. Bowker, LLC, 1970), 228.

6 Cory Quon. "National Register for Historic Places Nomination for 1860 60th Avenue," 2021. GEI Consultants. "Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results," 2017, 76; 1. Yvonne Chiu, "James C. Dodd, Sr.: Pioneering Black Architect in Capital," *Sacramento Bee*, February 10, 1999, 16.

7 Page & Turnbull. "Sacramento African American Experience History Project Historic Context Statement," 67, 74; Board of Trustees, Shiloh Baptist Church. "National Register for Historic Places Nomination for Shiloh Baptist Church," 2012, 14.

Page 5 of 11

*Resource Name or # (Assigned by recorder) Crossroads Building

*Recorded by Alison Blecman *Date 4/2023

☒ Continuation ☐ Update

this time to create affordable housing for the incoming community. In 1971, Dodd completed his work on the low-income complex, Shiloh Arms, at 4009 23rd Avenue.⁸

Another of Dodd's notable accomplishments includes the Herold Wing of the Crocker Art Museum. It was a joint effort on by the city of Sacramento and the museum to modernize their art gallery and the surrounding area, and featured a reinforced coffer grid system and the museum's first elevator. While he alone is not solely responsible, he contributed to its overall design and completion in 1969 with architect Bob McCabe and the architectural firm Cox & Liske Associates, whom he later worked with in 1984 to help construct a building for Kyle's Temple AME Zion Church, the third Black church to establish itself in Sacramento.⁹

Dodd's other significant works include the law offices for the prominent civil rights law firm Colley & McGhee in 1967, built in the International Style's middle period. He also completed the Netta Sparks Women's Civic Improvement Club building in 1966, the redesign of Sacramento High School for students' safety in 1973, the St. Hope Academy of Sacramento in 1989, and several elementary schools throughout Northern California. While his primary work involved Northern California and the Sacramento area, Dodd was also licensed for work in Mississippi and Nevada.¹⁰

Similar to his design and construction of Shiloh Arms, many of Dodd's works included low-income and environmentally friendly housing, creating communities, complexes and residences throughout northern California. In 1976, Dodd was approved by the Department of Housing and Urban Development to conduct work with his business venture, the Urfab System. The Urfab System begins with a pre-built, factory-made home that is then clad in recycled materials.¹¹

Dodd was an active member of both his local and broader community, joining, participating in and leading multiple organizations within Sacramento and elsewhere in California. He was both a board member and served as president for the Central Valley Chapter of the American Institute of Architects in 1968. He also served as a member of the board of directors for the American Institute of Architects, as a board member for the Community Welfare Council of Sacramento in 1967 as well as chairman for their School Dropout Committee from 1966 to 1969, and he served as a member of the board of directors for the Sacramento Red Cross from 1968 to 1969. He was a director for a chapter of the National Association for the Advancement of Colored People, from which he also received the Outstanding in the Field of Architecture Citizens Award in 1974. He was also a director for the Golden Empire Council for the Boy Scouts of America, Big Brothers, and the Sacramento Mental Health Association. Among his larger commitments to his community, Ronald Reagan appointed him to the board of governors for California Community Colleges in 1968 and 1969, and he participated as a member of the Coordinating Council on Higher Education in 1968. In 1966, he ran for a seat on the Sacramento Board of Education.¹²

8 Page & Turnbull. "Sacramento African American Experience History Project Historic Context Statement," 74-75; William Burg, *Sacramento Renaissance* (Charleston, SC: The History Press, 2013), 57.

9 Bowker. *The American Architects Directory*, 228; Yvonne Chiu, "James C. Dodd, Sr.: Pioneering Black Architect in Capital," *Sacramento Bee*, February 10, 1999, 16; Quon. "National Register for Historic Places Nomination for 1860 60th Avenue," 11; Page & Turnbull. "Sacramento African American Experience History Project Historic Context Statement," 25; 1. Charles Johnson, "Herold Wing Will Bring Modern Look to Century-Old Crocker Art Gallery," *Sacramento Bee*, October 5, 1969, 33.

10 Page & Turnbull. "Sacramento African American Experience History Project Historic Context Statement," 59; Bowker. *The American Architects Directory*, 228; Yvonne Chiu, "James C. Dodd, Sr.: Pioneering Black Architect in Capital," *Sacramento Bee*, February 10, 1999, 16; Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselor's Advice," *Sacramento Bee*, March 30, 1969, 24; 1. Mel Whitaker, "Sacramento High, Carson Plan Gains Favor," *Sacramento Bee*, December 18, 1973, 5; Board of Trustees, Shiloh Baptist Church. "National Register for Historic Places Nomination for Shiloh Baptist Church," 2012, 14.

11 Yvonne Chiu, "James C. Dodd, Sr.: Pioneering Black Architect in Capital," *Sacramento Bee*, February 10, 1999, 16; 1. Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselor's Advice," *Sacramento Bee*, March 30, 1969, 24; Board of Trustees, Shiloh Baptist Church. "National Register for Historic Places Nomination for Shiloh Baptist Church," 2012, 13.

12 Yvonne Chiu, "James C. Dodd, Sr.: Pioneering Black Architect in Capital," *Sacramento Bee*, February 10, 1999, 16; 1. Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselor's Advice," *Sacramento Bee*, March 30, 1969, 24; Bowker. *The American Architects Directory*, 228; Board of Trustees, Shiloh Baptist Church. "National Register for Historic Places Nomination for Shiloh

Dodd was a founding member of NOMA in 1971, the National Organization of Minority Architects. During the AIA National Convention of that same year, he and eleven other Black architects came together to form the organization for the advancement of other Black architects in their field.¹³

Architectural Style

The International architectural style, like many modern architectural movements, draws its origins from the Arts and Crafts Movement of the 19th century. However, rather than embrace the social and political ideals of this artistic movement, the International Style instead rejects many of these ideals.¹⁴

The Arts and Crafts movement began in 1860 with John Ruskin's belief that art should not only be beautiful but also accessible to the common man. Materials should be drawn from natural resources and laborers, rather than constrained by streamlined factory settings, ought to have the freedom to design and build their own craft. Freedom of choice would then produce work of higher quality and social value. These ideals carried over to the Amsterdam School of architects, who believed architecture to be an art and ought to be equally accessible to the common man.¹⁵

The Dutch de Stijl movement holds equal sway over the early International Style ideals. Started by Theo van Doesburg's magazine, *de Stijl*, he published ideals similar to the Arts and Crafts movement, professing social utopia and a society freed from chaos. De Stijl art placed value in minimalism and cubism with emphasis on horizontal and vertical lines.¹⁶

From the Amsterdam School and de Stijl movement, the Arts and Crafts ideals quickly moved through the architectural world, eventually coming to influence those architects in Germany's Bauhaus School of Design after World War I. Architects Walter Gropius, Adolf Meyer, Adolf Summerfeld, and Ludwig Mies van der Rohe pioneered the International style with industrial designs that featured minimalist, block-like structures, and their influence quickly spread across both Europe and to the United States.¹⁷

In 1932, historian Henry-Russel Hitchcock and architect Philip Johnson documented the work of these and other architects in the New York Museum of Modern Art's exhibition, "Modern Architecture: International Exhibition." When developing the exhibition, Hitchcock and Johnson utilized three criteria: the expression of volume, balance through means not necessarily symmetrical, and lack of ornamentation. Unlike other modern architectural styles though, Hitchcock and Johnson avoided social, political, and economic ideology when developing the exhibition, instead relying on the visuals of the architecture in question. In this, they rejected the ideology of movements like the Arts and Crafts, instead placing value on the artistic elements of the buildings alone. Their exhibition thus served to define the International style.¹⁸

Post World War II, the International style's influence in architecture fell into decline, though it did not disappear entirely. Influenced by the Contemporary style, International style architects of this middle period designed their buildings with significantly more glass windows but maintained square, minimalist designs. By the 1970s, an interest in the style resurfaced with the work of a group of architects known as the New York Five. Charles Gwathmey, Michael Graves, John Hejduk,

Baptist Church," 2012, 14.

13 "Noma Founder 05 James C. Dodd," NOMA, April 5, 2021, <https://www.noma.net/noma-founder-05-james-c-dodd/>.

14 Lawrence Wodehouse, *The Roots of International Style Architecture* (West Cornwall, CT: Locus Hill Press, 1991), xiii.

15 Oscar Lovell Triggs, *Arts & Crafts Movement (Arts and Crafts Movement)* (New York, New York: Parkstone International, 2009), 8, 18, 22; Wodehouse, *The Roots of International Style Architecture*, 6-9.

16 Wodehouse, *The Roots of International Style Architecture*, 10.

17 Wodehouse, *The Roots of International Style Architecture*, 27-32; GEI Consultants. "Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results," 2017, 65.

18 Wodehouse, *The Roots of International Style Architecture*, xiii-xv.

Page 7 of 11

*Resource Name or # (Assigned by recorder) Crossroads Building

*Recorded by Alison Blecman *Date 4/2023

☒ Continuation ☐ Update

Richard Meier, and Peter Eisenman revitalized the style back into prominence, drawing from the earlier architects of the 1920s and 1930s, but incorporated the use of large windows into their designs.¹⁹

The International style is typically defined by its rectangular, block-like massing and balanced, asymmetrical facades. It commonly sports flat roof lines, with shallow coping the most common for the roof-wall junction, but can also appear unelaborated or with a wide, boxed overhang. Windows are large, often covering entire bays, and sit flush with the exterior wall. These commonly appear in long, horizontal ribbons or as floor to ceiling openings. Ornamentation is kept to a minimum if any, with some side walls entirely lacking windows, entrances, or adornments.²⁰

The International style manifests in three periods, each with distinctive style differences. International style buildings constructed from the 1920s to the 1950s feature block-like structures, few stories, and less elaborate frames. From the 1950s to the 1980s, International Style buildings remain low, often single-story but not always, and are often raised off the ground by podiums at the corners of the home. This style is more rectangular than cubical and commonly feature shallow coping at the roof-wall junction. The third, most recent period begins in the 1970s and extends to the present. This International era is reminiscent of the earlier style, but features larger, more elaborate structures.²¹

Evaluation

The Crossroads Building at 2710 X Street, while having undergone re-roofing and an indoor redesign with the addition of an extra partition unassociated with the frame of the building. The property at 2710 X Street, is not significant under NHRP Criterion A. The building's architect, James C. Dodd, while an active member and supporter of his local community and Civil Rights activists, did not conduct any known or historically significant events at his office at 2710 X Street. While this building was constructed during an era of desegregation in Curtis Park, it is not the first Black business in the area nor one that raised significant notice, and there is not significant.

This building meets the significance requirements for Criterion B under the NHRP. James C. Dodd is the first registered and licensed Black architect in the Sacramento area, as well as a prolific master of Mid-Century Modern architecture primarily but not exclusively throughout Northern California. He helped found NOMA, the National Organization of Minority architects, and he was a profoundly active citizen in Sacramento community services. While he accomplished his most well-known designs at other locations, he completed the majority of his work while his firm was located at the Crossroads Building. However, the residents following Dodd's occupation do not meet any significance. This renders 2710 X Street eligible under NHRP Criterion B.

The property at 2710 X Street, also known as the Crossroads Building, meets the significance requirements for Criterion C under the NHRP. It is as an excellent example of the International Architectural Style. Built in 1971, it falls within the period that the International Style was in widespread use, especially for commercial buildings. The use of large glass windows and openings as well as the return to structure more cubic and larger in shape are exemplary of the International style during this period. The Crossroads Building similarly exemplifies features that the International Style of architecture is well known for throughout the twentieth century and into the present day, such as flat rooflines, balanced but asymmetrical facades, large, horizontal bands of windows, cantilevering, and expanses of walls lacking any windows at all. Finally, James C. Dodd was recognized both locally and by the state for his architectural work, both in composition and in style, and regularly consulted and hired on for architectural projects. This qualifies Dodd as a master of his trade. The Crossroads Building is an excellent, distinctive example of his work. This, renders 2710 X Street eligible under NHRP Criterion C.

19 Virginia McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York, NY: Alfred A. Knopf, 2015), 2049-2093.

20 McAlester, *A Field Guide to American Houses*, 2049-2093.

21 McAlester, *A Field Guide to American Houses*, 2049-2093.

Page 8 of 11

*Resource Name or # (Assigned by recorder) Crossroads Building

*Recorded by Alison Blecman *Date 4/2023

☒ Continuation ☐ Update

The Crossroads Building does not appear to provide any important information regarding human activity or history in its composition or construction, rendering it ineligible for NHRP Criterion D.

The property at 2710 X Street remains at its original location where Dodd constructed the building in 1971. The building's overall structural remains unchanged from Dodd's original conception in 1971 and the proceeding decades he remained in the building. The setting surrounding the Crossroads Building is equally unchanged. The property does face towards US Highway 50, however, it was constructed after the completion of the highway, and therefore the setting remains unchanged from both its construction and period of significance. There are no recorded permits that indicate any remodeling or restructuring of the property, maintaining the integrity of its materials. Dodd's signature workmanship remains clearly identifiable, as does the feeling of its original design. Its association equally remains unchanged and its overall integrity intact.

B12. References (continued):

Chiu, Yvonne. "James C. Dodd, Sr.: Pioneering Black Architect in Capital." *Sacramento Bee*. February 10, 1999.

GEI Consultants, "Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results," 2017.

Greene, Fayal. *The Anatomy of a House: A Picture Dictionary of Architectural and Design Elements*. New York, NY: Doubleday, 1991.

"James C. Dodd: Beyond the Built Environment." BeyondtheBuilt.com. <https://www.beyondthebuilt.com/james-c-dodd>.

Johnson, Charles. "Herold Wing Will Bring Modern Look to Century-Old Crocker Art Gallery." *Sacramento Bee*. October 5, 1969.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington, DC: The Preservation Press, 2000.

McAlester, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred A. Knopf, 2013.

Murphy, Dan. *Sacramento's Curtis Park*. Charleston, SC: Arcadia, 2005.

"Noma Founder 05 James C. Dodd." NOMA, April 5, 2021. <https://www.noma.net/noma-founder-05-james-c-dodd/>.

Page & Turnbull, Damany M. Fisher, and Caru Bowns. "Sacramento African American Experience History Project Historic Context Statement," Public Draft, October 28, 2022.

Quon, Cory. "National Register for Historic Places Nomination for 1860 60th Avenue," 2021.

Rochita, Ananda. Article. "James Dodd: Sacramento's first Black architect, ABC10 Originals." ABC10, February 7, 2022.

Sacramento County Clerk Recorder. Document #202210210767. 2710 X Street, Sacramento, CA 95821. October 21, 2022.

Triggs, Oscar Lovell. *Arts & Crafts Movement (Arts and Crafts Movement)*. New York, New York: Parkstone International, 2009.

"United States, Social Security Numerical Identification Files (NUMIDENT), 1936-2007", database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6K7L-3L3J> : 10 February 2023), James Charles Dodd.

USGS, "Sacramento East, California" Map, 2018, 1:24.

Whitaker, Mel. "Sacramento High, Carson Plan Gains Favor." *Sacramento Bee*. December 18, 1973.

Wodehouse, Lawrence. *The Roots of International Style Architecture*. West Cornwall, CT: Locus Hill Press, 1991.

Page 9 of 11

*Resource Name or # (Assigned by recorder) Crossroads Building

*Recorded by Alison Blecman *Date 4/2023

☒ Continuation ☐ Update

Photographs (continued):



Figure 1: Photograph 2: Camera facing southwest depicting front and east facade, April 23, 2023.

Page 10 of 11

*Resource Name or # (Assigned by recorder) Crossroads Building

*Recorded by Alison Blecman *Date 4/2023

☒ Continuation ☐ Update



Figure 2: Photograph 3: Camera facing south depicting front entrance gate, April 23, 2023.

Page 11 of 11

*Resource Name or # (Assigned by recorder) Crossroads Building

*Recorded by Alison Blecman *Date 4/2023

☒ Continuation ☐ Update



Figure 3: Photograph 4: Camera facing north depicting rear facade, April 23, 2023.

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Other Listings _____ Review Code _____	Reviewer _____ Date _____

Page 1 of 11

***Resource Name or #** Crawford House/Star Real Estate

P1. Other Identifier: Lewis Nelson Crawford House

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

***a. County** Sacramento

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

***b. USGS 7.5' Quad** Sacramento East **Date** 1929 **T** 8N **R** 5E **1/4 of Sec** _____ **B.M.**

c. Address 2685 26th Street **City** Sacramento, CA **Zip** 95818

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number: 01003550140000

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

The property located at 2685 26th Street is a single-story, 1,027 square foot building with cement foundation on the north end of the residential neighborhood Curtis Park. The building is a Spanish Colonial Revival influenced craftsman bungalow. The building is defined by its asymmetrical stucco clad façade, eaves with little overhang, and a moderately pitched side gabled roof intersecting with an overlaid hipped roof with ridge clad in composite shingles (**Photograph 1 and Sketch Map**). The building also features a front gabled recessed arched entryway porch with one stucco column and two sets of three-step concrete stairs on either side of the stucco porch column. One set of steps faces the street elevation while the second set faces the driveway to the south. (**Photograph 2**). The porch gable additionally features a circle attic vent. The primary entryway door is a south facing glass door. The north side of the building features an exterior chimney clad in stucco on the gable wall (**Photograph 1**).

(See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) **Photo#1.** Camera facing southeast on 26th Street, April 16, 2023, Photo 1.

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

☒ Historic ☐ Prehistoric ☐ Both
 Sacramento County Assessor Parcel Viewer (1929)

***P7. Owner and Address:**

unknown

***P8. Recorded by:** Michelle Laguna, Sacramento State University and Ella Cross, Sacramento State University.

***P9. Date Recorded:** April 30, 2023

***P10. Survey Type:** Intensive

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

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (list) _____

DPR 523A (1/95)

Information

***Required**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 11

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685

B1. Historic Name: Crawford House

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: Building constructed in 1929 per Sacramento County Assessor.

Fire damage repair 1982 (Per county Assessor, no details), Permit 2021 Interior remodel (Per county Assessor, no details).

The Stucco façade of building appears to have been repaired in 2021 based on Google maps images.

South and north facing windows are metal replacement windows in original placement based on visual assessment.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Original Location:

*B8. Related Features: Parcel features a side garden. Part of the Garden and shed near property are on separate land parcel.

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme African American Real Estate Area Curtis Park Neighborhood, Sacramento

Period of Significance Crawford Residence approximately 1930-1955 Property Type Dwelling Applicable Criteria: Sacramento Register of Historic and Cultural Resources Criteria I and II.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Sacramento County Assessor's Records, Sacramento County Directories

B13. Remarks:

*B14. Evaluator: Michelle Laguna and Ella Cross

*Date of Evaluation: April 30, 2023

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 11

*Recorded by Michelle Laguna and Ella Cross *Date
☒ Continuation ☐ Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
April 30, 2023

P3a. Description (Continued):

Fenestration on the front (west facing) side of the building includes a four-part original wooden window including a central fixed window beneath a 1x3 fixed window, flanked by two double-hung 4x4 windows (**Photograph 1 and 2**). The west facing side of the building also includes two 6x6 wooden original windows within the entryway porch. The south side of the building (**Photograph 3**) features three separate double-hung metal replacement windows in their original placements. The north side of the building includes one 3x1 double hung wooden window and three double hung metal replacement window (**Photograph 4**). The rear (east facing) side of the building is not visible from public streets. The property includes a backyard surrounded by a chain-link fence.

The garden directly south of the building and the wooden shed southeast of the building are on separate land parcels and are community owned (**Photograph 3 and Sketch Map**). It is unclear if the garden parcel was historically connected to the property at 2685 26th Street.

B10. Significance (continued):

Architectural style

The building is a modest bungalow in Spanish Colonial Revival style created during the 1920's Small Homes Movement. This movement was founded in 1919 by the American Institute of Architects' (AIA) non-profit organization "The Architects' Small House Service Bureau" which offered high quality blueprints for small, inexpensive, working-class homes, designed by AIA members. Some of the most famous residential architects of the 1920s designed these blueprints. Almost forgotten today, the Architects' Small House Bureau and the Better Homes in America program which it immediately inspired, were promoted by the US Government and President Herbert Hoover in particular. Much has been written about the societal goals of the movement, which were to promote homeownership among the working-class as well as pride of place. However, very little about the architectural history of the homes themselves has been written. This almost forgotten typology of American home was designed to be high quality, well organized, beautiful and inexpensive, goals which remain compelling today. Although by its very nature, not a high style example, Spanish Colonial Revival influences are apparent in the stucco clad exterior and recessed arched entryway porch (**Photograph 5**).

Historic Context [Industry (real estate), social history (advancement), and African American Heritage]

CURTIS PARK/HIGHLAND PARK

The 2685 26th Street property is in the northernmost part of Curtis Park, sometimes referred to as Highland Park (**Photograph 7**). The City of Sacramento acquired Curtis Park in 1911. Greater transportation methods, such as the Sacramento streetcar, allowed for Sacramentans to live outside the immediate city boundaries and expand residential settlement to neighboring suburbs. Curtis Park became one of Sacramento's first suburbs and quickly attracted middle class whites who wanted to escape the downtown area. Throughout the 1920s housing developers in Curtis Park created restrictive housing covenants that explicitly prohibited African American home ownership. For example, the developer Heilbron Oaks developed a large subdivision directly south of 2685 26th street that forbid anyone of, "Negro, Japanese, or Chinese...or any person of African or Mongolian descent," from occupying the new development (**Photograph 8**). These restrictions were put in place to prevent the perceived devalue of properties and enforce the containment of non-whites to urban slums. In addition to city zoning, local real estate businesses often supported these covenants by refusing to assist non-whites to acquire property in primarily white neighborhoods. Many realtors supported restrictive housing by refusing to assist black patrons to purchase homes or recommending housing options outside of white areas. This ideology was systematically supported through the National Association of Real Estate Brokers (NAREB) Code of Ethics, Article 34 that stated, "a Realtor should never be instrumental in introducing into a neighborhood ... members of any race or nationality ... whose presence will clearly be detrimental to property values in that neighborhood." This provision was introduced in 1924 and remained in effect until 1950.

In addition, in 1933 the Home Owners Loan Corporation (HOLC) was created as a New Deal program used to appraise neighborhoods and assess loan risks. As part of their assessment, the portion of Curtis Park that includes 2685 26th Street was described as having, "Few scattered Negro families (six known) [that] do not affect values beyond adjoining property." The HOLC listed the neighborhood as having, "Danger of subversive racial infiltration and encroachment of business." As noted, some black families lived within restricted areas when covenants were not strictly enforced. As for the 2685 26th Street property, it remained technically outside the perimeter of exclusion to allow for some non-whites to live there starting in 1930 (**Photograph 9**).

To cope with racism, the Sacramento African American community relied on a philosophy of self-help and internal community assistance when government and courts were unreliable in assisting with economic and personal advancement. For example, the philosophies of W.E.B. DuBois promoted self-reliance, self-investment, and economic solidarity amongst blacks and was a popular ideology in the first half of the twentieth century. Community members confronted housing discrimination through the creation of African American real estate firms that would buy and sell property to people of color and make business deals with both white and black patrons. Through the creation of a black-owned business that served primarily black Sacramentans one could provide a vital resource to a community with few options. Crawford's Business, Star Real Estate Company, may have been the first to do so in the Sacramento area.

CRAWFORD AND STAR REAL ESTATE COMPANY

Lewis Nelson Crawford was born in Salem, Kentucky in September 1880. He moved to Sacramento in 1911 during the First Great Migration of African Americans who left the American South and Midwest in search of better economic opportunities on the West Coast. Crawford married his first wife, Frances, the same year he arrived in Sacramento (**Photograph 10**). For most of his working life in Sacramento, Crawford's occupation is listed as janitor and porter. However, this was not his only profession. In 1923 he opened Star Realty Business with a business partner, J. W. Mills. Star Real Estate was originally located at 601 1/2 K Street in Sacramento, California between 1923 and 1926. Presently the K street location is no longer in existence and its association with Star Realty Estate was short-lived. Between 1927 and 1950, Star Real Estate Company is not listed in Sacramento directories, and it only reappears in directories between 1955 and 1965. According to Sacramento directories, Star Real Estate operated out of Crawford's residences in the years between 1955 and 1965. Because there is no clear advertisement for an additional business address between 1927 and 1955, and Recorder records display

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 11

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685

*Recorded by Michelle Laguna and Ella Cross *Date
☒ Continuation ☐ Update

April 30, 2023

ongoing realty transactions in this period, it may be that Crawford operated his business primarily from his residences from 1927 to 1965 (see **TABLE 1**). Based on Sacramento Records Office records, Crawford participated in several real estate transactions between 1916 and 1965 that included acquiring lots of land and reselling them to black buyers. Crawford had at least 29 business transactions as a Grantee in Sacramento County and the only gap in business

TABLE 1	
Applicable Years	Star Real Estate Company Business Address
1923-1926 (3 years)	601 ½ K Street, Sacramento, CA
1927-1929 (2 years)	2675 26 th Street, Sacramento, CA
1930-1958 (28 years)	2685 26 th Street, Sacramento, CA
1959-1965 (6 years)	4308 Roosevelt Avenue, Sacramento, CA

is between 1931-1938 when there are no recorded property transactions that include Crawford's name. This may be attributed to the Great Depression that negatively affected the housing market. In addition, Crawford's first wife, Frances, passed away in 1938 due to health problems. Therefore, the general economy and personal life challenges may have contributed to the lack of business transactions in this period. Despite this, Crawford had several notable land transactions during his productive life that display his industrial savvy, middle-man role, and grassroots activism.

For example, in 1916 and 1922 Crawford purchased land from C.M. Goethe. Charles Matthias Goethe was a well-known land developer in the Sacramento area who many consider controversial for his Eugenicist opinions. In November of 1922 Crawford sold several lots of land to the Pacific School District of Sacramento County for \$2,000, approximately worth \$36,000 today. In 1944 Crawford purchased property in Highland Park from Russel Cy Venezia, a white seller, and shortly afterward sold this same property to Ray Jenkins, a black buyer. In 1945, Crawford had several land transactions with William H. Talley, a white property owner. In this instance, Talley seems to have purchased property from a white owner, then transferred the property to Crawford. It's unclear what Crawford did with the land in this specific instance, but it's clear Crawford had several additional sales to black home buyers in the Sacramento area after this purchase. In 1946 Crawford sold property on the corner of 19th Street and T Street to the Negro Women's Civic Improvement Club (NWCIC) who were forced out of Sacramento's west end by urban renewal. The NWCIC was highly involved in civil rights and social services for Sacramento's black community. It also offered housing for single black women who often found Sacramento housing options limited. These business transactions clearly demonstrate Crawford's ability to build networks and make deals with both blacks and whites.

Through Star Real Estate Company, Crawford provided a service to the black community that few realtors were willing to provide. In addition to his role as a business middleman, Crawford's longest personal residential location is at 2685 26th Street that falls directly on the edge of restrictive housing covenants. Crawford purchased the 2685 26th Street property in approximately 1930 and remained in this house until 1958. Based on this assessment, the majority of Crawford's productive life was while residing at the 2685 26th Street house. Crawford died on November 3, 1965, at age 85 and is buried in Odd Fellows Lawn (**Photograph 11**). Although Crawford was married two additional times after his first wife's death, Crawford does not appear to have had any children.

Evaluation

CRITERION I: ELIGIBLE

Crawford's residence is historically significant for its association with his business, Star Real Estate Company, an African American owned and centered business in the Sacramento area that operated between 1923 and 1965. This business is relevant in the context of early African American settlement, African American business ownership, and African American housing sales in the Sacramento area. Historical records indicate that Star Real Estate Company operated out of 2685 26th Street location for approximately 28 years (see **TABLE 1** above). Crawford's business contributed to the development of housing opportunities for African Americans in the Sacramento area and may be the first of its kind in Sacramento local history. These transactions were made necessary by discriminatory housing covenants and the systematic exclusion of black patrons in the real estate business. Crawford's business transactions represent a trend in black business ownership that provided essential services to black patrons through middle-man business transactions in the early twentieth century. Therefore, this property is eligible under the Sacramento Register of Historic and Cultural Resources, Criterion I, as it is associated with broad patterns of African American history in Sacramento.

CRITERION II: ELIGIBLE

Crawford is significant to early African American settlement, African American business ownership, and African American housing sales in Sacramento local history through his operation of Star Realty Business between 1923 and 1965. Crawford ran his business from his residences, primarily at 2685 26th Street for approximately 28 years (see **TABLE 1** above). Therefore, this property is representative of Crawford's productive life and eligible for inclusion on the Sacramento Register of Historic and Cultural Resources under Criterion II. Star Real Estate Company appears to be the first major African American realty business in the Sacramento area and contributed to the betterment of the black community by providing a vital resource to black patrons. In addition, this property is Crawford's longest held residence throughout his life in Sacramento and therefore holds significant association with Crawford and Star Realty Business. Crawford's ownership and operation of his realty business stood in contrast to commonly held exclusionary practices supported by realtors and their associations. In addition, Crawford opened his business in 1923, during the First Great Migration of African Americans, when the black population in Sacramento was relatively small. Despite being a minority, Crawford created his business and negotiated business deals with white landowners as early as 1916 and continued to negotiate deals until his death in 1965. Therefore, this property is also eligible under Criterion II for its association with Crawford.

CRITERIA III – ELIGIBLE The Crawford home embodies the distinctive characteristics of the 1920's Small House and Better Homes in America Movements. This understudied typology of working-class American architecture was promoted nationally by the US Government, the American Institute of Architects, popular magazines and by the innovative use of model homes built in cities across America which prospective homeowners could tour, not necessarily to purchase the model home itself, but to purchase blueprints for such a home. Working-class Americans such as the Crawfords would have then purchased a lot and hired a builder, or if they had construction experience, the homeowner may have built the house themselves. These architect-designed small homes were created with a variety of societal goals in mind. The most important of these were to

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 11

*Recorded by Michelle Laguna and Ella Cross *Date
☒ Continuation ☐ Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
April 30, 2023

improve living conditions among the working-class, to beautify America's rapidly developing automobile centered suburbs and to improve household efficiency for American housewives. Although small and inexpensive, these homes were made of quality materials, logically organized, and attractive. Fostering the American dream of home ownership and the architectural goal of well-designed and beautiful homes for all, the Small House Movement of the 1920s helped to create beloved neighborhoods across the country for the working-class.

CRITERION IV: NOT ELIGIBLE The Crawford house, as a representative of the Small House Movement of the 1920's which included the Better Homes in America program, may with further research be shown to be the work of a master architect participating in the era's push for low cost, high quality housing for the working class. The movement was founded in 1919 by the American Institute of Architects' non-profit organization, The Architects Small House Service Bureau. The Bureau sold high quality blueprints through the mail, for homes which could be built by average working-class Americans. These blueprints were created by some of the nation's best architects. However, this will require further research. At this time the Crawford house is not eligible under Criteria IV.

CRITERIA V and VI: NOT ELIGIBLE

The property does not possess high artistic values nor has it yielded, and is not likely to yield, important information for history and is therefore not significant under Criteria V or VI. The building represents common construction techniques and practices that have been well researched and studied. For those reasons the Crawford house is not be eligible under Criteria V or VI.

INTEGRITY

Sanborn maps from 1952 display consistent building layout and location as suggested in present day aerial maps (**Photographs 12 and Sketch Map**). Based on this information, the location remains intact, the building design does not appear to be significantly altered, the setting remains within a residential suburb of Sacramento, and the workmanship appears consistent. The metal replacement windows on the north and south sides of the house, and fire damage repair conducted in 1982 may have diminished the building integrity based on materials used. In addition, despite the construction of major highways in the surrounding area, they are not visible from the property and therefore do not compromise the feeling of the building. The building is clearly associated with Crawford and is his longest held residence.

B12. References (continued):

Bibliography

- Caesar, Clarence. "An Historical Overview of the Development of Sacramento's Black Community 1850-1983." Masters thesis, Sacramento State University, 1985.
- "C. M. Goethe to Lewis N. Crawford," *The Sacramento Bee*. December 9, 1916. Accessed April 30, 2023 from the California Digital Newspaper Collection
- "Code of Ethics, National Association of Real Estate Boards, Article 34." *California Real Estate Magazine*. June, 1939.
- "Colored Baptists Open Convention: Naming of Chairmen of Committees is First Works of Annual Conference." *The Sacramento Bee*. October 8, 1924, accessed via NewsBank digital archive.
- "Curtis Park History," website by Dan Murphy <https://curtphist.blogspot.com/2019/05/how-to-find-information-about-history.html>
- "Elizabeth Whightman," United States of America, Bureau of the Census Washington, D.C.; *Seventeenth Census of the United States, 1950*
- Federal Reserve Bank of Minneapolis Website Inflation Calculator. <https://www.minneapolisfed.org/about-us/monetary-policy/inflation-calculator>
- Find a Grave, "Lewis Crawford," accessed April 27, 2023. <https://www.findagrave.com/memorial/49110560/lewis-crawford>
- Fisher, Damany. "Far From Utopia: Race, Housing, and the Fight to End Residential Segregation in Sacramento, 1900-1980," PhD diss., University of California, Berkeley, 2008. ProQuest Dissertations & Theses Global.
- Green, Fayal. *The Anatomy of a House: A Picture of Architectural and Design Elements*. New York: Doubleday, 1991.
- Google Maps, "2685 26th Street, Sacramento CA, 95818," Accessed April 30, 2023.
- "Jennie B. Crawford." *The Sacramento Bee*. January 5, 1961, accessed via NewsBank digital archive.
- "Leatha Jewell," 1940 *United States Federal Census*
- "Lewis N. Crawford." *The Sacramento Bee*. November 6, 1965, accessed via NewsBank digital archive.
- Page and Turnbull with Damany Fisher. "Sacramento County African American Experience History Project: Historic Context Statement," October 28, 2022.
- "Ray Jenkins," 1940 *United States Federal Census*.
- "Real Estate Partnership Formed." *The Sacramento Bee*. February 10, 1923, accessed via NewsBank digital archive.
- "Real Estate Transfers." *Sacramento Daily Union*. December 9, 2016, <https://cdnc.ucr.edu/?a=d&d=SDU19161209.2.144&srpos=1&e=-----en--20--1--txt-IN-%22lewis+n.+crawford%22----->
- "Real Estate Transfers." *The Sacramento Bee*. July 3, 1922, accessed via NewsBank digital archive.

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

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 11

*Recorded by Michelle Laguna and Ella Cross *Date
☒ Continuation ☐ Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
April 30, 2023

"Russel Cy Venezia," 1950 *United States Federal Census*.

Sacramento County Assessor's Office.

Sacramento County Clerk Recorder Public Index Search, "Crawford L N".

Sacramento County Clerk Recorder, Marriage Certificate for Lewis N. Crawford and Frances Crawford.

Sacramento County Clerk Recorder, Death Certificate for Frances Crawford.

Sacramento County Directories years 1911-1965, accessed in the Sacramento Room Archive.

"Sacramento Women are Elected." *The Sacramento Bee*. October 12, 1936, accessed via NewsBank digital archive.

"San Diego Modernism: Historic Context Statement," Accessed from: California State Parks, Office of Historic Preservation, Historic Context Library.

Smith, Valerie. "*The Small House Movement of the 1920's: Preserving Small 'Better' Houses.*" https://santabarbaraca.gov/sites/default/files/2022-07/SmithValerie_GSAPP_2022_Thesis.pdf

"Star Real Estate Co." *The Sacramento Bee*. December 31, 1923, accessed via NewsBank digital archive.

Mapping Inequality, Redlining a New Deal America website, Accessed April 30, 2023. <https://dsl.richmond.edu/panorama/redlining/#loc=12/38.574/-121.554&city=sacramento-ca&text=about>

McAlester, Virginia S. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2015.

Murphy, Dan. *Images of American: Sacramento Curtis Park*. New Hampshire: Arcadia Publishing, 2005.

National Park Service U.S. Department of the Interior, Historic Residential Suburbs, 56.

"Porter W House," United States of America, Bureau of the Census; Washington, D.C.; *Seventeenth Census of the United States, 1950*.

Sanborn Maps 1952, Accessed in the Sacramento Room Archive.

"Wm E Talley," 1940 United States Federal Census.

Photographs (continued):



Photograph 2: Photo of west and south sides of building. Camera facing northeast.

Page 7 of 11

*Recorded by Michelle Laguna and Ella Cross *Date
☒ Continuation ☐ Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
April 30, 2023



Photograph 3: Photo of south side of building. Camera facing north.



Photograph 4: Photo of north side of building with limited visibility. Camera facing southeast.

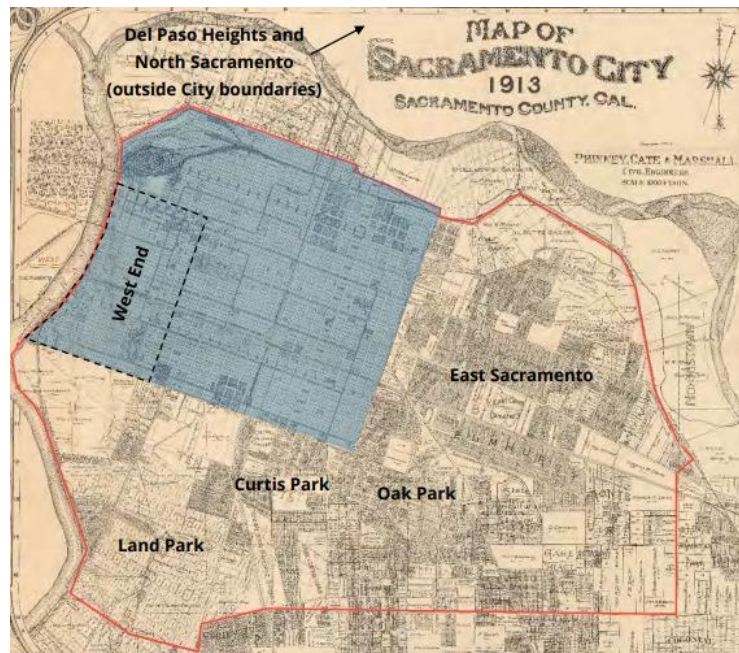
Page 8 of 11

*Recorded by Michelle Laguna and Ella Cross *Date
☒ Continuation ☐ Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
April 30, 2023



Photograph 5: Kensington Heights suburb in San Diego, California, pictured in 1926 shortly after development. The Spanish Colonial Revival stucco clad houses with arched entryway porches are similar in style to the Crawford home and reflect the popularity of the 1920's Small House movement.



Photograph 7: Curtis Park is located south of Downtown Sacramento and was one of the first Sacramento Suburbs.

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

Primary # _____
HRI # _____
Trinomial _____

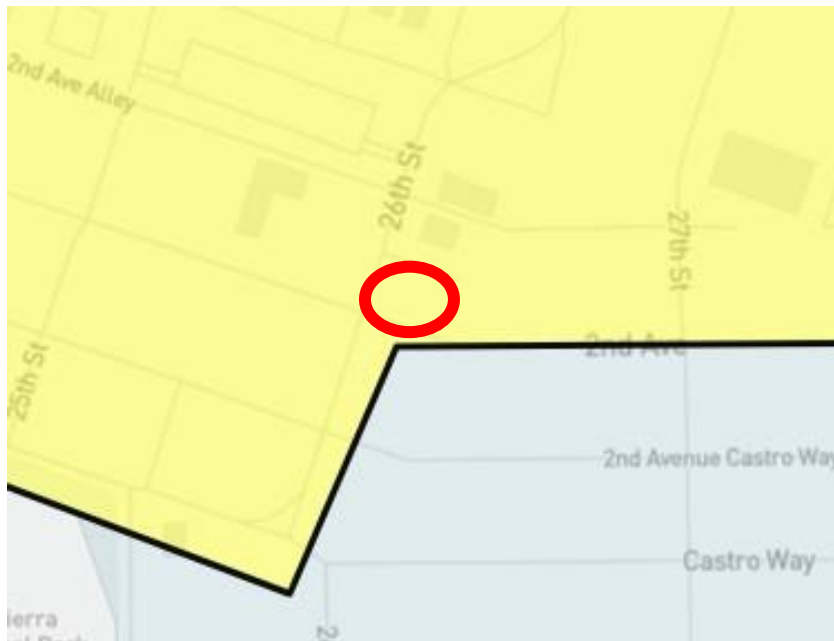
Page 9 of 11

*Recorded by Michelle Laguna and Ella Cross *Date
☒ Continuation ☐ Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
April 30, 2023



Photograph 8: This advertisement for Heilbron Oaks in 1923 demonstrates that the Crawford building was later built just outside the exclusionary housing covenants so prevalent with Heilbron Oaks.



Photograph 9: HOLC maps display that Crawford's property fell within a yellow portion of maps, indicating the inclusion of some non-whites. The circle indicates the 2685 26th street location that falls only one block above the "blue" restrictive Heilbron Oaks development.

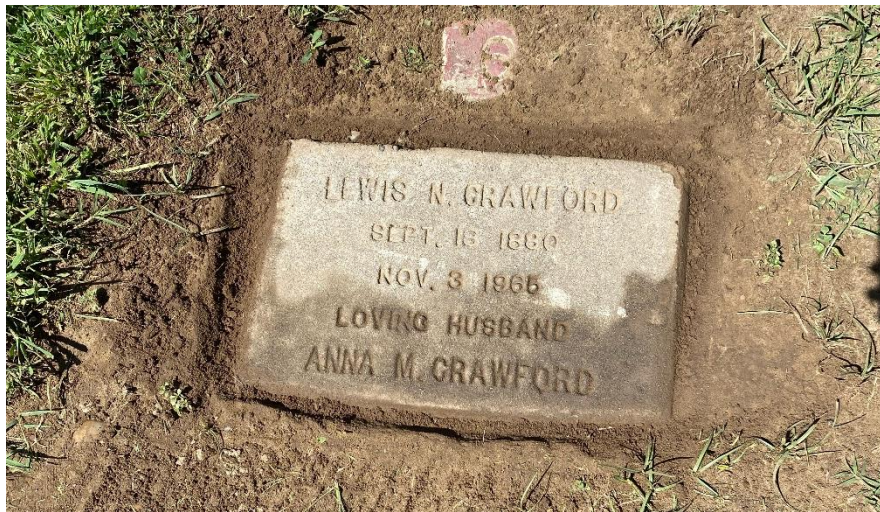
Page 10 of 11

*Recorded by Michelle Laguna and Ella Cross *Date
☒ Continuation ☐ Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
April 30, 2023



Photograph 10: Lewis Crawford and Frances Crawford (middle) with his wife Frances (second from left) and others outside their home at 2685 26th Street. The recessed front porch, windows, entryway column, and side garden are consistent with the current building.



Photograph 11: Lewis N. Crawford is buried at Odd Fellows Lawn in Sacramento, California. His three wives are buried separately.

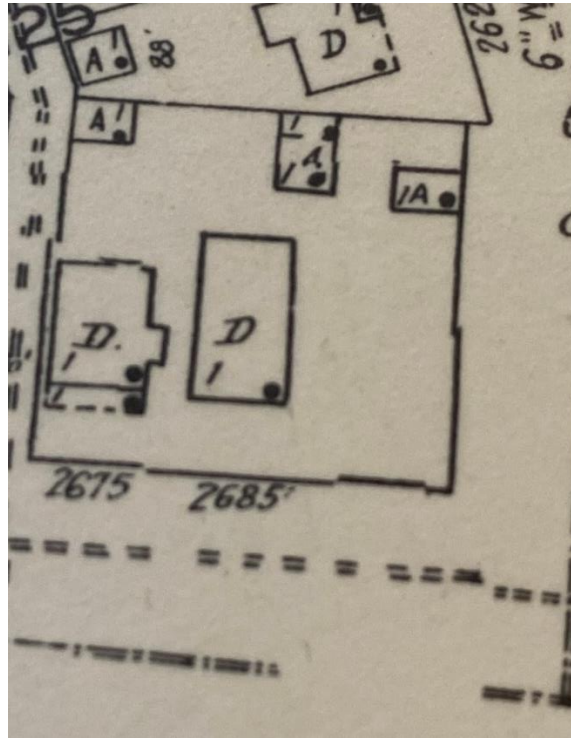
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 11 of 11

*Recorded by Michelle Laguna and Ella Cross *Date
☒ Continuation ☐ Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
April 30, 2023



Photograph 12: This 1952 Sanborn map image does not indicate any alterations in the general layout of the property when compared to present day aerial view images.

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 7

*Resource Name: Canson Law Office and NAACP Credit Union__

P1. Other Identifier: Canson Law Office and NAACP Credit Union

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Sacramento

*b. USGS 7.5' Quad: Sacramento East Date: 1967

c. Address: 2404 21st Street City: Sacramento Zip: 95818

Assessor Parcel Number: 010-0216-008-0000

***P3a. Description:**

The 3200 square foot parcel at the corner of 21st and X streets contains a simple multi-unit commercial building. 2404 21st street, was built sometime prior to 1937 as per historic aerial photographs. No original building permit has been located for this utilitarian, masonry block one story commercial building with a flat roof. It contains five

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



small retail spaces each with their own address, four of which front 21st street and one which fronts X street. The total square footage of the building is 2785 square feet. Constructed of plain masonry block without architectural decoration it is enlivened by modern steel frame windows and doors that allow access to each retail unit. The only exception is 2412 21st street, the unit at the south end of the building facing 21st street, which is set back from the sidewalk behind a two-foot-tall brick wall topped by planter boxes. Access is through a small gate at the middle of the low brick wall. The wall forms a small courtyard approximately ten feet deep and 15 feet wide.

*P3b. Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo: (View, date,
accession #) 21st Street elevation

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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (list) _____

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 2 of 7

*Resource Name: Canson Law Office and NAACP Credit Union__

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

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Avalos Family Trust
1266 43rd Avenue
Sacramento, CA 95822

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

Ella Cross
Preservation Intern, City of Sacramento Department of Historic Preservation

***P9. Date Recorded:** 9/25/2023

***P10. Survey Type:** (Describe) _____

Intensive

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

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (list) _____

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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 7

*Resource Name or # (Assigned by recorder) Canson Office and NAACP Credit Union

*Recorded by Ella Cross

*Date 09/25/2023

☒

Continuation ☐ Update

B1. Historic Name: Canson Law Office and NAACP Credit Union

B2. Common Name: _____

B3. Original Use: Commercial B4. Present Use: Small Retail

*B5. Architectural Style: Early 20th Century Masonry Block Commercial

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed prior to 1937, likely in the 1930s.

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

*B8. Related Features: _____

B9. Architect: _____ b. Builder: _____

*B10. Significance: Theme Civil Rights, Area _____

Period of Significance 1957-1977 Property Type Commercial Applicable Criteria Criterion II

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B10. Significance:

The property at 2404 21st Street is eligible for inclusion in the Sacramento Register of Historic and Cultural Resources under Criterion II, association with persons significant in the city's past. The building housed the law office of Clarence Canson and the Sacramento NAACP Credit Union, under the direction of Virna Mae Canson from 1954-until the early 1970s. The building was purchased in 1957 by Mr. Canson's parents, Frank and Gladys Canson. Earlier, Clarence and Virna Canson rented from the previous owner, Mr. Richard Case.

Clarence Canson was born November 26th, 1916 in Leesville, Louisiana and passed away in Sacramento in 1989. He was the son of Frank Columbus Canson, a tailor, and Gladys Varner, both of Louisiana. In search of better opportunities, his parents moved to Sacramento in 1930, with three children. After completing high school, Clarence attended the prestigious Tuskegee Institute of Alabama as a tailoring major and graduated in 1940.

Virna Mae (Dobson) Canson was born June 10th, 1921, in Bridgeport, Oklahoma and passed away in Sacramento in 2003. She was the daughter of educators, William Augustus Dobson and Eula Mae Gross Dobson. Her father was mayor of Lima, Oklahoma, a historically African American small town. Her father graduated from Langston University, Oklahoma's only Historic Black College. Both of her parents were politically active and were involved in the civil rights movement of their time. Virna also attended the Tuskegee Institute, as a home economics major. When she was a sophomore, she met Clarence Canson, then an upper classman from Sacramento.

While at the Tuskegee Institute, Clarence and Virna met Nathaniel Colley, the future pioneering Black lawyer of Sacramento. At Tuskegee, Colley studied chemistry with George Washington Carver. Another friend at Tuskegee was Jerlean Jackson, the future Mrs. Colley, who was a childhood friend of Clarence Canson's from Sacramento. The Cansons and the Colleys remained close throughout their lives.

Page 4 of 7

*Resource Name or # (Assigned by recorder) Canson Office and NAACP Credit Union

*Recorded by Ella Cross

*Date 09/25/2023



Continuation ☐ Update

B10. Significance (continued):

Historic Context

Clarence and Virna were married on August 7th, 1940 in Lima, Oklahoma and celebrated at the home of her parents. Virna was not able to graduate as the young couple decided to move to Sacramento after their marriage. Their first child, Clarence Canson Jr., was born in 1941. Their second child, Faythe Canson was born in 1952.

Clarence found work in 1941 at McClellan Field where he was a civilian employee doing low paid, unskilled labor despite his college education. After several years of trying to find higher paying work, he decided to attend law school at McGeorge (now UOP). Working full time as well as going to school, he was the first Black graduate of the school in 1954. He then founded his own practice at 2404 21st Street, becoming one of the few Black lawyers in Sacramento. In addition to his private practice, Mr. Canson worked as a legal advisor for the NAACP. He was a staunch Democrat and along with other influential Black Sacramentan leaders such as Nathaniel Colley, supported the nomination of Lyndon Baines Johnson in 1960. (Photograph 2)

The Cansons were active in the National Association for the Advancement of Colored People. In 1954 Virna Canson accepted the position of Treasurer and Manager of the Sacramento branch of the NAACP Credit Union, which she established at 2404 21st Street. Through her work she was able to help Black Sacramentans buy homes and establish businesses.

In addition to her work at the NAACP Credit Union, Virna Canson was appointed by the Governor of California to the California Committee for Fair Practices. She was an advocate for the passing of legislation to protect Black Americans and for the equal treatment of all oppressed groups in American society. She was also appointed by the Governor as a Credit Union and Consumer Education Specialist for the State Office of Economic Opportunity. Through her work she helped address discrimination, consumer rights and economic rights. Eventually Mrs. Canson was appointed to the directorship of the NAACP West Coast Office.

Page 5 of 7

*Resource Name or # (Assigned by recorder) Canson Office and NAACP Credit Union

*Recorded by Ella Cross

*Date 09/25/2023



Continuation ☐ Update

Virna Canson earned the nickname “Mrs. NAACP” and was a leading figure in that organization locally as well as nationally. She was involved with seminal civil rights court cases including NAACP v. City and County of Sacramento and Ming v. Horgan, which helped to end discrimination in FHA and VA funded housing developments and in FHA and VA backed mortgages in California. It is important to note that racial discrimination in housing was only declared illegal nationwide in 1968 with the passage of the congressional Fair Housing Act. This puts the 1958 Ming v. Horgan case here in Sacramento in its proper context. It was a groundbreaking judgement.

As a legal advisor to the NAACP, who were involved in Ming v. Horgan and many other civil rights and equal housing cases, Clarence Canson spent his professional career advocating for civil rights and equality, working side by side with his wife Virna.

Conclusion:

The property at 2402 21st street holds crucial historical significance as the site of Clarence Canson’s law office and the NAACP Credit Union operated by Virna Canson. As the first Black graduate of Sacramento’s own McGeorge Law School and as one of the pioneer Black lawyers in our city, Clarence Canson deserves recognition. Virna Canson, indefatigable advocate for equal rights, Treasurer and Manager of the Sacramento Branch of the NAACP Credit Union, made homeownership possible for untold numbers of local Black families. Her Governor appointed positions in State service reflect high regard for her professional skills. The involvement of both Mr. and Mrs. Canson in groundbreaking equal housing and equal lending cases in Sacramento, beginning in the late 1950’s, predated National legislation by a decade. Sacramento was pushed to become a more inclusive and equitable city as a direct result of the Cansons work. Designation of 2404 21st Street as a City landmark is therefore reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the City’s historic preservation program under Criteria II, for its association with Clarence B. and Virna M. Canson, persons significant in the City’s past.

Page 6 of 7

*Resource Name or # (Assigned by recorder) Canson Office and NAACP Credit Union

*Recorded by Ella Cross

*Date 09/25/2023



Continuation ☐ Update

B12. References (continued):

Sacramento Observer Collection.

Center for Sacramento History, "The Time is Now: The Civic Life of Sacramento's Nathaniel Colley."

African American Museum and Library of Oakland, Oakland Public Library, the Virna M. Canson papers, and Virna Canson oral history interview.

United States Federal Census Records.

UCSB Framefinder Aerial Imagery, Sacramento, California, 1937.

Sacramento City Directories, 1954-1970.

California Birth and Death Indexes.

Sacramento County Registrar, Property Records

Photographs (Continued)

Photograph 1: Virna Mae Canson, 1950's.



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

Primary # _____
HRI # _____
Trinomial _____

Page 7 of 7

*Resource Name or # (Assigned by recorder) Canson Office and NAACP Credit Union

*Recorded by Ella Cross

*Date 09/25/2023



Continuation ☐ Update



Photograph 2: Sen. Clair Engle, Eddie Hall, Nathaniel Colley, Sen. Lyndon B. Johnson, Clarence Canson, Rev. Joseph Williams, Gov. Edmund G. "Pat" Brown, November 1960

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page _____

=====

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 14000109

Date Listed: 4/4/2014

New Helvetia Historic District
Property Name

Sacramento
County

CA
State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

4/4/2014

Date of Action

=====

Amended Items in Nomination:

Name of Related Multiple Property Listing:

The *Public Housing in the United States MPS* is not an approved multiple property submission cover document. It remains in draft form as a research context and all references in the nomination should acknowledge this fact. The New Helvetia nomination provides sufficient historic context to justify listing under Criterion A as a stand-alone nomination.

Significance:

The Period of Significance is correctly noted as 1942-1952; overlapping or consecutive periods are best combined as one longer period for purposes of data entry.

These clarifications were confirmed with the CA SHPO.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: New Helvetia Historic District

Other names/site number: Alder Grove Community Complex

Name of related multiple property listing:

Public Housing in the United States MPS

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 752 Revere Street

City or town: Sacramento State: CA County: Sacramento

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A X B X C D

	<u>2/12/14</u>
Jenan Saunders/Deputy State Historic Preservation Officer	Date
<u>California State Office of Historic Preservation</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

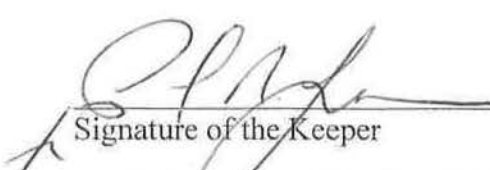
New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____


Signature of the Keeper

4/4/14
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☐

Public – Local

☒

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>62</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>62</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC; multiple dwelling – defense housing project

DOMESTIC; multiple dwelling – public housing

SOCIAL; clubhouse – Community Center

Current Functions

(Enter categories from instructions.)

DOMESTIC; multiple dwelling – public housing project

COMMERCE/TRADE; business – office building

EDUCATION; school – daycare center

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick veneer with some random clinker brick, composition shingles, metal sash windows, metal doors, concrete foundations

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

The New Helvetia Historic District is located within the Alder Grove housing complex located between Broadway, Muir Way, Kit Carson Street, and Kemble Street in Sacramento. There are 62 contributing buildings, including the central community center building at 816 Revere Way. Buildings are wood framed with gabled roofs, clipped eaves, brick cladding, clinker brick, and metal framed windows. The simplicity and lack of exterior ornamentation illustrate the influence of the Modern Movement that focused on the functional aspects of architecture, and reflect wartime economic constraints as well. The buildings are set in a 26 acre rectilinear pattern of organized blocks, asphalt paved streets, concrete sidewalks, with pathways separated by lawn and containing trees, bushes and shrubs within a defined landscape accessible from major city streets. The one and two story buildings are narrow and long, have brick veneer surfaces, side-gabled roofs with composition shingles and clipped eaves, shallow roof overhangs on the side-gabled elevations, small entry canopies above doorways — some with shed-roofs and some flat — and metal-framed windows, both sliding and double hung. There is ample open space within the block layout and parking lots surrounded by lawn. Plantings and open yards without fences are dominant and provide little privacy. A very few units use plantings in their backyards to create small partially private outdoor areas. The buildings' brick veneer recalls elements of Georgian and Tudor revival designs, while open space and green landscaping contribute a gardenlike character to the complex. The property is in good condition.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Narrative Description

The sixty one apartment buildings constructed within the twenty six acre site are divided into five different unit plans with a total of three hundred and ten apartments. Plans include building Types A to E.¹

Type A: Fourteen type A buildings: one and two story sections with eight apartment units each. The two story central section contains four two story apartments with two bedrooms each. Two attached one story sections flank the central two story section and each contains two one bedroom apartments. The two story central sections are slightly offset from the flanking one story portion walls.

Type B: Fourteen type B buildings: two story with eight two story apartments, with two or three bedrooms each.

Type C: Twenty four type C buildings: one story with two two-bedroom apartments each.

Type D: Four type D buildings: one story with two four-bedroom apartments each.

Type E: Five type E buildings: one story with six one-bedroom apartments each.

Building types A, B, and E have service and laundry room utility extensions at each end. They are narrower and shorter than the apartment units themselves, are finished with gabled roofs and brick like the rest of the buildings, and contain exterior wall sections with decorative open brickwork patterns.

The locations of each building type in the district are indicated on the site map.

The Type A building has side-gabled roofs with a short overhang on the entry elevations that are flush with the walls on the gable ends. It is surfaced with brick that contains soldier courses above and below windows and above doorways. Darker clinker-type bricks are randomly placed within the walls to add visual interest and texture. The front elevation is described from left to right. A small shorter brick-clad utility extension projects from each end of the building. Metal framed windows are located on the outer corners of the one story section, then the front door, and then the bedroom window comprises the first apartment. The reverse plan of this apartment adjoins the first with a window and the entrance door and small window. The front entrance door to the first two story unit is next and the window to its living room. The next unit is the reverse of this one.

The other two two-story units are adjacent and reversed, with front entrances side by side in the central section then windows for each living room, before the last two story unit entry. The front entrance to the other one story section unit is next to the two story entry, and then the bedroom

¹ Sacramento Housing and Redevelopment Agency (SHRA), original floor plans (Figure 4).

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

windows for each of the other one story units, and finally the entrance to the last one story unit and a corner window with a metal frame. There is a shallow roof overhang on both the one and two story sections on the front and back elevations. There are concrete walkways leading to the front entries with lawns and plantings next to the building.

The rear elevation left to right begins with the utility wing and its door, next to the kitchen window and back door and a bathroom window. The adjacent unit is the reverse of this floor plan. The central section of this plan is offset, with the back door into the kitchen and a kitchen/dining room window adjacent to it. The next unit is the reverse of this unit, and the last two story unit is again reversed. The next two one story units are replicas of the first two units with a utility wing matching the one on the other end. Materials match the other elevations.

From left to right, the front elevations of Type B buildings contain a window and an entrance adjacent to the reverse layout of the next unit with its entrance and living room window. The next six units are the same as the first two units with their reverse plans: a window, an entrance, another entrance, and another window. The second floor of the units contains either two or three bedrooms. There is a shallow roof overhang along the front and rear elevations. The roof is gabled and the building surfaced with brick—detailed and textured the same as the other buildings. Windows are metal framed and either sliding or double hung. There are utility wing extensions on each end of the buildings. There are concrete walkways to the front entries and back doors flanked by lawn and plants. The rear elevation left to right begins with the narrower utility wing and door, next to a window and the back door into the kitchen. The remaining seven units are each the reverse floor plan of the adjacent unit. Materials match the other elevations.

Type C buildings are the smallest of the district buildings types. They are surfaced with brick, have gabled roofs, and windows and doors like the other district buildings. From left to right: there is a smaller corner window than the corner windows of type C, an entry door, and bedroom window. The next unit is the reverse plan which places the entries to the next two units adjacent to each other. The living room and bedroom windows are reversed from the other end of the building, completed with another corner window like that on the opposite end. There are concrete walkways to the front entries and back doors flanked by lawn and plants. Type C does not have utility wings on each end. The rear elevation from left to right contains a sliding metal sash corner window and single hung window, a bathroom window, a back door to the kitchen, and a kitchen window. The adjoining unit has the reverse floor plan. Materials match the other elevations.

Type D buildings are one story duplexes and each apartment unit contains four bedrooms. From left to right: a corner window comprised of two double-glazed metal framed, one on each intersecting elevation, a metal entry door, four, double-glazed sliding windows framed in metal sash, then another metal entry door, and another corner window the same as that on the other end of the building. The building is sheathed with the same brick as the other buildings and has a gabled roof covered with asphalt shingles. Type D does not have utility wings on each end. There are concrete walkways to the front entries and back doors flanked by lawn and plants. The rear elevation from left to right contains a kitchen window, a back door to the kitchen, a

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

bathroom window, and a window for each of the adjacent bedrooms. The adjoining unit has the same floor plan in reverse. Materials match the other elevations.

Type E buildings are one story and contain six apartments each. Type E plans include a small utility wing on each end just like Types A and B. From left to right: after the utility wing, there is a narrow double hung window at ninety degrees to the building adjacent to a double-glazed sliding corner window, then the entry to that unit, then a double-glazed sliding window. This unit layout is repeated and alternated throughout the length of the building to create six apartments. The sidewalk is widened where two adjacent entries occur. The building is sheathed with the same brick as the other buildings and has a gabled roof covered with asphalt shingles. There are concrete walkways to the front entries and back doors flanked by lawn and plants.

The rear elevation from left to right contains a small utility wing and door, a kitchen/dining room window, and a bathroom window. The next five units are identical in plan with adjacent units reversed. A small utility wing with a door stands on the end of the building. Materials match the other elevations. The buildings all possess side-gabled roofs with a shallow overhang on the exterior entry walls and flush with the gable end walls. All of the buildings are the same width.

The buildings are surfaced with brick veneer, and brick soldier courses are used to emphasize different height levels of the buildings such as above and below window openings and extending across the top of doorways. Visual interest is provided by randomly inserted clinker brick to add minor color variations and texture to the brick veneer walls. Originally small shed-roofed porch canopies supported by wood posts cover all of the entrances. Some canopies have been replaced with flat roofs. The original multi-paned casement windows were steel framed, painted white, and located both on the façade elevations and on the corners of the ground floor portions. Original windows have been replaced with bronze colored metal sash containing dual pane windows in fixed, sliding, single and double hung styles, and doors have been replaced. The floors are concrete and the walls and ceilings are plastered. Each unit was supplied with a gas range and oven, automatic hot water heater, gas space heater, and electric refrigerator.

The only unique building within the complex is the community center building on the corner of Muir Way and Revere Street. The building is roughly L-shaped, one story tall with intersecting gabled roofs with clipped eaves and a brick veneer to match the other buildings in the district. The façade on Revere Street contains two gabled wings, one larger and somewhat irregular in shape, and one longer and narrower than the other, both connected by the middle cross gable. The intersecting gables of the roof are surfaced with asphalt shingles. The building is surfaced with brick in the same style and character as the other buildings within the district. Windows occur in metal-framed segments, replacements of the original ones. The foundation is concrete. The Revere Street entrance has been modified, and an opening in the brick on the south, once created as a door from an original window, is now closed.

Strong character-defining features of the district are the long, narrow, gabled brick buildings, arranged in an ordered rectilinear pattern of streets and paths, the open spacing between the buildings, the attractive garden-like landscaping and well-maintained image.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Broadway, the principal nearby thoroughfare, extends along the northern boundary of the project. Muir Way, leads off of Broadway, runs adjacent to the Sacramento Cemetery, and provides an eastern boundary. The southern boundary extends along the rear boundaries of buildings fronting on Kemble and Ringold. The western boundary contains a cut-out corner and extends along the west end of buildings fronting on Kit Carson. A simple network of paved roads access open parking areas that are placed at the back of buildings whose rear elevations face each other. Paved paths and individual concrete walkways provide front elevation access.

The planning pattern of the buildings' placement somewhat reflects settlement patterns that date back to the rectilinear organization of even early Roman military camps and forts, and military barracks as noted by Hans Scharoun who designed the Ring estate at Siemensstadt in Germany in the early twentieth century, an example of similar design patterns.² The Bauhaus and architects such as Walter Gropius and Mies van der Rohe developed multiple housing patterns in the 1920s and 1930s, arranging long two to five story buildings on blocks in parallel order, that became popular in multiple housing units in Europe as the *Zeilenbau* pattern or system. The system often housed residents in multi-story buildings arranged in rectilinear patterns. In addition to the growing functional architecture movement which discouraged unnecessary ornamentation,³ the United States Housing Authority (USHA) economized materials and design over the exploration of new design alternatives.

A north/south orientation of long housing units appears to have been preferred due to its optimal circulation of light and air. The largely north/south orientation of the long narrow buildings reflected the architect's desire to maximize natural light and climate comfort. In 1936, Dean and Dean, one of the district's architects, oriented its main Sutter Maternity hospital rooms in a north/south direction, in a conscious effort to provide patients with natural lighting and climate comfort.

The plantings next to the buildings, expanses of green grass, large trees, and the individual unit walkways add to the character of the units. The walkways and intimate scale of the buildings and their setting, though rectilinear, have a certain casual and comfortable ambiance — and suggest English cottage ancestry not unlike that of a semi-rural English countryside. A sketch by architect Charles Dean illustrates his design plan for the image of the complex (Figure 6).⁴

Visually, the New Helvetia buildings appear to reflect the late nineteenth century English garden city planning concept where efforts to attract people to a life style closer to rural values, as opposed to urban density and intensity, became important. Ebenezer Howard, founder of the English garden city movement, wrote *Tomorrow: A Peaceful Path To Social Reform* in 1898, reissued in 1965 as *Garden Cities of Tomorrow*, that advocated the creation of self-sufficient settlements ringed by an agricultural belt. The intent was to reverse the large scale migration of

² Douglas Spencer, Lecture: "Scharoun, Siemesstadt and the Zeilenbau," Accessed October 10, 2010, <http://terraincritical.wordpress.com/2010/08/12/scharoun-and-siemensstadt/>.

³ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 469.

⁴ Center for Sacramento History, Tomich Architecture Collection, Dean & Dean Drawing Files.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

people from rural areas and small towns to cities, which were becoming overpopulated. The settlements were also intended to be self-sufficient — and would provide rural districts with the economic opportunities and the amenities of larger industrial cities. It appears that the overall image of garden cities would interweave agricultural and landscaped areas with dwelling units to create self-sustaining and pleasant living entities. New Helvetia visually relates to such patterns through its open space, physical order, and landscaping qualities.⁵

The buildings' style incorporated design elements of the 1920s and 30s that in turn reinterpreted past architectural styles. According to Virginia and Lee McAlister, "In the decades separating World Wars I and II, Americans tended to prefer period houses that reflected past traditions, while European architects emphasized radically new designs that came to be known as International style architecture."⁶

New Helvetia buildings reflect influences of past English architectural traditions such as Georgian and Tudor, through their clipped eaves, gabled roofs, warm brick materials, overall human scale, original multi-paned casement windows, minor English industrial design references, and other features intended to encourage an affinity for rural values. The buildings also reflect the modern architectural movement of the era which valued functionality and *Werkbund* objectivity.⁷ What European designers called objectivity translated into a design focus on the function of the buildings, and the omission of non-functional architectural decoration in building design. This theme coincided with the limited amount of money available for federal housing projects, and the government began to press for the removal of ornamentation, supporting simple design to save money. These two forces came together in public housing resulting in simple buildings without superfluous ornamentation.⁸ This became a characteristic of some of the federal housing projects of the era. While simple in form, the scale and warmth and texture of the brick buildings of New Helvetia, and its green open spaces provide a certain sense of well-being that would appear to be a top goal of public housing.⁹

The campus contains playgrounds with play equipment, a few backyard features, parking lots, and lots of grass. The lack of backyard fencing limits outdoor privacy. The New Helvetia Historic District buildings and grounds are in good physical condition.

Alterations include the 1990 replacement of the original multi-paned metal-framed casement windows, with contemporary sliding, single, and double hung windows framed in dark bronze anodized aluminum with wider frames than the original windows. Original doors were also replaced at that time. The replacement of the original corner windows, windows, and doors, designed to enhance the original image of the buildings, now suggests a more contemporary

⁵ William J.R. Curtis, and H.H. Smith, *Modern Architecture since 1900*, Second Edition (Englewood Cliffs, NJ: Prentice-Hall, 1987), 130, 161-162, 165.

⁶ Virginia and Lee McAlister, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1984), 469.

⁷ National Park Service, *Public Housing in the United States, 1933-1949*, 2004, F70-71.

⁸ Ibid.

⁹ Gail Radford, *Modern Housing for America: Policy Struggles in the New Deal Era* (Chicago: University of Chicago Press, 1996) 31-32, 62; NPS, F70-71.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

appearance. They were replaced just before the buildings became 50 years old. A few of the original shed-roof entry canopies have been replaced with horizontal canopies. A few units have been fitted with unobtrusive ramped concrete path entries from the sidewalk to near the front doors to accommodate handicapped needs.

One of the duplex units near the community/office building has been converted to a Head Start facility with a cyclone fence and play equipment in the yard. A playhouse and small storage shed have been added nearby. Alterations to the building itself are not apparent. While minor changes have been made to the original appearance of the district, the complex has retained its most significant character-defining features and overall integrity.

In 1960, new units designed by Sacramento architect Raymond Franceschi were constructed in the southwestern corner of the complex, outside of the original plat.¹⁰ They are similar in form and size but there are strong differences in surfacing, windows and doors, etc. and the street plan was changed to provide access to the units. The original street called Kit Carson within the complex was extended south, providing street access to the newer units on both sides of the new street in that corner.

These later units were not designed by the same architects nor do they possess the same visual character or history of the low income and defense housing of the original group of buildings. The 1960 buildings therefore are not included in the nomination. Only the original project buildings are included in the nomination.

The buildings have retained their integrity although the doors and windows were replaced. There was no change to the original openings and the replacement materials are glass and metal as were the original. The setting has remained intact, and except for the changes noted, the existing materials are otherwise original. The siting and landscaping are intact with one street modification, and it has retained its feeling and sense of place. Its design integrity has not been altered and it has retained its original function and association.

¹⁰ SHRA.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

ETHNIC HERITAGE/Black

ARCHITECTURE

Periods of Significance

1942

1942-1949

1951-1952

Significant Dates

1942

1952

Significant Person

(Complete only if Criterion B is marked above.)

Colley, Nathaniel S.

Cultural Affiliation

N/A

Architect/Builder

Dean, Charles

Devine, Sr., Harry

Flanders, Ed

Starks, Leonard

Campbell Construction Co.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The New Helvetia Historic District is eligible for listing in the National Register at the local level under Criteria A, B, and C. It meets the registration requirements of the National Register of Historic Places Multiple Property Submission (MPS) *Public Housing in the United States, 1933-1949* and is specifically listed as a Defense Housing project in the Multiple Property

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Documentation Form.¹¹ In the area of Social History, New Helvetia represents an important local attempt to improve the housing conditions of African Americans, and in the area of Ethnic Heritage is associated with the career of Nathaniel Colley, the first African American attorney in Sacramento, who had a significant role in the effort to implement fair housing practices. In the area of Architecture, the buildings were designed by a coalition of Sacramento's Master architects—Charles Dean, Leonard Starks, Ed Flanders, and Harry Devine, Sr.—working together as a Board of Architects, the only project on which they collaborated. Periods of significance are 1942 to 1949 for Criterion A in association with the MPS, 1951 to 1952 for Criterion B in association with Nathaniel Colley's efforts to end discrimination at New Helvetia, and 1942 for Criterion C when construction was completed.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Social History

The historic district represents an early interaction between the federal government and local community to eliminate slums and to improve housing available to the urban poor.¹² Initially intended to assist low income citizens, it became an important effort by the federal government and local community to provide low cost family housing for workers involved in vital defense industries during World War II. The project provided 310 units for low income housing in Sacramento. It was converted to defense housing during World War II, assisting important wartime housing needs at a critical time.

The political catalyst that sparked the national public housing movement and the creation of local housing authorities was the passage of the United States Housing Act of 1937. The Act established a permanent low-rent public housing program between the federal government and local communities. The Housing Act created a partnership between the U.S. government and local communities: "To promote the general welfare of the Nation by employing its funds and credit...to remedy the non-safe and unsanitary housing conditions and the acute shortage of decent, safe, and sanitary dwellings for families of low income, in urban and rural non-farm areas."¹³

It also created a new federal agency, the United States Housing Authority (USHA) to administer the program. The USHA required that communities requesting federal assistance must first establish a local public housing authority (PHA) since the USHA was not authorized to directly build or manage public housing. The USHA was ultimately responsible for supporting the completion of public housing units for nearly 120,000 families in 370 housing projects, including New Helvetia.¹⁴ As a reaction to the passage of the Housing Act of 1937, the State of California passed enabling legislation in 1938.

¹¹ NPS, *Public Housing in the United States, 1933-1949*, Appendix IV, 2.

¹² *The Sacramento Bee*, "Slum Clearance Committee asks Action by County," September 2, 1939; Sacramento Housing Authority (SHA), *First Annual Report*, May 8, 1942, Preface, 1.

¹³ NPS, 42-46.

¹⁴ NPS, 42-53.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

The passage of the Housing Act reflected the nation's problems with low income housing as well as those in Sacramento at the time. By 1935, housing for low income people in Sacramento had been affected by three trends: 1) the expansion of the city to the east and south, sometimes causing a decline in older areas left behind, 2) the dramatic growth and development of agriculture in the Valley; and 3) the large influx of population into California from the Dust Bowl during the years of the Great Depression.¹⁵

The growth in agriculture in the Valley was spurred by the building of the railroad and the development of improved means of agricultural transport, such as express trains and refrigerated railroad cars. This activity created a need for worker housing. Agricultural growth created a need for seasonal workers and they began to move into the older dwellings and hotels in the west side of the community, Old Sacramento, and other marginally livable locations.

The Great Depression exacerbated the growth in agricultural employment as people migrated to California to escape the "Dust Bowl" in the Midwest. Some of these people impacted the west side, as well as creating new communities of temporary housing known as Hoovervilles and migrant camps along the American River north of Sacramento. All of these events generated a need for low income housing in Sacramento. However, low income residents were often relegated to poor land that was swampy and undesirable for general public use. Such land was located along the river, in the Natomas and North Sacramento areas, and along Broadway and the lower west side of the city. Due to lower land values, these areas had attracted low income residents and sub-standard housing. Slums developed during the Great Depression and had become a health hazard by the early 1940s. Low income housing problems were a concern in many cities at this time.

To address the problem of sub-standard housing in Sacramento neighborhoods, activists in the city formed the Sacramento Citizens Committee on Slum Clearance and Low Cost Housing.¹⁶ In February of 1939 they petitioned the City Council to establish a local housing authority. Support for this action was broad based and included: the Downtown Improvement Association; Sacramento Tuberculosis Association, the Local 107 Journeymen Tailors' Union of America, the Buddhist Church of Sacramento, the Salvation Army, and the Workers Alliance. Public pressure encouraged the Council to authorize the establishment of the Sacramento City Housing Authority on July 7, 1939.¹⁷ Support for this action was broad based within the community. The Citizens Committee also sponsored a movement to create a County Housing Authority due to the vital needs of slum clearance in districts outside the city. By June 1940, the County had established its own housing authority.¹⁸

The New Helvetia site plan submitted to USHA for approval featured elements common to other federally-sponsored public housing projects throughout the country between 1933 and 1949.

¹⁵ Ibid.

¹⁶ *The Sacramento Bee*, "Slum Clearance Committee Asks Action by County," September 2, 1939.

¹⁷ *The Sacramento Bee*, September 2, 1939.

¹⁸ SHA, *First Annual Report*, Preface, 1.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

These housing projects were designed as a grouping of multi-family, low-scale residential buildings arranged in a pattern according to circulation needs within large open spaces. Some planning patterns reflected versions of European housing solutions of the times. Modern amenities such as parking areas, service driveways, and individual concrete walkways to apartment units were included. As noted in *The Sacramento Bee*, "Other features such as the placement of on-site community centers, management offices, playgrounds, and other recreational areas within the housing complex were characteristics common to other USHA developments."¹⁹

In August 1939, the agency submitted an application to the USHA for a \$1.5 million loan to finance the development of the project. In January 1940, \$1,125 million was approved. Under terms of the housing act, the City was responsible for raising 10% of the project costs.²⁰ A Board of Architects was created for the project and its members consisted of a highly regarded group of local architecture firms including: Dean & Dean, Harry Devine, and Starks & Flanders.²¹ On May 17, 1940 their preliminary plans for the New Helvetia project were sent to Washington, D.C. for review and approval.²²

The site selected for the development was a vacant tract owned by the Southern Pacific Company located south of Broadway and west of Ninth Street (now Muir Way).²³ Rather than slum clearance, which was one of the stated goals in the federal legislation, the local Housing Authority chose a vacant site, stating, "It is more economical to build on a vacant site because of the cost of land acquisition and cost of relocation of tenants before construction can begin."²⁴

The lowest bid for construction was submitted by the Walter Campbell Construction Co. of Sacramento.²⁵ Local management was directed by Thomas Scollan, originally the secretary and executive director of both the City and County Housing Authorities. Upon his death, he was replaced by Bartley Cavanaugh on May 7, 1941. At that time, local newspapers reported that work to clear and level the New Helvetia site was underway. A rent schedule for the project was published in *The Sacramento Bee* September 8, 1941. In that article it was noted that the project was experiencing some difficulty in obtaining materials, due to the pre-war build-up. A November 3, 1941 article in *The Bee* indicated that New Helvetia was 40% complete and that the first families would begin moving into already completed units in February.

Before its completion New Helvetia was converted from low income housing to defense housing. Part of the reasoning for the conversion was a concern for local real estate markets after the war. If private housing was built to meet defense needs, many of these units would become vacant after the war and local real estate value would plummet. Converting units such as New Helvetia

¹⁹ *The Sacramento Bee*, "Plans for Local Housing Project Go To Washington," May 17, 1940; NPS, 70.

²⁰ *The Sacramento Bee*, August 9, 1939; NPS, 42-53.

²¹ *The Sacramento Bee*, "U.S. Earmarks Fund for City Housing Plan," January 22, 1940.

²² *The Sacramento Bee*, "Plans for Local Housing Project Go To Washington," May 17, 1940.

²³ *The Sacramento Bee*, "Workers Level, Clear Site for New Helvetia," May 15, 1941.

²⁴ SHA, 2

²⁵ Ibid.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

to defense housing would provide timely needed housing and after the war they could be converted back to low income housing. Sacramento was a center for military-industrial activity with McClellan and Mather airfields, and the Army Depot. The 310 apartments at New Helvetia were among approximately 65,000 units nationwide converted from low income to defense housing.²⁶ The project was completed in August 1942 and dedicated in November.²⁷

The original Housing Act of 1937 was not funded beyond 1940. However, the build-up of the nation's industries for World War II in 1940 and 1941 caused about 3 million war workers and their families (about 8 to 10 million people) to migrate to the nation's defense industrial centers. As a result, throughout the 1940-41 fiscal year Congress increased funding for public and private housing construction to meet the demand. The National Defense Act passed in June 1940, and also known as Public Law 671, authorized the USHA to assist the more than 500 local housing authorities to work with the Navy and War Departments to make "necessary housing available for persons engaged in national defense activities."²⁸

The United States was attacked by Japan at Pearl Harbor on December 7, 1941 and war was soon declared against both Japan and Germany as the U.S. officially entered World War II. Even before December, by August of 1941, employment at McClellan had grown to 3,000 civilian employees. By March 1942 its employment had grown substantially to 8,000 and many of those workers were coming from outside the market area. The National Defense Act of June 1940, also known as Public Law 671 endured until President Truman ordered the defense housing to revert to low income housing in 1947.²⁹

Criterion B: Ethnic Heritage

Nathaniel Colley, the first African American attorney in private practice in Sacramento, was instrumental in both local and national efforts to implement fair housing practices and end segregation in public housing, a career that began with his involvement with New Helvetia. Colley instituted the first formal legal effort to end racial segregation in Sacramento, beginning with the Sacramento Housing Authority's New Helvetia defense/public housing.

New Helvetia is the most pertinent remaining location associated with Colley's initial segregation work in public housing in Sacramento beginning in 1951. The two legal offices he successively occupied during this period have been demolished due to downtown redevelopment efforts. In 1951, Colley's law office was located at 421 ½ L Street, according to the City of Sacramento's 1951 Phone Book (there is no 1951 City Directory). The 1952 City Directory lists Colley's law office at the same location. 421 ½ L Street is now a parking lot for the 455 Capitol Mall office building. The 1953-1956 City Directories list Colley's office at 621 P Street, currently the location of the Capitol Towers apartment complex.

²⁶ NPS, E53-63.

²⁷ *The Sacramento Bee*, "1154 Folks at New Helvetia Feel High Degree of Community Spirit More Than Justified," November 22, 1942.

²⁸ NPS, E54.

²⁹ *Ibid.*, E65.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Nathaniel Sextus Colley gained local, regional, and national recognition as one of the leaders in the struggle to end segregation in public housing for African Americans. Expanding on his success and experience in Sacramento, Colley took the segregation fight to other California and western cities that operated public housing, working with branches of the National Association for the Advancement of Colored People (NAACP) in California and other western states. After fighting segregation in public housing, Colley used this experience to fight racial discrimination against African Americans who tried to purchase private residences in Sacramento and eventually nationwide. He became a recognized national leader in the effort to end racial segregation and discrimination and was a highly regarded attorney who fought for equality for African Americans.^{30 31}

Colley Challenged Segregation In Sacramento

Colley experienced racial prejudice and discrimination on a first-hand basis. He was born in Alabama, where he graduated from high school. He enrolled at the Tuskegee Institute and graduated at the top of his class. His life was interrupted by World War II, where he was an officer in an all-black unit which served in the Pacific. After the war he applied to the University of Alabama School of Law and was rejected because he was black. He was soon admitted to the Yale School of Law. After his graduation, he moved in 1948 to Sacramento—his wife's home town. He passed the California State Bar on his first try and opened the first African American law practice in the city. Colley became an attorney because he thought he could bring about more improvements for African Americans through the legal process.³²

He joined the Sacramento Branch of the NAACP and became its legal counsel. He began advising the group to proactively fight segregation in public housing. Unlike southern states that instituted segregation through Jim Crow laws, Sacramento practiced de facto segregation through unwritten rules.

Colley's first legal fight against segregation of African Americans began in Sacramento at New Helvetia. He was the first to discover that the Sacramento Housing Authority was segregating them in two buildings at New Helvetia. Colley wrote in his "One Man's Opinion" column,

From a practical economic standpoint, segregation in public housing in Sacramento has been a disaster to Negroes seeking public housing. The average white applicant for such housing has had to wait from three to six months for assignment to New Helvetia, while the average Negro applicant has been required to wait from two to four years for assignment. Of the 310 units there, 16 have been set aside for Negroes. The others are for all other groups. The 16 Negro units are in two buildings reserved exclusively for Negroes. If a vacancy occurs in one of the 294 units reserved for other people, the Negro applicant is not allowed to fill it, even though he has been on the waiting list for four years. A white application who has been on the list only three weeks could fill such a

³⁰ *The Sacramento Bee*, June 20, 1991.

³¹ KVIE, Public Television Channel 6 Sacramento and the Center for Sacramento History, "The Time is Now: Nathaniel Colley," August 28, 2006.

³² *Ibid.*

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

vacancy. Thus, need for a house and priority of application become secondary, and racial identification becomes primary [emphasis added].³³

When Colley informed the NAACP Housing Committee that de facto segregation was occurring in New Helvetia, its members stated that they were unaware of this practice. Colley argued that doing nothing allowed segregation to continue and that the NAACP should proactively tackle the issue. The committee agreed with Colley and decided they would try to convince the Housing Authority to integrate African Americans throughout the City's public housing buildings, rather than immediately going to court.³⁴

The effort to end segregation in New Helvetia began as an effort of the Sacramento NAACP, but Colley and other NAACP members realized they needed a community-wide effort to win. Colley helped create and organize the Sacramento Committee Against Segregation in Public Housing (Sacramento Committee), with Myra West as chair and himself as chief counsel. A collaboration of twenty-five churches, political groups, unions, charities and labor unions. Twenty-two took a stand to support the NAACP's goal to eliminate segregation. Colley personally recruited organizations to join the Committee. On January 7, 1952, Colley asked the Sacramento Chamber of Commerce to support the NAACP's position. He told Chamber members that "discrimination consists of setting aside 16 units in New Helvetia project for Negroes and the rest for other racial groups. The 16 units are in one group. Negroes who apply for an apartment, do not get one if there is no vacancy in the 16 units, regardless of how many vacancies exist in the remaining units."³⁵ At the same Chamber meeting, Housing Authority Executive Director Albert Becker countered by saying "the tenants are satisfied with the present system" and that "similar segregation is practiced in Richmond and Stockton, ... Oakland and Fresno housing projects are divided on a racial basis."³⁶

Previously, in November 1951, West and Colley, as members of the Sacramento NAACP branch, met with Housing Authority Executive Director Albert Becker. Becker said he was unaware segregation was occurring in New Helvetia and referred West and Colley to the Housing Authority Commissioners because they made policy decisions. Commissioners were approached one by one and also said they were unaware of any segregation. On December 18, 1951, Myra West and others testified before the Housing Authority and asked them to eliminate the practice of segregation in New Helvetia because it limited the housing supply for minorities, among other things. Commissioners said they were opposed to segregation, but that no one had complained. The Commission agreed to look into the issue and Colley requested a written response from the Commission, which they agreed to provide.³⁷

³³ Nathaniel S. Colley, "One Man's Opinion," *Sacramento Outlook*; Nathaniel S. and Jerlean J. Colley Papers, Series 8, Carton 4, Folder 5, Center for Sacramento History.

³⁴ William Mayer, "Sacramento's Fight for Integration in Public Housing," *The Crisis*, January 1953, 26-33.

³⁵ "C of C Hands Racial Issue to Board," *Sacramento Union*, January 8, 1952, 2.

³⁶ Ibid.

³⁷ Mayer, 29.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

When the Sacramento Committee did not get a response from the Housing Authority, the Committee testified before the City Council on January 3, 1952. Committee Chair Myra West submitted a resolution to the Council requesting support to eliminate segregation in public housing. She stated that "while the construction of the units within the project is the same, Negroes are placed in a designated area. In New Helvetia, for example, there are 310 units of which only 16 units are available to Negroes."³⁸ The Council referred the issue to City Manager Burt Cavanaugh for investigation of the complaint and a report back to the Council. After the council hearing, West and Colley met with the City Manager who indicated that the Housing Authority was an independent entity, but promised a response by January 18. In the meantime, the Housing Authority had rented 100 of the new River Oaks public housing units. Colley knew that by February 4, 1952 another 114 units would be ready to rent. There was no response from Cavanaugh and on January 22, 1952, Colley was authorized by the Sacramento Committee to pursue legal action against the Sacramento Housing Authority. However, on January 23, 1952, Executive Director Becker responded and said he had good news: the number of units set aside for African Americans in the new River Oaks public housing would be increased to 18% of the 400 units. That was more than the current local population figures required (13.7 %).³⁹ In other words, the Housing Authority would continue the same segregation pattern as New Helvetia – segregating African Americans in a separate area and setting aside a specific number of units within the new River Oaks development. However, they would allow more African Americans to move into the project. This offer ignored the main legal argument of the NAACP and Sacramento Committee Against Segregation in Public Housing – that separating out a limited number of housing units for African Americans unfairly made qualified African American applicants wait longer than others to receive needed housing and didn't integrate them into the whole community.

On February 1, 1952, Colley filed a complaint with the Sacramento County Superior Court, requesting the Court prevent the Housing Authority from moving more tenants into the River Oaks development.⁴⁰ Colley knew that prohibiting the rental of new River Oaks units would put pressure on the Housing Authority to end segregation not only in River Oaks, but in New Helvetia as well.

On April 18, 1952, a *Courier* newspaper article declared

Housing bias was dealt a stunning blow here Friday by the NAACP when the local authority agreed to integrate families in the Government's large Sacramento development. The Housing Authority decided on a settlement after a suit had been filed by the aggressive NAACP Attorney, Nathaniel S. Colley, demanding that the authority show cause why minority families should be separated. The suit charged that segregation is discrimination. The authority agreed to move 16 minority families into previously all

³⁸ *The Sacramento Bee*, "City will Probe Housing Discrimination Charge," January 4, 1952, 17.

³⁹ Mayer, 26-33.

⁴⁰ Franklin, Reynolds, Johnson, plaintiffs, vs. Housing Authority of Sacramento, Complaint No. 89018, filed February 1, 1952, Sacramento County Superior Court.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

white areas and 16 white families into sections formerly occupied by minority groups. The court also granted a permanent injunction barring separation in housing.⁴¹

Thus, de facto segregation would be eliminated in all of Sacramento's public housing.

Colley's Influence Expanded to Other California Cities and Western States

Colley did not focus only on segregation in Sacramento's public housing. He soon realized that segregation was occurring in public housing in numerous California cities. Colley lost no time in expanding the NAACP legal challenges against public housing segregation in other California cities. Colley was the lead attorney on the reconstruction of the Central Valley's NAACP branches and began working with them to fight segregation in their public housing.⁴² He became President of the Central Valley NAACP branches. In January 1952, Colley reported at the NAACP's Western Region 1 Annual Meeting that "The Central Area Conference adopted as a project the matter of doing something about racial segregation in public housing projects. A program is being worked out in Sacramento which... will help remedy the situation in other communities."⁴³

On May 6, 1952, a NAACP West Coast Region press release announced that more than 50 NAACP attorneys would meet in Asilomar, California to plan "attacks on housing segregation in California and Other Western States." The NAACP West Coast Region was comprised of Oregon, Washington, Idaho, Nevada, Utah, Arizona, Wyoming, and California. Lawyers from these states met at Asilomar, California on May 17-18, 1952, and developed strategies to fight segregation in public housing. The NAACP's press release also announced that Nathaniel Colley had successfully sued the Sacramento Housing Authority. He had forced them to cease segregation and was planning other similar law suits in Central Valley communities where racial segregation was the pattern. Colley was quoted: "The NAACP will sue in every city and town that has racial segregation in public housing from Barstow on the South to Redding on the North."⁴⁴

Actions at the Western Region I Annual Meeting supported Colley's pro-active approach to initiate legal challenges to segregation in public housing. The Region's Legal Committee had an "extended conversation on the subject of residential segregation of Negroes. It agreed that in California the Courts will not tolerate racial segregation in public housing. Attorneys Hugh Goodwin of Fresno and Nathaniel Colley of Sacramento related their experiences." The Legal Committee agreed to "make its services available to any NAACP branch desiring to tackle the

⁴¹ *The Courier*, "Deal Death Blow to Housing Bias," April 19, 1952, National Association for the Advancement of Colored People (NAACP), Region 1 Records, Bancroft Library BANC MSS 78/180 c; Carton 73, Folder 54.

⁴² *1951 Annual Report*, 13, NAACP, Region 1 Records, 1942-1986, Bancroft Library, BANC MSS 78/180 c; Carton 106 Publications/Publicity, Folder 35.

⁴³ "Minutes of the Central Area Conference," January 26, 1952, San Francisco; Center for Sacramento History, Nathaniel S. and Jerlean J. Colley Papers, Series 1 Regional Advisory Committee 1947-1979, Carton 1, Folder 4.

⁴⁴ "West Coast Regional News" Press Release, May 6, 1952, NAACP, Region 1 Records, Bancroft Library BANC MSS 78/180 c; Carton 107, Folder 52.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

problem of racial segregation in public housing. The following cities were among those found to be critical areas from the point of view of racial segregation: Richmond, Vallejo, San Francisco, Oakland, Stockton.”⁴⁵ Colley also prepared a “splendid report” on his legal efforts and made it available for use by other branches.⁴⁶

Because of the size of the effort, it was agreed that the NAACP Legal Committee would formally organize as the Regional Legal Redress Committee of the NAACP, Western Region, to handle injustices which were not being addressed. Attorney Loren Miller (LA) was elected chairman and Attorney Nathaniel Colley was elected vice-chair; other committee members of this expanded legal effort included NAACP representatives from California, Arizona, Nevada and Utah.⁴⁷ “Most of the smaller communities throughout the region do not have practicing attorneys sympathetic to civil rights cases. As a result many issues which should be litigated go unattended or are not vigorously pressed in the courts.”⁴⁸

The establishment of a Regional Legal Redress Committee facilitated the sharing of Colley's legal expertise to less experienced NAACP branches in California and western states. Colley and others reviewed cases for their importance, their ability to win cases and then initiated them. Colley provided legal advice on an ongoing basis to other NAACP attorneys in Fresno, San Francisco, and Salt Lake City, Utah. “The newly-formed committee agreed to undertake an organized legal attack on segregated public housing throughout the region. A ‘pilot’ case was planned to be brought in San Francisco in an effort to establish a legal precedent that could be applied through [sic] the seven western states.”⁴⁹

Colley brought his legal experience with the Sacramento Housing Authority lawsuit and became a counsel in a precedent-setting lawsuit against the Housing Authority of the City and County of San Francisco, along with Attorney Loren Miller, Chair of the Legal Redress Committee and local San Francisco Attorney Terry A. Francois. They accused the City and County of San Francisco of “failing to admit the petitioners to any permanent low rent housing development except Westside Courts, solely because of their race and color and for no other reason.”⁵⁰ Colley and the newly structured NAACP Western Region's Legal Redress Committee facilitated and successfully won this case with an opinion by Judge Cronin declaring “segregation violative [sic] of the U.S. and California Supreme Courts and the public policy of the City of Sacramento... and

⁴⁵ “Minutes of the Legal Committee,” May 17-18, 1952, pages 1-2, Western Region 1 NAACP, 1952 Annual Meeting, Nathaniel S. Colley and Jerlean J. Colley Papers, Series 1 Regional Advisory Committee 1947-1979, Carton 1, Folder 11.

⁴⁶ “The New Frontier,” 1952, 21, NAACP Region 1, Records, Bancroft Library, BANC MSS 78/180 c; Carton 106, Folder 36.

⁴⁷ “Minutes of the Legal Committee,” May 17-18, 1952, 3.

⁴⁸ “The New Frontier,” 1952, 11, NAACP, Region 1 Records, Bancroft Library, BANC MSS 78/180 c, Carton 106, Folder 36.

⁴⁹ “The New Frontier,” 1952, 11.

⁵⁰ Mattie Banks, et al, Petitioners vs. Housing Authority of the City and Council of San Francisco, No. 420534, City and County of San Francisco Superior Court, Findings of Facts and Judgment Granting Preemptory Writ of Mandate; NAACP, Region 1 Collection, Bancroft Library BANC MSS 78/180 c, Carton 103, Folder 20.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

is considered a sufficient basis for destroying the pattern throughout the Region.”⁵¹ Thus, Colley helped other NAACP branches to successfully win legal challenges against segregation in public housing in San Francisco, Fresno, and other cities in California and other western states.

Colley continued to fight for fair housing for African Americans and in 1954 filed the landmark legal case of Ming vs. Horgan. The lawsuit claimed that a real estate developer who was receiving federal funds for a housing project could not engage in racial discrimination against African Americans, who were qualified, and wanted to purchase a home. The U.S. Supreme Court agreed with Colley and found that these discriminatory practices were illegal for the sale of any housing that used federal funds. This eliminated discrimination against African Americans who were barred from purchasing residential homes in specific areas of a community because of restrictions written into the original deeds.

Colley was active in the NAACP for nearly four decades, beginning as the Sacramento branch's legal counsel, president of the NAACP's Central Valley Area, and eventually chair of the Western Region's Legal Committee and a member of the NAACP's National Board, among other positions. In addition, he was active in California state politics beginning in 1951 as the NAACP's Western Region's legislative representative and actively worked on legislation which eliminated segregation and discrimination against African Americans in California. When Colley died in 1992, U.S. Supreme Court Justice Anthony M. Kennedy described him as a “...fascinating and brilliant trial lawyer who knew and taught that the law could be an instrument, not only for justice, but for compassion.” Robert K. Puglia, presiding justice of the 3rd District Court of Appeal in Sacramento said “He was a giant in his profession - one of the finest lawyers ever to practice here.” Former Chief Justice, U.S. Supreme Court, Earle Warren said Colley was, “A splendid champion of many civil rights cases.”

Nathaniel Colley was known as a talented and gifted attorney who embarked on a prominent and respected legal career that fought for fair housing for African Americans and all people of color. His brilliant legal career began with his fight against de facto segregation of African Americans in New Helvetia public housing, isolating them to 16 units in two buildings merely because of their skin color. Because of Nathaniel S. Colley's efforts, public housing practices were changed throughout California and the western states. African Americans were finally able to apply for, and receive, public housing on an equal basis with other people in need.

Criterion C: Architecture

New Helvetia Historic District represents the unusual collaboration of four of Sacramento's most notable Master architects on a design that provided a transition between architectural images from the past and an interface with modern more functional design concepts of the future. These four architects designed a predominant number of Sacramento buildings and contributed substantially to the style and image of the city's built environment.⁵² Working as a Board of

⁵¹ "The New Frontier," 1952, 21.

⁵² *The Architect & Engineer*, June 1922, "Recent work by Dean and Dean, Architects, 46-81; "Recent work by Dean & Dean Architects, 38-54, 69-71, 73-99; Sutter Memorial Hospital, Cultural Resources

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Architects, the committee developed the planning concepts and design of the New Helvetia public housing project that, in turn, affected the design of other architectural works in the city. The design is also significant as it bridged the substantial changes in architectural thought and design from the first portion of the twentieth century to the more modern era.

Charles Dean of Dean and Dean, Leonard Starks and Ed Flanders of Starks and Flanders, and Harry Devine Sr. were each masters of their profession, with design followers of their own. They were among the prime architects in Sacramento at the time. Combining their professional design efforts on this project was quite unusual, and was the only such project on which they collaborated.⁵³ Research has not indicated that a specific architect was formally designated as the principal designer. Extant drawings for the buildings and landscape plan bear the name plate of Charles Dean.⁵⁴ A brief overview of their individual accomplishments provides some insight into their design philosophies and accomplishments as Master architects.

Dean and Dean⁵⁵

The architectural firm of Charles and James Dean was a prominent design firm in the early twentieth century in Sacramento. Charles and James Dean were born and raised in Texas. Their father, R.K. Dean, was an engineer and builder, and both boys graduated from Texas A&M University. After A&M, where he took classes in engineering and drawing, Charles Dean went to work in an architectural office in San Antonio for two years. He then moved to Chicago to work for the architectural firm of Englehart & Englehart for seven years. George Sellon, also from Chicago, was California's first State Architect and he convinced Dean to come to work for his office in 1908. James, who attended the Massachusetts Institute of Technology after Texas A&M, joined his brother in the State Architect's Office in 1912.

In 1921 the Dean brothers left the State Architect's Office to form their own firm, Dean & Dean. Charles Dean was the principal designer of the firm and James handled the business matters. Sacramento had embarked on an ambitious school building program beginning in 1920 and Dean & Dean completed several schools in the next five years including: Fremont, El Dorado, Newton Booth, Franklin, Donner, Bret Harte, Jefferson, East Sacramento, Highland Park, McKinley, Leland Stanford, Sierra, and Theodore Judah.

Dean & Dean were also prolific residential and commercial designers who influenced residential design in Sacramento. They designed a number of imposing residences in South Curtis Oaks and East Sacramento. They designed the Sutter Lawn and Tennis Club, Sacramento Junior College buildings, the Municipal Water Filtration Plant, the Sacramento Orphanage and Children's

Report, Paula Boghosian and Don Cox, May 2013; Devine, Harry, Unpublished Manuscript, Paula Boghosian and Don Cox, June 10, 2013.

⁵³ Sacramento Housing Authority, *First Annual Report*, 2; *Sacramento Bee*, "U.S. Earmarks Fund for City Housing Plan," January 22, 1940.

⁵⁴ SCH, Tomich/Dean & Dean, Collection.

⁵⁵ Walter Reed, *History of Sacramento County, California: With Biographical Sketches* (Los Angeles: Historic Record Company, 1923), 518; *The Sacramento Bee*, "Charles F. Dean, Capitol Architect is Dead at 72," June 30, 1956; Paula Boghosian and Don Cox, *Sutter Memorial Hospital Cultural Resources Report*, May 2013.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Home, the Golf Club House at Land Park, the Sutter Club, Westminster Presbyterian Church, the Sacramento Memorial Auditorium, Breuner's Furniture Store, Alhambra Shopping Center, Clunie Clubhouse and Library, YWCA, Dean Apartments, and Sutter Maternity Hospital in 1936. The firm often worked in Revival styles with English or Tudor themes, those of Mediterranean or Romanesque architecture, as well as some Moderne themes. The design of the New Helvetia complex is one of the types of projects for which the firm was noted. Their design direction was generally evolving through a variety of Revival projects toward modernism at the time of this project.

James Dean accepted an appointment by the City of Sacramento to supervise the construction of the Memorial Auditorium. He eventually became the City Architect and sold his interest in Dean & Dean to his brother. Charles Dean continued the firm under both names until his death in 1956.

Harry Devine Sr.⁵⁶

Another notable Sacramento architect, Harry Devine, subsequently designed several buildings for the Mercy Hospital and Sacred Heart School complex. On September 13, 1931 Sacred Heart Church at 39th and J Streets designed by local architect Harry Devine was formally dedicated. For many years to come Devine would have a hand in designing many projects for the hospital and the diocese.

Harry Devine was born in Sacramento in 1894. Harry graduated from high school at Christian Brothers School in Sacramento, and went on to the University of California at Berkeley. His academic career was interrupted by the onset of World War I until he returned, graduating in 1919. Devine opened an architectural office in Sacramento, and married in 1922. His son, Harry Devine, Jr., ultimately assumed the management of his father's architectural firm, which has continued to the present, despite the demise of both father and son.

Among the more notable Sacramento buildings designed by the Devine firm are the following, listed alphabetically:

Bishop Armstrong High School
California Junior High School
Federal Building, Capitol Mall
J. Magnin Department Store
Mercy Hospital additions
National Catholic Education Association for the most distinguished church design of 1957, and
the parish campus master plan
Roos Atkins Department Store
Sacred Heart Church
St. Ignatius Catholic Church Campus - for which he was given two First Place awards
State Dept. of Education Building, Capitol Mall

⁵⁶ Paula Boghosian and Don Cox, *Mercy Hospital Addition: Cultural Resources Report*, May 2007.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Mr. Devine also worked as Supervising Architect for the Sacramento Unified School District for sixteen years, served on the Sacramento Planning Commission, and on the State Board of Architectural Examiners for ten years, including three years as its president. At his death in 1963 he was honored as an architect and an outstanding citizen of Sacramento. He was one of the first Sacramentans to receive the highest laymen rank in the diocese, conferred by Pope Pius XII, as "Knighthood Commander in the Order of St. Gregory the Great," awarded for his service to the church and for his participation in civic activities. Devine's work tended to more fully embrace the new modernism in architecture than previously popular Revival themes. The architectural work of Harry Devine has contributed substantially to the community and influenced the design of other buildings in the Sacramento area.

Leonard Starks and Edward F. Flanders of Starks and Flanders⁵⁷

Born in Healdsburg in 1891, Leonard Starks completed his architectural course at the Lick-Wilmerding School of Industrial Arts in San Francisco in 1908. He then went to work in the office of Bakewell & Brown. In 1912 he transferred to the Panama Pacific International Exposition as an assistant designer, where he designed several of the exposition buildings. He also worked with several of prominent Bay Area architects, including Bernard Maybeck, assisting him with the 1915 Palace of Fine Arts.

After the Exposition work, Starks moved to the East Coast to pursue further studies taught by graduates of the Beaux Arts School of Architecture in Paris. He then moved to Washington D.C. where he worked until the end of the First World War when he moved to New York in 1919. In charge of Thomas W. Lamb's office, he designed theaters and other public buildings throughout the United States and Canada. In 1921 the Lamb firm obtained a commission by the Famous Players, Inc. to build a chain of theaters on the west coast. Starks was sent to Sacramento to build the first theater. Due to an anti-trust suit, the project was abandoned, but Starks decided to stay in Sacramento and open his own architectural firm. Local investors became interested in the project and Starks soon had his first major commission, the design of the Senator Theater.

Starks soon became a partner of a well-known Sacramento architect, E.C. Hemmings. Their firm was retained by the Elks Lodge in 1923 to begin preliminary sketches for their new building at 11th and J Streets. Just following the order to begin preparation of working drawings for the Elks Lodge, in June of 1924, Hemmings died. By early 1925 Starks had taken in another partner, Edward F. Flanders, and the two continued in business together for many years. Starks served as the master designer of the firm. Mr. Flanders passed away in 1941, after participating in the early planning and construction of New Helvetia. Starks had a long and distinguished career in Sacramento and his firm designed many well-known and admired buildings, a number of which are extant. Some of them are as follows, listed alphabetically:

Frank Z. Ahl Building, 1925
Alhambra Theater, 1927

⁵⁷ Paula Boghosian and Don Cox, *Sutter Memorial Hospital Cultural Resources Report*, May 2013.

New Helvetia Historic District

Name of Property

Sacramento, CA

County and State

Alturas High School, Alturas, 1930
Arnold Brothers Auto Agency, 1925
Bank of America, Oak Park, 1951
California Fruit Exchange, 1932
California National Bank, 1926
Capitol Building & Loan Association, 1927
Clunie Club House and Pool, 1936
Crocker School, 1930
Hickman & Coleman Co., 1929
Herman Davis & Sons, 1924
UC Davis, Administration & Library Buildings, 1939
Davis Union High School, 1926
Dunsmuir High School, 1928
Eaton Cleaning & Dyeing Co., 1926
Elks Club Building, 1926
Elliott Auto Agency, 1922
First Baptist Church, Willows, 1929
First Congregational Church (Pioneer Memorial Church), 1926
Fremont Presbyterian Church, 1926
Fresno Bee Building, 1922
W.P. Fuller Co. Warehouse, 1925
Gladding, McBean Office, Lincoln, 1951
Marysville City Hall, 1940
C.K. McClatchy High School, 1949
Moose Hall, 1927
Mount Shasta High School, Mount Shasta, 1927
Newcastle Community Hall, 1926
North Sacramento Theatre, 1928
Oroville Elks Lodge, 1929
Perfection Bread Co., East addition, 1924
Percy Reese Residence, 1925
Placer National Bank, Placerville, 1927
Portola High School, 1930
Russell & Logan Battery Shop
Sacramento County Courthouse, 1961
Sacramento Municipal Airport, Hangers & Terminal, 1931
Senator Theatre, 1924
Sun Mount Preventorium, Colfax, 1925
Sutter Memorial Hospital additions 1955
U.S. Post Office, Sacramento, 1932
Veterans Memorial Bldg, Lincoln, 1931
William Land Memorial Monument, 1934
Williams, City Hall and Firehouse, 1938
Williams, Grammar School, 1930

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Woodland, Christian Church, 1928
Yuba City, City Hall, 1939

The firm's work on New Helvetia would have reflected both its Period Revival work and its evolution toward modern design, as shown in a progression from the Clunie Clubhouse in 1936 to the C.K. McClatchy High School of 1949.

In addition to his work as an architect, Starks was involved in professional activities and organizations. In 1930 he became a member of the Sacramento Building Code Board of Examiners and Appeals, on which he served for the next thirty-two years. Starks was an active member of the San Francisco chapter of the American Institute of Architects and later served as the first president of the Northern California Chapter after it was established. He was the first architect to serve as president of the Sacramento Builders Exchange. After his retirement in 1962 Starks turned to his hobby of water color painting. The firm continues today under the name of Nacht and Lewis.

The New Helvetia complex was constructed by Campbell Construction Company of Sacramento, a well-respected longtime construction firm in Sacramento and northern California.

The New Helvetia site plan that the Sacramento architectural consortium submitted for USHA approval featured elements common to other federally-sponsored public housing projects constructed throughout the country between 1933 and 1949. As a building type, the housing developments were designed as a grouping of multi-family, low-scale residential buildings organized on a site around large open spaces. Some of the design features reflected the influence of the late nineteenth-century English Garden City movement, including the use of open spaces delineated by winding streets and large buildings blocks closed to vehicular traffic. Other design elements were rooted in the rational, functional, twentieth-century aesthetics of the European Modernists, such as the German *Zeilenbau* strategy of arranging buildings in parallel rows to maximize solar exposure and ventilation.⁵⁸

The architects also included modern amenities such as automobile parking areas, service driveways, and individual concrete walkways to each residential unit. Other features such as the placement of an on-site community center management office, a playground, and other recreational areas within the housing complex were characteristics common to other USHA developments. Some architectural elements, such as the brick-veneer wall cladding and gable roofs, are more commonly associated with the earlier housing projects, while other features such as the steel-frame casement windows are consistent with the use of International-style design elements that were used on some public housing developments between the early 1930s and the late 1940s. Simple forms and a lack of ornamentation became defining features of public housing complexes of this period, and were well suited to the USHA's legislative and administrative cost restrictions. The completed design was a melded product of European design theories, local preferences, and federal programmatic guidance.

⁵⁸ Mies van der Rohe, 1927 Werkbund Exhibition, Weissenhofsiedlung in Stuttgart, 1927.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Sacramento has a perceived history of "traditionalism" in its tastes and did not wholeheartedly embrace the age of Moderne or Art Deco design themes of the 1920s and 1930s.⁵⁹ The comfortable traditional revival houses and multiple versions of ranch house design were the principal public choices for residential architecture during that era and into the 1950s. While public buildings employed some modern design, Streamline Moderne and the International style were largely bypassed by the Sacramento community in favor of more traditional modes.⁶⁰

The somewhat plain, barracks-like image of the housing complex differed from the more complex Period Revival or modest 1920s and 1930s bungalow forms lining Sacramento streets. However, the lack of ornament and the clipped functional design of the housing complex buildings were acceptable due to the traditional forms and materials employed, and helped introduce the concept of functionality in architecture to the Sacramento community. The simple forms of New Helvetia buildings anticipated the "form follows function" architectural philosophies that were emerging in Europe. "Objectivity," the lack of extraneous decoration, was seen as a goal of the new design movement and reflected the rise of modernism.⁶¹ The New Helvetia Historic District reflects an important transitional phase in architectural design in Sacramento.

At that moment in time, the design world was balanced between the past and familiar revivalist machinations, and the new Modern which relied on a building's function and objectivity as progenitors of the next generation of architectural forms and thought, a balance that moved forward to a new architectural imagery and philosophy.

Although extant drawings for the project display a Charles Dean name plate, it is not known at this time the extent of individual design involvement of each architect in the New Helvetia project. A review of their varied projects appears to indicate the architects chosen would have been among the more forward thinking designers of that time, and the New Helvetia Historic District complex an important architectural statement of the era in Sacramento.

The New Helvetia Historic District meets the registration requirements of the National Register of Historic Places MPS *Public Housing in the United States, 1933-1949* and is eligible for listing in the National Register at the local level under Criteria A, B, and C.

⁵⁹ City of Sacramento, Sacramento Register of Historic & Cultural Resources, December 2011.

⁶⁰ Ibid.

⁶¹ Curtis and Smith, 108-109.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- Banks, et al, vs. Housing Authority of the City and Council of San Francisco, No. 420534, City and County of San Francisco Superior Court, Findings of Facts and Judgment Granting Preemptory Writ of Mandate, BANC MSS 78/180 c, Bancroft Library.
- Blau, Eve. *The Architecture of Red Vienna: 1919-1934*. Cambridge: MIT Press, 1999.
- Boghossian, Paula and Don Cox. *Sutter Memorial Hospital Cultural Resources Report*. 2013.
- _____. *Mercy Hospital Addition Cultural Resources Report*. 2007.
- Brunskill, R.W. *Vernacular Architecture of the Lake Counties*. London: Faber & Faber, 1978.
- Center for Sacramento History Photos: 1985/024/6857; 2001/057/293.
- Center for Sacramento History. City of Sacramento Housing Authority. *First Annual Report*. May 8, 1942 (No. 406).
- Center for Sacramento History. Tomich Architecture Collection. Dean & Dean drawing files. New Helvetia.
- City Directories, 1952 - 1956, Sacramento Public Library, Sacramento Room.
- City of Sacramento Telephone Book, 1951, Sacramento Public Library, Sacramento Room.
- Colley, Nathaniel S. and Jerlean J. Papers, c. 1940-1992, Collection Number 2010/036.
- Sacramento, California: Center for Sacramento History.
- Colquhoun, Alan, *Modern Architecture*, Oxford University Press, UK, 2002.
- Columbia University Electronic Encyclopedia. Smith, M.H. *History of the Garden City*.
- Covin, David. *Black Politics After the Civil Rights Movement*. Jefferson, North Carolina: McFarland & Co., 2009.
- Curtis, William J.R., and Smith, H.H. *Modern Architecture since 1900*. Englewood Cliffs, NJ: Prentice-Hall, 1987.
- Encyclopedia.com. Curl, James Stevens. "Sir Ebenezer Howard and the Garden City movement." *A Dictionary of Architecture and Landscape Architecture*, 2000.
- Google Earth.
- Howard, Sir Ebenezer. *Garden Cities of Tomorrow*. 1898. Reprint, Cambridge: MIT Press, 1965.
- Johnson vs. Housing Authority of Sacramento, Complaint No. 89018, filed February 1, 1952, Sacramento County Superior Court.
- Jordy, William H. *The Impact of European Modernism in the Mid-Twentieth Century*, New York: Oxford University Press, 1972.
- Kim, Monte. Alder Grove Housing Community, California Department of Parks and Recreation Form 523. 2011.
- KVIE, Public Television Channel 6 Sacramento and the Center for Sacramento History. "The Time is Now: Nathaniel Colley." August 28, 2006.
- Mayer, William. "Sacramento's Fight for Integration in Public Housing." *The Crisis*. New York: National Association for the Advancement of Colored People, January 1953.
- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.
- National Association for the Advancement of Colored People, Region 1 Records, 1942-1986, BANC MSS 78/180 c; Bancroft Library; University of California, Berkeley, California.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

National Park Service. *Public Housing in the United States Multiple Property Submission*. 2004.
Pommer, Richard. "The Architecture of Urban Housing in the United States during the Early 1930s." *Journal of the Society of Architectural Historians* 37, no. 4 (Dec. 1978): 235-64.
Radford, Gail. *Modern Housing for America: Policy Struggles in the New Deal Era*, University of Chicago Press, Chicago, 1996.
The Sacramento Bee: Aug. 9, 1939; Sept. 2, 1939; January 22, 1940; May 17, 1940; May 7, 1941; May 15, 1941; May 13, 1942; Aug. 4, 1942; Nov. 12, 1942; June 5, 1947; Jan. 4, 1952; Nov. 21, 1963, Jun. 20, 1991.
Sacramento City Council, Minutes of the Regular Meeting, 61 in Proceedings of the City Council 1939, Vol. 44, March 24 (164); July 7 (381).
The Sacramento Union: June 8, 1942; Oct. 9, 1942; Nov. 22, 1942; Jan. 8, 1952.
Smith, M.H. *History of the Garden City*. New York: Columbia Electronic Encyclopedia, Columbia University Press, 6th Edition, 1997.
Spencer, Douglas. "Scharoun, Siemesstadt and the Zeilenbau." Accessed October 10, 2010. <http://terraincritical.wordpress.com/2010/08/12/scharoun-and-siemensstadt/>
Van der Rohe, Mies. Werkbund Exhibition, Weissenhofsiedlung in Stuttgart, 1927.
Whitford, Frank. *The Bauhaus*. London: Thames & Hudson, 1985.
Wingler, Hans. *The Bauhaus*. Cambridge: MIT Press, 1978.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☒ Other

Name of repositories: Sacramento Housing and Redevelopment Agency
Center for Sacramento History, UC Bancroft Library (NAACP Region 1, Records)

Historic Resources Survey Number (if assigned): _____

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

10. Geographical Data

Acreage of Property about 26 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 38.564297 | Longitude: -121.502482 |
| 2. Latitude: 38.560427 | Longitude: -121.504179 |
| 3. Latitude: 38.560905 | Longitude: -121.506073 |
| 4. Latitude: 38.565064 | Longitude: -121.505354 |

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at a point at the junction of Broadway and Muir Way, go south 1,467'-3"; then west 628'-8"; then north 431'; then west 284'-5"; then north 1,037'-10" to meet Broadway; then east 913'-3" to meet the starting point at Muir Way.

The boundary excludes a group of newer units in the southwest corner outside of the complex that are not included due to younger age, different design, and different history.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are those of the original housing development project constructed in 1942.

11. Form Prepared By

name/title: Paula Boghosian, MS
organization: Historic Environment Consultants
street & number: 5420 Home Court
city or town: Carmichael state: CA zip code: 95608
e-mail: historicconsultants1977@gmail.com
telephone: (916) 488-1680
date: July 2013. Revised December 2013

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: New Helvetia Historic District

City or Vicinity: Sacramento

County: Sacramento State: CA

Photographer: Don Cox

Date Photographed: 11/01/2012, 06/02/2013, or 06/24/2013 per individual listing

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0001), General View of setting, camera facing north, 11/01/2012.

2 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0002), General View of setting, camera facing south, 06/24/2013.

3 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0003), Single story units along Muir Way, camera facing southwest, 06/02/2013.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

4 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0004), Single story duplex unit, camera facing northeast, 06/02/2013.

5 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0005), Two story unit, camera facing northeast, 06/02/2013.

6 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0006), Split level unit, camera facing northwest, 11/01/2012.

7 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0007), Close-up detail view of split level unit, camera facing southwest, 11/01/2012.

8 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0008), Detail view of front door, camera facing west, 11/01/2012.

9 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0009), General view of the front of the Community Center and Office Building, camera facing southwest, 06/24/2013.

10 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0010), General view of the rear of the Community Center, camera facing north, 06/24/2013.

11 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0011), Housing units that have been converted to house Head Start program, camera facing southwest, 06/24/2013.

12 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0012), General view of playground, camera facing to the northeast, 11/01/2012.

13 of 13, (CA_Sacramento_New_Helvetia_Historic_District_0013), General view of 1961 unit, camera facing to the southwest, 06/02/2013.

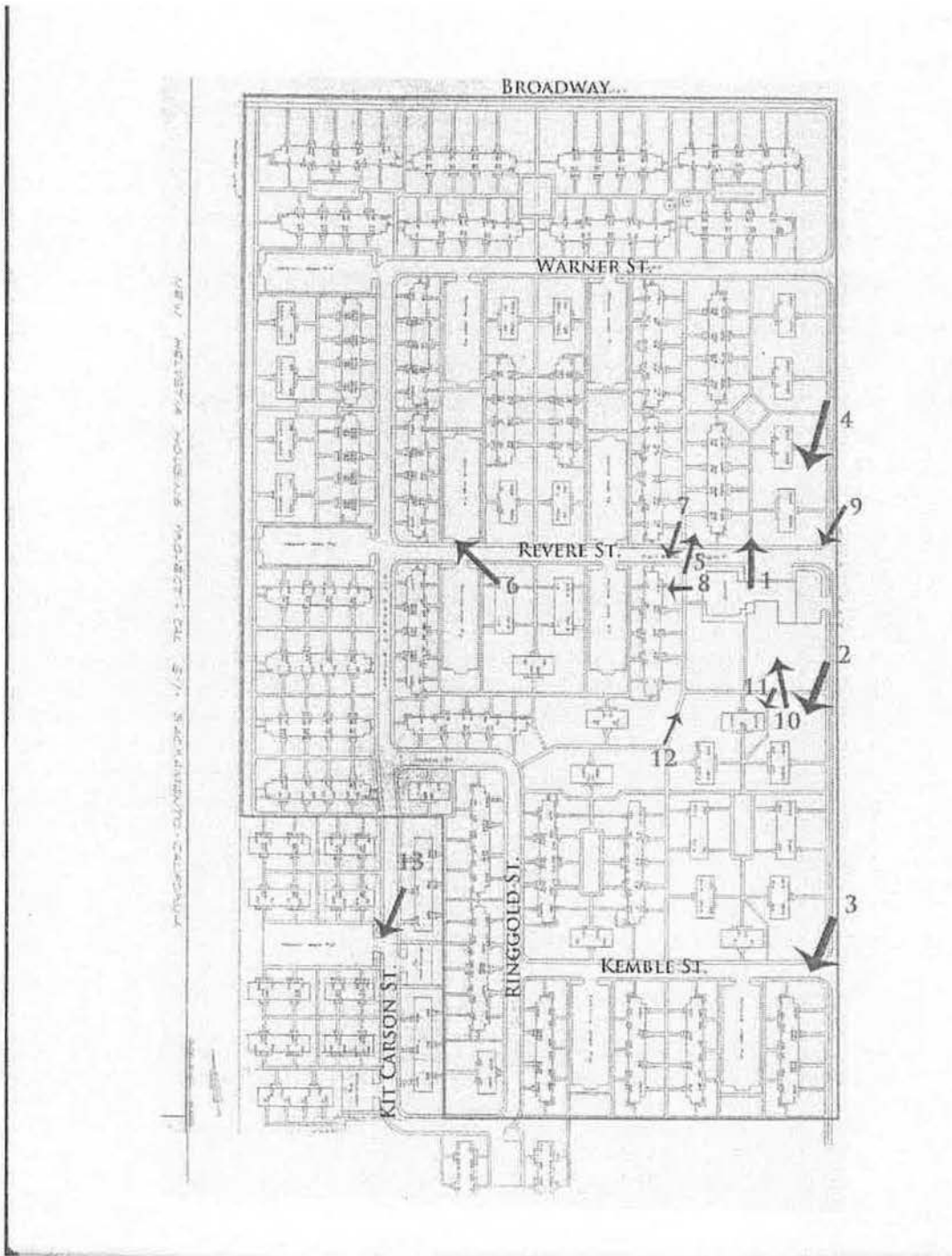
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Figure 1. Photo Key Map



Source: Original Site Plan Provided by Sacramento Housing & Redevelopment Agency (SHRA) June 2013; Modified by Historic Environment Consultants 2013.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Figure 2. Historic photo of New Helvetia, 1943



Source: Sacramento Public Library, AASAC1035.
Note: these original windows were replaced 1990.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Figure 3. Latitude/Longitude Coordinate Map

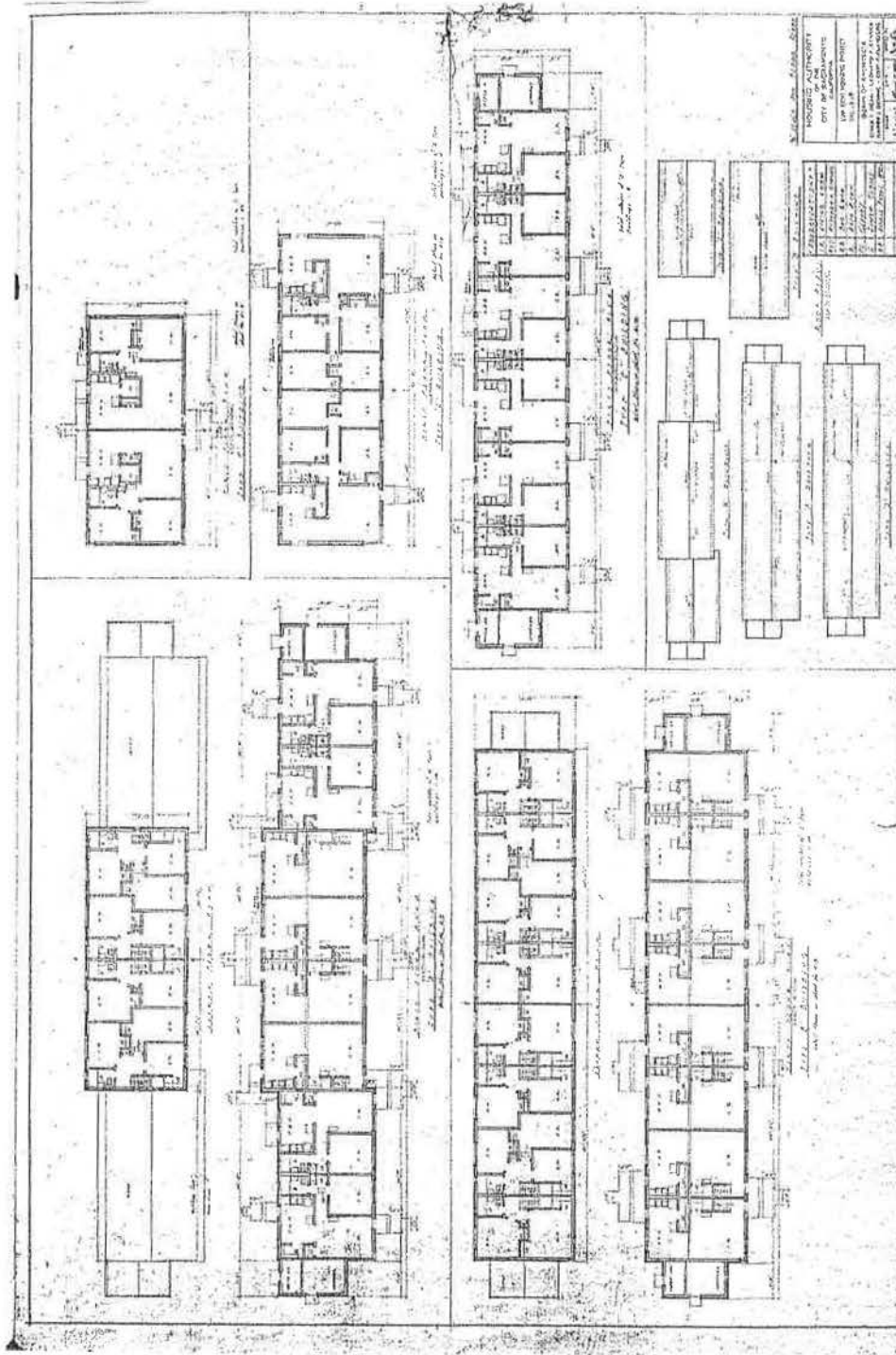


Source: Google Maps, December 2013;
Modified by Historic Environment Consultants, 2013.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Figure 4. Original Floor Plans (Drawings for each of 5 different floor plans)

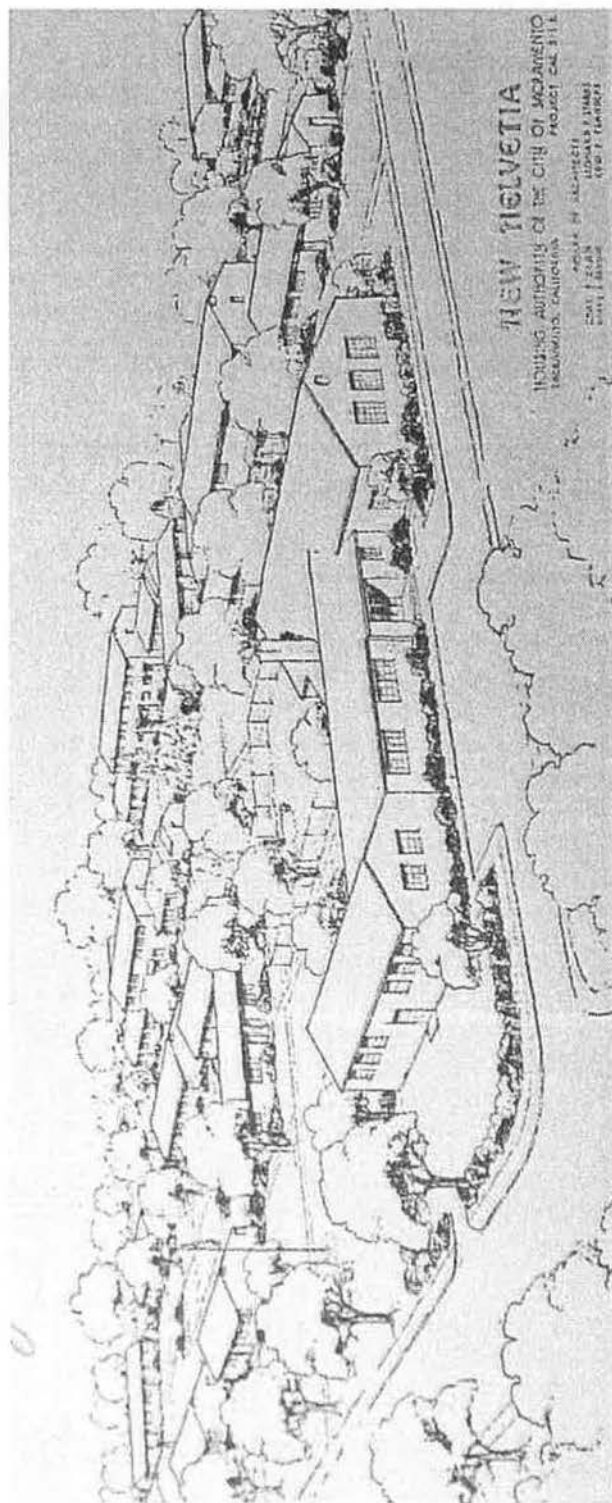


Source: Original Sacramento City Housing Authority Drawing, March 11, 1941;
Provided by Sacramento Housing & Redevelopment Agency, June 2013.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Figure 5. Architects' Sketch, circa 1941

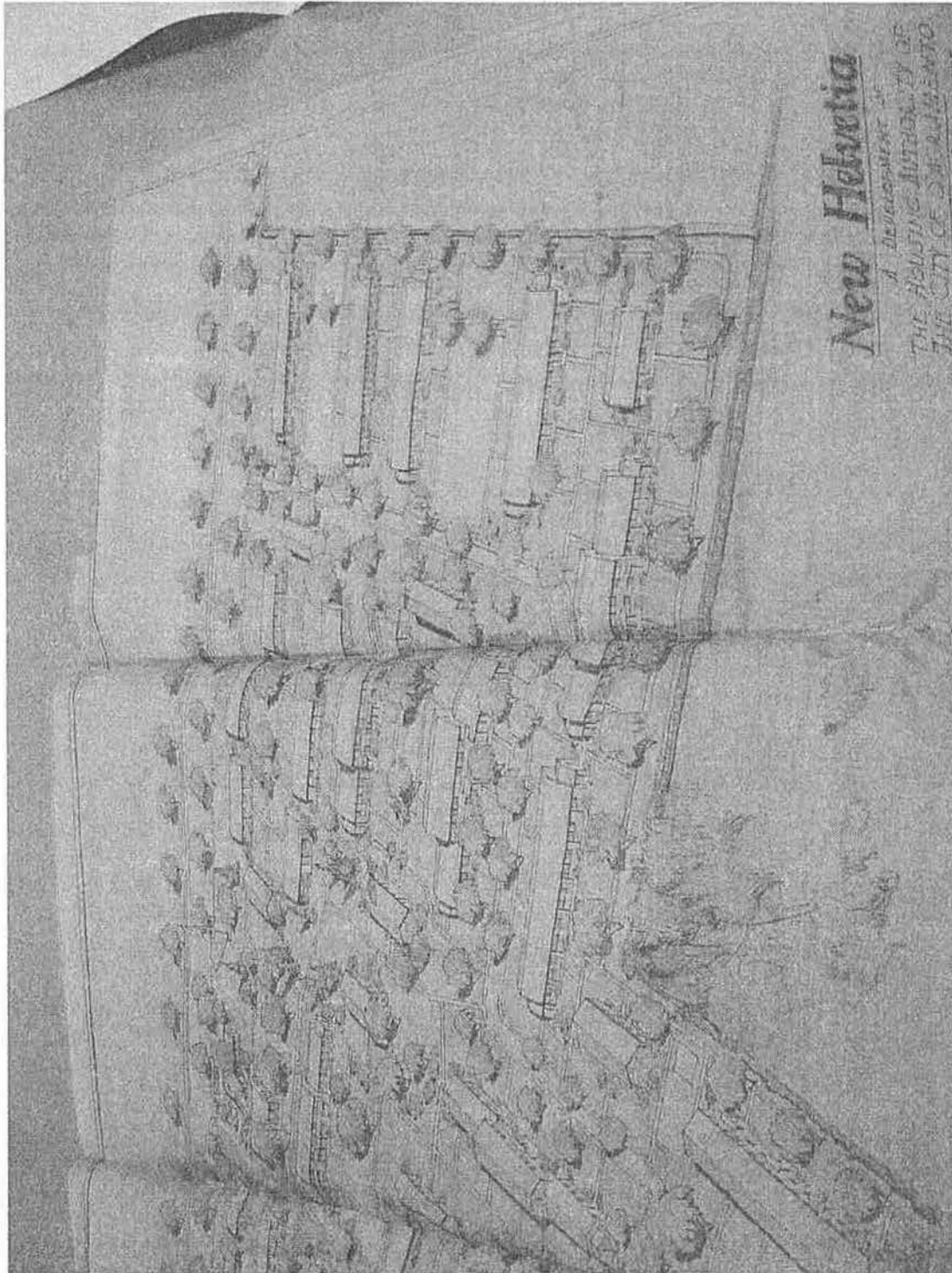


Source: Original Plans, Center for Sacramento History.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Figure 6. Architects' Sketch – Plot Plan, circa 1941

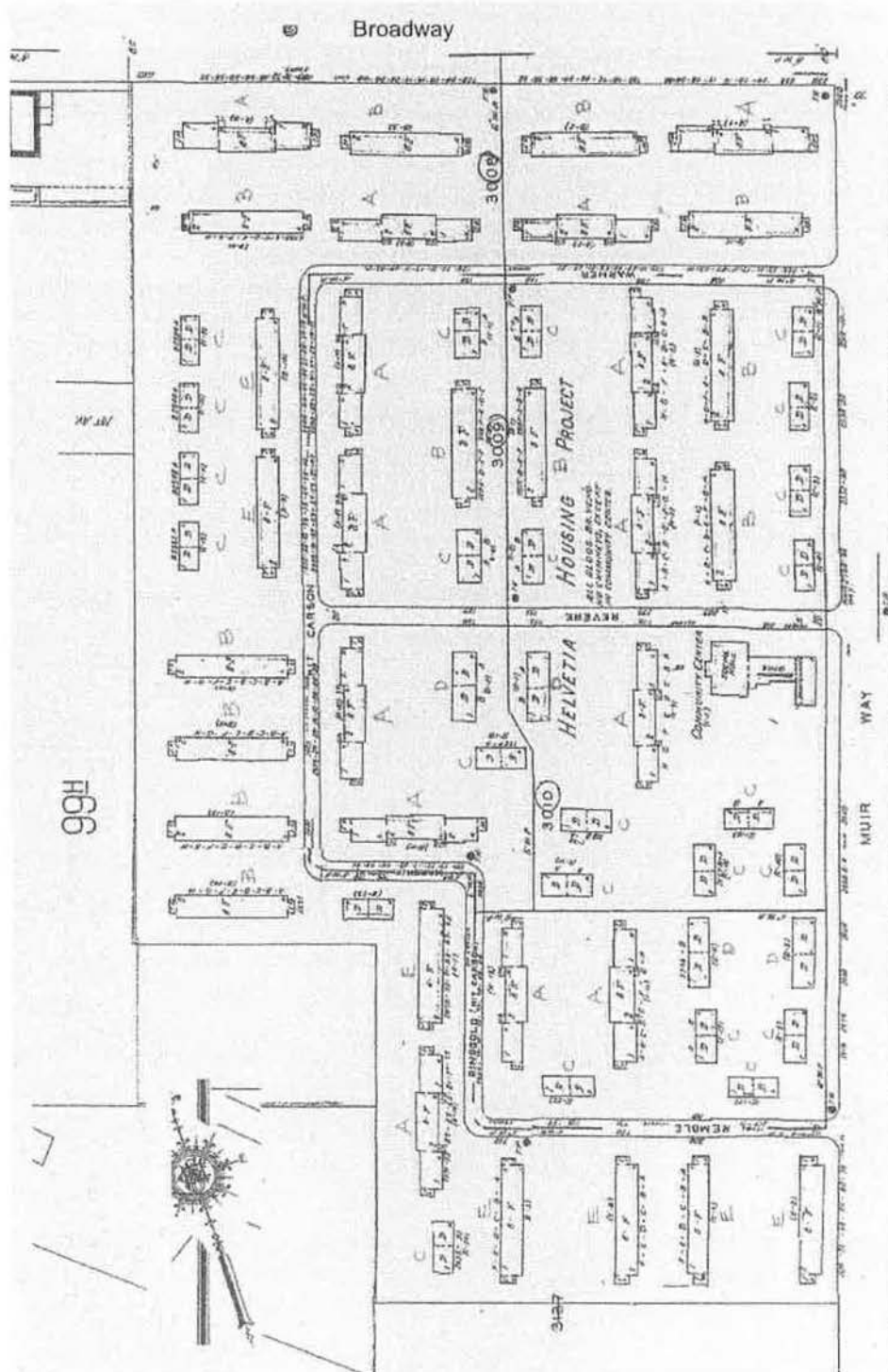


Source: Center for Sacramento History.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

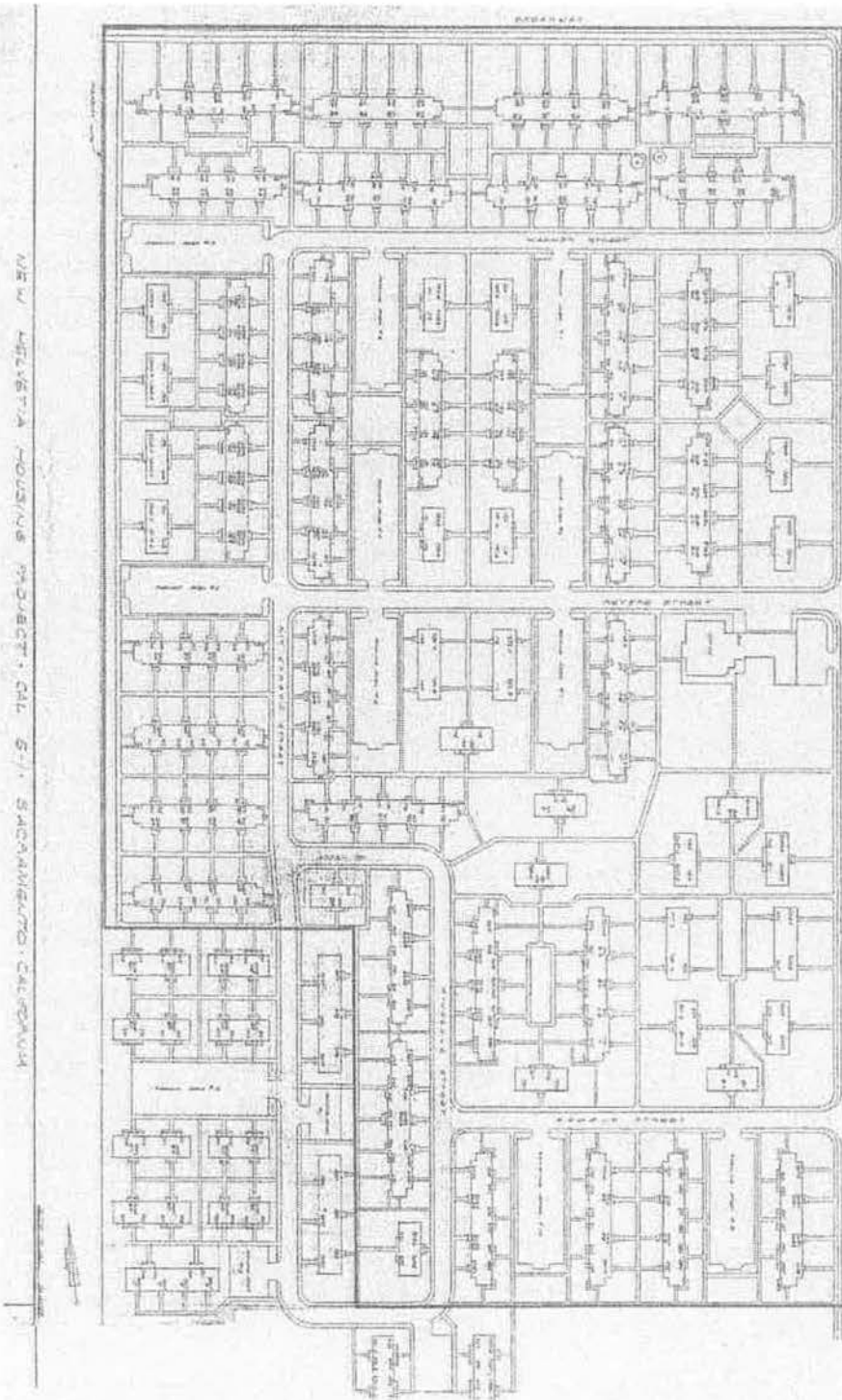
Figure 7. Site Map with Unit Types, Sanborn Map 1952



New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Figure 8. Site Map & District Boundary

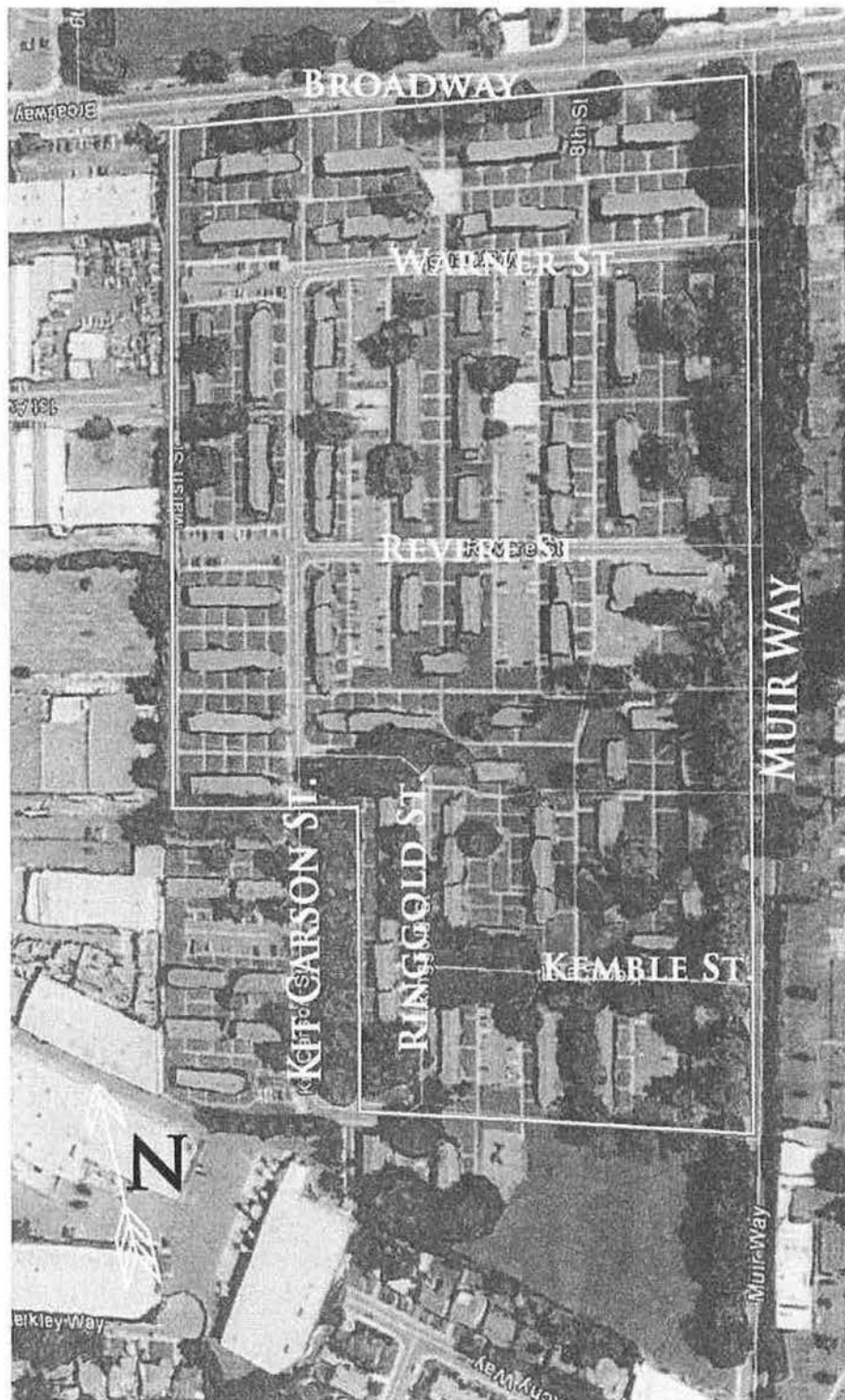


Source: Original Site Plan Provided by Sacramento Housing & Redevelopment Agency (SHRA) June 2013.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Figure 9. Aerial Map of District Boundary

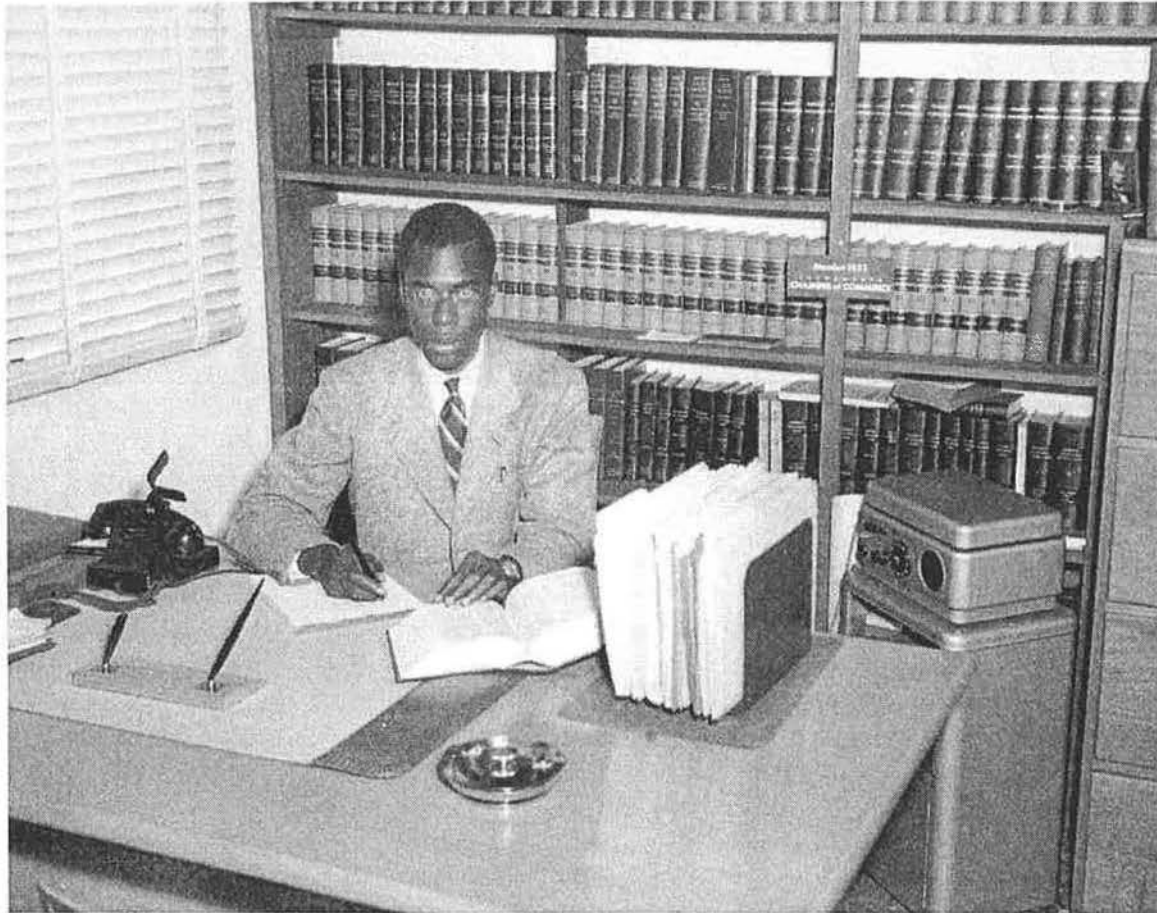


Source: Google Maps, 2013; Modified by Historic Environment Consultants 2013.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Figure 10. Nathaniel Colley in his law office, circa 1952



Source: Center for Sacramento History

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Figure 11. Page 17 *COLORFORNIA Magazine*, circa 1954 (transcription follows)

Young Attorney Gives Leadership to Colored Community

It is no secret and it is generally agreed, among Sacramentoans, both white and colored, that much of the progress of Sacramento's colored community in the last three years has been due largely to the fact that a brilliant young attorney, Nathaniel S. Colley, came to the city in 1948, the year he finished Yale, and began his law practice. Within this short time the 34-year-old attorney has won the respect and admiration of Sacramento's citizens and is the undisputed leader in the colored community.

Conservative, well informed and polished, Mr. Colley is easily one of California's most capable Negro lawyers. As a Yale University student, he won the C. LaFue Munson Prize for the most significant contribution of any Yale Law School student to New Haven, Connecticut, Legal Aid Bureau, and shared honors for the Benjamin Schapiro Prize for the best original essay on some aspect of law.

Since he opened Sacramento's first Negro law office, he has kept a schedule and built a clientele that would be the envy of many an attorney practicing in metropolitan areas. He confesses that he has "done more business than I ever, in my wildest dreams, imagined possible in Sacramento." His clients include Hindus, Caucasians, Mexicans and about fifty percent Negroes. In addition to his regular practice he is Vice-President and Counsel for the local NAACP to which he donates his services in preparing and trying discrimination cases in the Sacramento area. He is chairman of the Legal Committee and member of the Board of Directors of the California Federation of Civic Unity, President of the Sacramento COU and Executive Board Member of a dozen other civic organizations.

In Sacramento courts and legal circles Mr. Colley is highly respected. He is a member of the California State Bar Association, the Sacramento County Bar Association and the Sacramento Lawyers Luncheon Club. Sacramento's colored citizens regard him as a fearless fighter for their rights and a leader on whom they can depend to reflect their opinions and creditably represent them in all civic affairs.



NAACP and other community projects take much of Mr. Colley's time. Above he checks report on court order he obtained prohibiting discrimination in city's public housing project with Mrs. Marie Cranston, who is chairman of NAACP's Housing Committee.



Recent addition to Mr. Colley's office is Attorney Willard James, left, who finished Yale University Law School this year. With an associate, Mr. Colley plans to extend firm's services to surrounding areas and to build a new and modern office building.



Attorney Nathaniel S. Colley, seated, has only Negro law office in Sacramento. He handles a record number of cases and keeps a staff of assistants busy. In the above photo he checks legal papers with Harold Craft, a member of his office staff.



Private secretary and office manager of law firm is Miss Harold Craft, above. She is well versed in preparation of legal documents and organizes much of Mr. Colley's work. She is sister of Mrs. Colley.

**Next Issue, COLORFORNIA Will Feature:
SAN DIEGO, CALIFORNIA'S BORDER CITY**
DON'T MISS IT



COATES MOTEL

Merced, California

Phone 3042

Clean, Modern, Air Conditioned

Spend a Weekend Here and Beat
DIRECTIONS: In Merced turn off Highway 99 South at Los Banos Highway to First Street, turn right to Coates Motel.

REAL ESTATE

*Confidential
Secretary
*Typing
*Notary
Public



NANETTE McMURRAY

Charles S. Brody Co.
3015 S. Central Ave., Los Angeles 11,
Calif., Phone CE 7-6733—AD 1-6625



Pride and joy of young attorney is wife, Jerleen, and four daughters, Sandra Allen, Natalia Summa, Olo Morris and Jerleen Evelyn, left to right. He met and married the former Jerleen Jackson, who is a native Sacramento, while they were both students at Tuskegee Institute. Mrs. Colley has also served as secretary in law office.

New Helvetia Historic District
Name of Property

Sacramento, CA
County and State

Young Attorney Gives Leadership to Colored Community

It is no secret and is generally agreed among Sacramentans, both white and colored, that much of the progress of Sacramento's colored community in the last three years has been due largely to the fact that a brilliant young attorney, Nathaniel S. Colley, came to the city in 1948, the year he finished Yale, and began his law practice. Within this short time the 34-year-old attorney has won the respect and admiration of Sacramento's citizens and is the undisputed leader in the colored community.

Conservative, well informed and polished, Mr. Colley is easily one of California's most capable Negro lawyers. As a Yale University student, he won the C. LaRue Munson Prize for the most significant contribution of any Yale Law School student to New Haven, Connecticut, Legal Aid Bureau, and shared honors for the Benjamin Scharp Prize for the best original essay on some aspect of law.

Since he opened Sacramento's first Negro law office, he has kept a schedule and built a clientele that would be the envy of many an attorney practicing in metropolitan areas. He confesses that he has, "done more business than I ever, in my wildest dream, imagined possible in Sacramento." His clients include Hindus, Caucasians, Mexicans and about fifty percent Negroes. In addition to his regular practice he is Vice-President and Counsel for the local NAACP to which he donates his services in preparing and trying discrimination cases in the Sacramento area. He is chairman of the Legal Committee and member of the Board of Directors of the California Federation of Civic Unity, President of the Sacramento CCU and Executive Board Member of a dozen other civic organizations.

In Sacramento courts and legal circles Mr. Colley is highly respected. He is a member of the California State Bar Association, the Sacramento County Bar Association and the Sacramento Lawyers Luncheon Club. Sacramento's colored citizens regard him as a fearless fighter for their rights and a leader on whom they can depend to reflect their opinions and creditably represent them in all civic affairs.

Photo captions, from left to right and top down:

NAACP and other community projects take much of Mr. Colley's time, Above he checks report on court order he obtained prohibiting discrimination in city's public housing project with Mrs. Marie Cranson, who is chairman of NAACP's Housing Committee.

Recent addition to Mr. Colley's office is Attorney Wilford James, left, who finished Yale University Law School this year. With an associate, Mr. Colley plans to extend firm's services to surrounding areas and to build a new and modern office building.

Attorney Nathaniel S. Colley, seated, has only Negro law office in Sacramento. He handles a record number of cases and keeps a staff of assistants busy. In the above photo he checks legal papers with Harold Craft, a member of his office staff.

Private secretary and office manager of law firm is Mrs. Harold Craft, above. She is well versed in preparation of legal documents and organizes much of Mr. Colley's work. She is sister of Mrs. Colley.

Pride and joy of your attorney is wife, Jerlean and four daughters, Sandra Aileen, Natalie Suzanne, Ola Marie and Jerlean Evelyn, left to right. He met and married the former Jerlean Jackson, who is a native Sacramentan, while they were both students at Tuskegee Institute. Mrs. Colley has also served as secretary in law office.







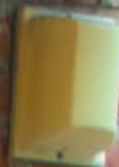








776 F









SETA New Helvetia 1 Head Start

SETA New Helvetia 1 Head Start
EARLY LEARNING
CENTER
(916) 263-5804
ENROLL NOW!

SETA New Helvetia 1 Head Start
EARLY HEAD START
Now Accepting Applications
916-563-5069





National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: New Helvetia Historic District

MULTIPLE
NAME:

STATE & COUNTY: CALIFORNIA, Sacramento

DATE RECEIVED: 2/18/14 DATE OF PENDING LIST: 3/18/14
DATE OF 16TH DAY: 4/02/14 DATE OF 45TH DAY: 4/06/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000109

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT ___ DATE

ABSTRACT/SUMMARY COMMENTS:

The New Helvetia Historic District is of local significance under National Register Criteria A, B and C, in the areas of Social History, Ethnic Heritage-Black, and Architecture. Completed in 1942, the 62-building complex is a well preserved local example of low-income public housing built under the auspices of the United States Housing Act of 1937 and the National Defense Act. Rapidly converted to defense housing during World War II, the project illustrates the significant Depression-era efforts of the federal government and local communities to provide low cost family housing to local working-class residents. The functional design of the complex, representing the collaborative work of several prominent local architectural firms, reflected the financial constraints of the public housing programs along with federal guidelines for unit types, project layout and building forms. The New Helvetia housing project is also directly associated with the work of Sacramento lawyer Nathaniel S. Colley and his ground-breaking efforts to implement fair housing practices in Sacramento and elsewhere. Sacramento's first African American attorney, Colley was instrumental in instituting successful challenges to the de facto segregation practices in public housing accommodations in Sacramento, beginning with the New Helvetia public housing complex. Colley would continue to pursue fair housing issues at the county, state and federal levels.

RECOM./CRITERIA Accept Criteria AB&C

REVIEWER Paul R. Lusignan

DISCIPLINE HISTORIAN

TELEPHONE _____

DATE 4/4/14

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Arthur G. Scotland
California Court of Appeal Presiding Justice, Retired
P.O. Box 189206
Sacramento, CA 95818-9206

January 7, 2014

California State Parks, Office of Historic Preservation
Attention: Carol Roland-Nawi, Ph.D., State Historic Preservation Officer
1725 23rd Street, Suite 100
Sacramento, Ca 95816

RE: Support for application to designate a New Helvetia Historic District

Dear Ms. Roland-Nawi:

Four decades ago, Sacramento lost part of our culture and history - the Alhambra Theatre. We are now at risk of losing another part of our heritage - New Helvetia's historic brick buildings.

"The essential feature of a landmark is not its design, but the place it holds in a city's memory," said architecture critic Herbert Muschamp. So it is with New Helvetia's historic brick buildings, which, as reflected in the enclosed fact sheet, "stand as a legacy of Sacramento's past and a symbol of the courage and leadership to right a wrong."

Buildings are powerful reminders of the highlights and lowlights of our past. New Helvetia's historic brick buildings are reminders of both.

They remind us of Sacramento's best intentions and actions - the creation of public housing to benefit low-income families that needed roofs over their heads; and the collaboration of four skilled and distinguished Sacramento architects to design public housing both "functional and aesthetically pleasing, generating pride in inhabitants and in the greater Sacramento community."

And they remind us of an unflattering part of our history - racial discrimination in housing - with a fortunate bright side due to the valiant efforts of a Sacramento legend, attorney Nathaniel Colley, who successfully used our legal system to end public housing discrimination in New Helvetia and in other California cities and several western states.

Thus, it is fitting that a New Helvetia Historic District be designated to memorialize and hopefully allow its historic brick buildings to continue standing as monuments and tributes to the positive and transformative influences of those who created the public housing and then made it available to all, regardless of race and ethnicity. Without such monuments, it is harder for future generations to remember the past and act to promote its positives and avoid its negatives.

For these reasons, I encourage the designation of a New Helvetia Historic District.

Cordially,



Enclosure

Arthur G. Scotland

SAVE NEW HELVETIA'S HISTORIC BUILDINGS

WHAT ARE NEW HELVETIA'S HISTORIC BUILDINGS? Located along Broadway and Muir Way, west of the historic City Cemetery, the historic brick buildings of New Helvetia (also known as Alder Grove) have provided affordable housing since 1942. Designed by a coalition of Sacramento Master architects, the buildings are a unique, historic, and attractive example of public housing architecture, and played a significant role in the efforts of renowned Sacramento attorney Nathaniel Colley to end discrimination in public housing. Simply stated, they are an important part of the history and fabric of Sacramento that should be retained not destroyed.

WHY ARE THE HISTORIC BRICK BUILDINGS AT RISK? The Sacramento Housing and Redevelopment Agency (SHRA) wants to sell its New Helvetia properties to a private development team that would be responsible for building new affordable housing and single family residences there at a higher density than the current neighborhoods. SHRA and the City of Sacramento approved language asking for bids from the development team, based upon demolition of all buildings on SHRA property. When Upper Land Park Neighbors (ULPN), a neighborhood group located south of Broadway and west of Riverside, asked SHRA and the City to consider retaining the historic brick buildings, both declined to make this a requirement, even though SHRA and the City agreed to six other objectives proposed by ULPN.

WHAT IS BEING DONE TO RETAIN NEW HELVETIA'S HISTORIC BUILDINGS? ULPN has applied to the California Office of Historic Preservation to designate New Helvetia as an historic district. If approved by the State Historic Resources Commission and the National Park Service, the historic brick buildings along Broadway and Muir Way would be eligible for federal tax incentives, including tax credits and state grants to help retain the historic brick buildings. If New Helvetia becomes an historic district, the City and SHRA would have to consider this national designation during the project development process. This would result in more public support to save -- rather than demolish -- these unique historic buildings.

WHY SAVE NEW HELVETIA'S HISTORIC BRICK BUILDINGS?

- Retaining historic buildings is important to a community. They are valuable reminders of our past and examples of our city's nature and evolution.
- Saving New Helvetia's historic brick buildings is particularly important because they were the focus of life-changing events in 1952, when attorney Nathaniel Colley and the National Association for the Advancement of Colored People successfully challenged and eliminated "de facto" segregation in New Helvetia's public housing. Mr. Colley then shared his New Helvetia experience and expertise with other NAACP branches and led efforts to eliminate racial segregation in public housing projects in other cities in Northern California and several western states. Thus, the buildings stand as a legacy of Sacramento's past and a symbol of the courage and leadership to right a wrong.
- Saving the buildings also is important because they were designed by a coalition of Sacramento's Master architects, Charles Dean, Leonard Starks, Ed Flanders, and Harry Devine, Sr. -- the only project on which they collaborated -- and represent an attractive example of how public housing was viewed then as needing to be both functional and aesthetically pleasing, generating pride in inhabitants and in the greater Sacramento community.

Ann Taylor Schwing
1425 Robertson Way
Sacramento, CA 95818

January 14, 2014

California State Parks, Office of Historic Preservation
Attn: Carol Roland-Nawi, Ph.D., State Historic Preservation Officer
1725 23rd Street, Suite 110
Sacramento, CA 95816

Re: Support for application to designate New Helvetia Historic District

Dear Ms. Roland-Nawi:

I write in support of the creation and preservation of a New Helvetia Historic District. The historic brick buildings evidence the efforts of significant individuals to provide housing for low income families in years past and today. I drive past those buildings regularly and see happy families enjoying the shade from the tall trees with children running and playing and fathers barbecuing dinner in the summer.

Nathaniel Colley battled discrimination to ensure that these homes would be available to families of all races, and we do well to remember his efforts. As a young attorney in the federal court, I remember Nat Colley's appearance to represent his clients in a variety of cases. His deep and powerful voice was remarkable, and he could move the courtroom with the power of his views. Whatever side one took on the merits of the specific issue, no one could be unmoved by the strength of his character.

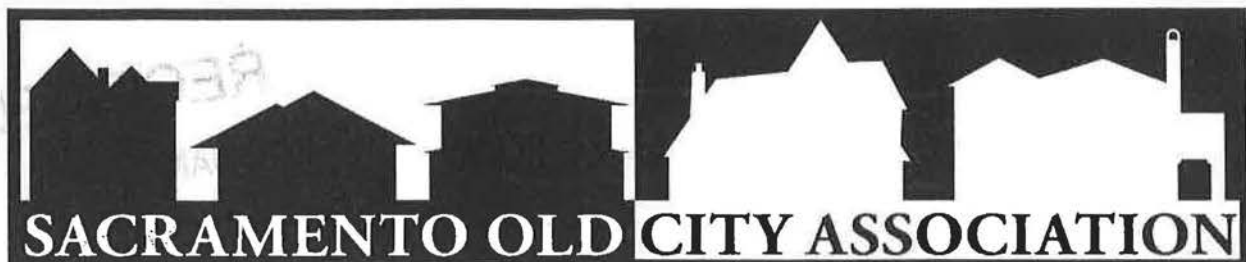
I encourage the creation of the New Helvetia Historic District.

Very truly yours,



Ann Taylor Schwing

RECEIVED
JAN 15 2014



Sacramento Old City Association - PO Box 162140, Sacramento CA 95816 – (916)202-4815 – info@sacoldcity.org

January 13, 2014

California State Parks
Office of Historic Preservation
Attn: Carol Roland-Nawi Ph.D.
State Historic Preservation Officer
1725 23rd Street, Suite 100
Sacramento, CA 95816

Re: Support for Nomination of New Helvetia Historic Public Housing to the National Register

Dear Chair Polanco and Commissioners

The board of the Sacramento Old City Association wishes to express its strong support for the nomination of New Helvetia's sixty-two public housing buildings to the National Register as an historic district.

New Helvetia has already been identified as meeting the requirements of the Multiple Property Submission (MPS) Public Housing in the United States 1933 to 1949.

It qualifies at the local level under criteria A, B, and C. The group of architects who designed it were Sacramento's most prominent architects during the period when it was built. It is also significant for its association with Nathaniel Colley, Sacramento's first African American attorney who sued the Sacramento Housing Authority in order to end segregation at New Helvetia. That lawsuit was the beginning of Mr. Colley's long and successful career of using the law to end housing discrimination.

Thank-you for your consideration. Our board looks forward to seeing the New Helvetia buildings added to the National Register.

Karen Jacques,
Vice President,
Sacramento Old City Association Board



INVESTING IN COMMUNITIES

January 17, 2013

A Joint Powers Agency

MEMBERS

City of Sacramento

County of Sacramento

Successor Agency for the
Redevelopment Agency
of the City of Sacramento

Successor Agency for the
Redevelopment Agency
of the County of Sacramento

Housing Authority of the
City of Sacramento

Housing Authority of the
County of Sacramento

California State Parks
Office of Historic Preservation
Carol Roland-Nawi, PhD, State Historic Preservation Officer
1725 23rd Street, Suite 100
Sacramento, CA 95816

RE: New Helvetia Historic District Nomination

Dear Ms. Roland

At the February 7, 2014 meeting, the State Historical Resources Commission will consider the New Helvetia Historic District nomination. The property is the 360 unit Alder Grove public housing community owned and managed by Housing Authority of the City of Sacramento. On November 22, 2013, the Housing Authority was awarded one of only nine Choice Neighborhoods Initiative Planning Grants to prepare a Neighborhood Transformation Plan (NTP). This \$500,000 from the US Department of Housing and Urban Development will be leveraged by \$680,000 in City of Sacramento Community Development Block Grant funds. The combined funding provides the critical resources necessary to craft a comprehensive, community-driven plan to revitalize and transform the public housing community and the adjacent neighborhood. Due to the upcoming NTP, the designation is premature and requires more community engagement prior to approval. The community will consider the extent to which historic preservation will be incorporated into the planning effort to develop the NTP. We at the Sacramento Housing and Redevelopment Agency, which includes the Housing Authority of the City of Sacramento, respectfully request that this item be tabled until the NTP is complete at the end of 2015.

Sincerely,

La Shelle Dozier
Executive Director
Housing Authority of the City of Sacramento

cc: Sacramento Councilmember Hansen

ERNEST A. LONG
Alternative Dispute Resolution

••Resolution Arts Building ••
2630 J Street, Sacramento, CA 95816
ph: (916) 442-6739 • fx: (916) 442-4107
elong@ernestalongadr.com • www.ernestalongadr.com

January 20, 2014

California State Parks, Office of Historic Preservation
Attention: Carol Roland-Nawi, State Historic Preservation Officer
1725 23rd Street, Suite 100
Sacramento, CA 95816

Re: Support for application to designate a New Helvetia Historic District

Dear Ms. Roland-Nawi:

One of my favorite jogging paths takes me along the Sacramento River levee into Miller Park and onto Broadway. From there I turn right just before arriving at the old City Cemetery and run along a quiet shady street bordered on one side by the graves of ancient Sacramento residents, and on the other by several neat rows of brick housing structures.

Until recently, these brick buildings had existed in my consciousness as peaceful place that seemed to provide a decent place for many, many, low income folks to call home. I admired the tranquility and order that always seemed to pervade the place.

Recently it has come to my attention that there is a history attached to the buildings that captures my imagination and leads me to write this letter. When I became an attorney in 1983, Sacramento was still home to Nathaniel Colley, a significant figure in the movement to secure housing equality for all in our town. Mr. Colley had an aura, and a real legendary presence, while he continued to prosecute cases on behalf of those in our society with less fortunate backgrounds. The work he generated in his career stands as a reminder of what all lawyers should strive for, a beacon that is more important in this money centric world than ever.

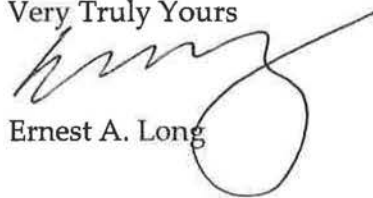
It is my understanding that efforts are underway to develop the land now the home of the brick buildings I've described. At the same time, there is a movement to preserve, in some permanent way, the historic brick structures with a monument or some other designation that will live on to remind the populace of the history of racial discrimination and the wrongs that were righted largely due to Mr. Colley's actions. Sacramento, like most places in this country was not always such a melting pot, and the recognition that prejudice existed here, is a wonderful way to tell the story of our evolution as a tolerant people.

As a citizen of California during my entire lifetime, I have come to love our golden state. We hold onto our history and celebrate it from the missions, to the government buildings, to the monuments that

men and women have created all over this state. Here is an opportunity to share with future generations an important chapter in our development as place open and welcoming to everyone.

In my view, a New Helvetia Historic District would be a wonderful addition to our culture and our memorialized history. I encourage the Historic Preservation department to give this proposal its most favorable consideration.

Very Truly Yours

A handwritten signature in black ink, appearing to read 'Ernest A. Long', with a large, stylized loop at the end.

Ernest A. Long

Nicole A. Amador, Ph.D.
2910 Riverside Boulevard
Sacramento, CA 95818

1/23/2014

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer
1725 23rd Street, Suite 100
Sacramento, CA 95816

RE: Application to Establish New Helvetia as a Historic District

Dear Dr. Roland-Nawi:

This letter is submitted in support of the Upper Land Park Neighbors' application to establish the New Helvetia properties as a historic district. Located at Broadway and Muir Way, just west of the historic City Cemetery, the brick buildings of New Helvetia are a defining part of Sacramento's past, present, and future.

The buildings are the only collaborative product of Sacramento's Master Architects, Charles Dean; Harry Devine, Sr.; Leonard Starks; and Ed Flanders. Their brick facades remind us of the strength Sacramentans had to rebuild the city after the great fires of the late nineteenth century. Additionally, New Helvetia serves as one of the few existing examples in this nation of how public housing can offer those in need the opportunity to be a an effective part of the community. With open green spaces for children to safely play and buildings that blend with the surrounding neighborhoods, it provides not just housing but a place to call home. As a woman of color, I feel the most important aspect of New Helvetia is that it represents Sacramento's victory over racial segregation in public housing, a victory that spread to other cities in Northern California and other western states.

Approval of the application will make the property eligible for federal tax incentives, including tax credits and state grants to help retain all or part of the historic brick buildings. This is particularly important now as the Sacramento Housing and Redevelopment Agency embarks on an accelerated schedule to re-develop the area. I urge the State Historic Resources Commission to carefully consider the application and establish New Helvetia as a historic district at its February 7, 2014, meeting.

Sincerely,

A handwritten signature in dark ink, appearing to read "Nicole A. Amador", written in a cursive style.

Nicole A. Amador, Ph.D.



CALIFORNIA STATE CONFERENCE OF THE NATIONAL
ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE

ESQUIRE PLAZA, 1215 K STREET, 16TH FLOOR, SUITE 1609 • SACRAMENTO, CA 95814 • (916) 498-1898 • FAX (916) 498-1895

RECEIVED
JAN 28 2014
OHP

January 23, 2014

Alice A. Huffman
President

Gwen Moore
1st Vice President

Rick Callender
2nd Vice President

Paulette Simpson-Gipson
3rd Vice President

Ida M. Johnson
Secretary

Olivia Verrett
Assistant Secretary

Carolyn Veal-Hunter
Treasurer

Alan Carroll
Assistant Treasurer

Waudie Rucker-Hughes
Area Director Southeast

Ronald Hasson
Area Director Southwest

Delois Edwards
Area Director North

LaJuana Bivens
Area Director Central

Dan Daniels, Sr.
Area Director Coastal

Freddie Davis
Area Director West

California State Parks, Office of Historic Preservation
Attn: Carol Roland-Nawi, Ph.D., State Historic Preservation Officer
1725 23rd Street, Suite 100
Sacramento, California 95816

Re: Support for New Helvetia as an Historic District

Dear Ms. Roland-Nawi:

The California State Conference of the National Association for the Advancement of Colored People (Cal NAACP) supports the National Register application to designate New Helvetia as an historic district. It has been identified as meeting the requirements of the Multiple Property Submission (MPS) Public Housing in the United States and has been identified as eligible.

While the public housing development has architectural significance, it also strongly represents the important civil rights efforts of Nathaniel S. Colley, the first African-American attorney in private practice in Sacramento. He successfully ended segregation in public housing in Sacramento and other cities by using the New Helvetia project as a specific example. As a new resident of Sacramento and new member of the Sacramento NAACP branch, Mr. Colley began his first legal fight against wide-scale segregation -- focusing on public housing.

It was Mr. Colley who first discovered and addressed "de facto" segregation in the New Helvetia development units. He reported the facts to the local NAACP branch, of which he was a member, and was authorized to pursue its elimination. Working with local NAACP members, as well as numerous community members, he successfully ended segregation in the City's public housing. Mr. Colley's shared his legal experience and expertise gained at New Helvetia with other NAACP attorneys at the 1952 NAACP Western Region I Conference. He helped develop a strategy to work with other NAACP Western Region branches to fight public housing segregation, which expedited the end of segregation in public housing in California and other Western States.

Mr. Colley fought very hard to ensure that all people would have equal access to all housing units in New Helvetia. If designated an historic district, these buildings would serve as a monument to the historic efforts of Nathaniel S. Colley and other NAACP members who fought so hard and successfully ended segregation in public housing throughout California and the western states.

Thank you for your consideration of this important applicant for National Register designation.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Alice Huffman', followed by a long horizontal flourish.

Alice Huffman,
President

AHH: SJ

January 24, 2014

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer
California State Parks, Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Re: Support For Application to Designate a New Helvetia Historic District

Dear Ms. Roland-Nawi:

We are long time residents of the Land Park neighborhood in Sacramento. We would like to add our voices to the request to designate a New Helvetia Historic District at Broadway and Muir Way in Sacramento.

Unlike much of Sacramento's more recent here-today-gone-tomorrow construction, these beautiful brick structures were built to last and they should be permitted to do so.

Neither of us lived in Sacramento during the heyday of Nathaniel Colley's fight to desegregate this City. As attorneys who have practiced here, however, we have heard of his dedication and admire his accomplishments. We understand this residential community was integrated due to Mr. Colley's efforts.

Designation of the New Helvetia District would be a fitting tribute to this great resident of our City.

Very truly yours,


James Kirby and Pamela Paris

WILCOXEN CALLAHAM, LLP

ATTORNEYS AT LAW

DANIEL E. WILCOXEN ‡
WILLIAM C. CALLAHAM* ‡
E. S. (TED) DEACON
MICHELLE C. JENNI ‡

2114 K STREET
SACRAMENTO, CALIFORNIA 95816
TELEPHONE: (916) 442-2777
FACSIMILE: (916) 442-4118
www.wilcoxenlaw.com

WILLIAM M. LYONS ‡
WALTER H. LOVING III ‡
DREW M. WIDDERS
MARTHA A. TAYLOR
RANDEE M. ROLFE
CAROLYN A. GYERMEK+
ALEXA R. GREENBAUM

*CERTIFIED SPECIALIST IN CIVIL
TRIAL ADVOCACY BY THE
NATIONAL BOARD OF TRIAL
ADVOCACY

‡ MEMBER:
AMERICAN BOARD
OF TRIAL ADVOCATES
+ ALSO ADMITTED IN COLORADO

January 24, 2014

California State Parks, Office of Historic Preservation
Attention: Carol Roland-Nawi, Ph.D., State Historic Preservation Officer
1725 - 23rd Street, Suite 100
Sacramento, CA 95816

Re: Support for application to designate a New Helvetia Historic District

Dear Ms. Roland-Nawi:

It has been brought to my attention that the New Helvetia historic brick buildings are at risk to be lost to private development. I strongly support the application to preserve this landmark by the designation of a New Helvetia Historic District.

My personal interest in this cause stems from my knowledge of Nathaniel Colley's efforts beginning in the 1950's to eradicate racial discrimination in housing. Mr. Colley was well known to my family and his legacy had a significant influence on my decision to pursue the practice of law. As such, I feel an obligation to speak out against what I see would be a great loss to our community.

As I understand it, for over six decades the New Helvetia brick buildings have continued to provide housing for low income families and have stood as "monuments" to the struggle against racial discrimination in our country spearheaded by the great Nat Colley. Just as the annual celebration of Martin Luther King allows my children to learn about their heritage and the sacrifices of those who came before them, the designation of a New Helvetia Historic District would allow this generation and generations to come to understand the efforts of pioneers such as Nat Colley. It would be a travesty for this landmark to be buried and not be preserved and duly recognized for its historic significance.

Wilcoxon Callahan, LLP
January 24, 2014
Page 2

Thank you for your consideration of the application for the designation of a New
Helvetia Historic District.

Sincerely,

WILCOXEN CALLAHAM, LLP

A handwritten signature in black ink, appearing to read 'Walter H. Loring, III', enclosed within a large, hand-drawn oval.

Walter H. Loring, III

WHL/nlp

JENNIFER STANLEY
Sacramento, CA. 95819

RECEIVED
JAN 28 2014
OHP

January 23, 2001

California State Parks
Office of Historic Preservation
Attn: Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer
1725 – 23rd Street, Suite 100
Sacramento, CA 95816

Re: Support for Nomination of New Helvetia Historic Public Housing to the National Register

Dear Chair Polanco and Commissioners:


As a long time resident of the City of Sacramento I wish to express my support of Upper Land Park's application for the designation of the New Helvetia Public Housing complex to the National Register as an historic district.

There are many social, legal and ethnic factors that the Commission may consider in order to approve this as an historic district, including:

- Identify New Helvetia as the location where "de facto: segregation was first discovered in Sacramento's public housing, as well as to recognize Nathaniel Colley's legal and political efforts which led to elimination of segregation in Sacramento's public housing.
- Value New Helvetia's historical and ethnic contribution to our City's historical past.
- Create a unique historic housing development – with more appeal than "anywhere U.S.A." new construction.
- Ensure a long term successful, unique housing development project by retaining New Helvetia's historic brick buildings.
- Recognize the only project created by a team of Sacramento's esteemed architects – Charles Dean, Leonard Starks, Ed Flanders and Harry Devine, Sr.

Thank you for your consideration of this important designation. I look forward to a positive outcome of your actions.

Sincerely,


Jennifer Stanley
1619 – 50th Street
Sacramento, CA 95819

TODD D. IRBY
1227 O Street, Suite 306
Sacramento, California 95814
(916) 654-7022
Todd.Irby@calvet.ca.gov

January 24, 2013

California State Parks, Office of Historic Preservation
Attention: Carol Rowland-Nawi, Ph.D, State Historic Preservation Officer
1725 23rd Street, Suite 100
Sacramento, California 95816

Re: Support for Application to Designate a New Helvetia Historic District

Dear Ms. Roland-Nawi:

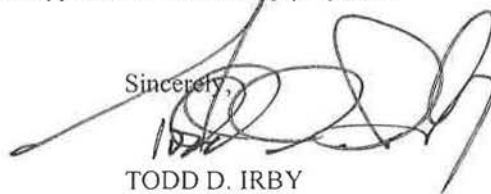
I am writing to request that you add my name to the ranks of those individuals who have given their unequivocal support for the drive to designate New Helvetia as a protected Sacramento historical district.

While I am not a Sacramentan by birth, over the course of the more than six years that my family and I have been privileged to call Sacramento our home I have come to regard the city, its rich history, its beautiful architecture, and its racially and culturally diverse population as the ideal locale to raise our child and pursue my career. As an African-American attorney with a strong affinity for the city and its citizens' historical role in cementing California's place in our nation's racial, cultural, legal, and political firmament, I was fascinated to learn of attorney Nathaniel Colley's valiant efforts to utilize our country's legal system to end public housing discrimination in Sacramento and other California cities, as well as several Western states. His and his allies' successful efforts to eradicate the residual Jim Crow-inspired barriers to full residential equality and self-determination that faced New Helvetia's earliest African-American residents in the form of pernicious de facto segregation stand as a lasting testament to their unwillingness to accept the status quo.

In light of the foregoing, I firmly believe that designating a New Helvetia Historic District would be the most fitting way to assure that the brick buildings comprising the remaining portion of the original community would be the most effective method of assuring that those buildings continue to stand as perpetual monuments to those men and women who never ceased to believe that public housing for all people, regardless of race or creed, is a right, not merely a dream.

For each of these reasons, I strongly urge the approval of this worthy proposal.

Sincerely,



TODD D. IRBY

Deputy Secretary & Chief Counsel
California Department of Veterans Affairs

TDI: ti

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



January 24, 2014

La Shelle Dozier
Executive Director
Housing Authority of the City of Sacramento
Sacramento Housing & Redevelopment Agency
801 12th Street
Sacramento, CA 95814

Subject: **New Helvetia Historic District
Sacramento County, California
National Register of Historic Places Nomination**

Dear Ms. Dozier:

In response to your letter of January 17, 2014 requesting the above-referenced National Register nomination be tabled until the end of 2015, there is no legal basis for pulling the nomination from the State Historical Resources Commission's February 7, 2014 agenda at this time.

The legal basis for the State Historic Preservation Officer to pull a nomination is narrowly defined, per the regulations of the National Historic Preservation Act.

In accordance with Title I Section 101 (16 U.S.C. 470a)(c)(2)(A), if no report and recommendation are received from the local historic preservation commission within sixty days of notification, the State shall make the nomination.

In accordance with Section 101(c)(2)(B), if both the local historic preservation commission and the chief local elected official recommend that a property not be nominated, the State Historic Preservation Officer shall take no further action, unless an appeal is filed.

Such an appeal would most likely delay the nomination for only one quarter, from the February 7, 2014 meeting of the State Historical Resources Commission to the April 22, 2014 meeting.

The Commission hearing is an open meeting, and members of the community are welcome to attend, and comment if desired.

Sincerely,

Jenan Saunders
Deputy State Historic Preservation Officer

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



January 27, 2014

La Shelle Dozier, Executive Director
Housing Authority of the City of Sacramento
Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, California 95814

Dear Ms. Dozier:

I am writing to inform you that as the State Historic Preservation Officer, I am recusing myself from any involvement with the New Helvetia /Alder Grove nomination to the National Register and from any Section 106 or CEQA review of the city's proposed project at that location. I own property at 956 Fremont Way and could be affected directly or indirectly by the proposed project.

Please direct all correspondence and inquiries to the State Office of Historic Preservation to the Deputy SHPO, Jenan Saunders. Ms. Saunders can be reached by phone at (916) 445-7019 or by email at Jenan.Saunders@parks.ca.gov.

Sincerely,

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

cc: Jay Correia, Supervisor, Office of Historic Preservation, Registration Unit; Jenan Saunders, Deputy State Historic Preservation Officer; Tara Lynch, Chief Counsel, CA Department of Parks and Recreation; Roberta Deering, Senior Planner of Historic Preservation, City of Sacramento

**Marcia L. Augsburg
Stephen L. Goff
1560 12th Avenue
Sacramento, CA 95818
916-446-9724**

January 30, 2014

VIA FIRST CLASS MAIL

California State Parks, Office of Historic Preservation
Attention: Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer
1725 23rd Street, Suite 100
Sacramento, CA 95816

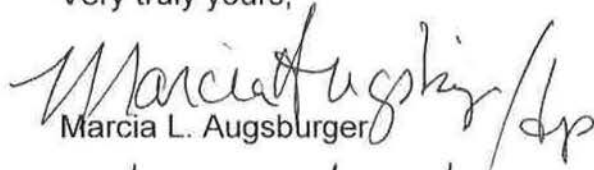
Re: Land Park Issue

Dear Ms. Roland-Nawi:

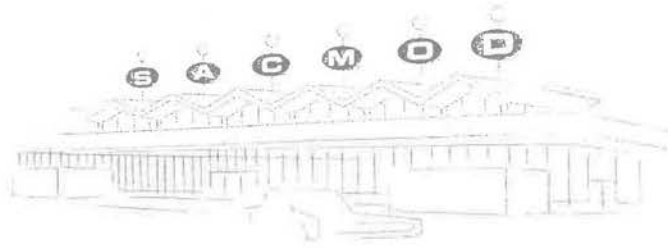
As residents of Land Park who work down town, we regularly pass the New Helvetia brick housing units on Broadway. Brick buildings are rare in California. They bring a polished, sophisticated look to the area – a look of something lasting and substantial. They set a high bar for “low cost housing,” creating an environment that expresses strength, pride, solidarity, and community support. There can be no doubt that these buildings were the foundation for the many success stories we have heard from people who started their lives in the project.

Please do not allow these beautiful and distinguished monuments to be destroyed. Please do all you can to preserve them and to promote the designation of a New Helvetia Historic District.

Very truly yours,


Marcia L. Augsburg


Stephen L. Goff



February 4, 2014

Carol Roland-Nawi, Ph.D., State Historic Preservation Director
Office of Historic Preservation, Department of Parks and Recreation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Dear Ms. Roland-Nawi:

Please accept our letter of support for the nomination of the New Helvetia Historic District in Sacramento to the National Register of Historic Places.

Sacramento Modern is a 501(c)(3) non-profit organization dedicated to promoting, preserving and protecting modern art, architecture and design in the Sacramento region.

We concur with the findings in the nomination and applaud the effort to recognize and honor the collaborative architecture by Dean & Dean, Starks & Flanders, and Harry Devine, Sr. Over the last four years, our organization has celebrated dozens of significant mid-20th century commercial, civic, religious, and residential buildings in the Land Park and South Land Park neighborhoods -- including several designed by these modern masters. We hope you agree that this project is eligible for designation to the National Register of Historic Places.

Respectfully submitted,

Gretchen Steinberg
President, Sacramento Modern, in conjunction with the SacMod Board of Directors:

Dane Henas, Vice President
William Peterson, Secretary
Zann Gates, Treasurer
Justin Wood, Director At-Large
Jon Hill, Director At-Large
Nick Vinciguerra, Director At-Large

A 501(c)(3) non-profit organization dedicated to promoting, preserving and protecting modern art, architecture and design in the Sacramento region.

Gretchen Steinberg 4910 South Land Park Drive, Sacramento, CA 95822

(916) 813-7528 gretchen@SacMod.org

SacMod.org

**New Helvetia Historic District
Sacramento, Sacramento County
Staff Report (UPDATED)**

The New Helvetia Historic District is located within the Alder Grove housing complex between Broadway, Muir Way, Kit Carson Street, and Kemble Street in Sacramento. There are 62 contributing buildings, including the central community center building at 816 Revere Way. Buildings are wood framed with gabled roofs, clipped eaves, brick cladding, clinker brick, and metal framed windows. The simplicity and lack of exterior ornamentation illustrate the influence of the Modern Movement that focused on the functional aspects of architecture, and reflect wartime economic constraints as well.

The buildings are set in a 26 acre rectilinear pattern of organized blocks, asphalt paved streets, concrete sidewalks, with pathways separated by lawn and containing trees, bushes and shrubs within a defined landscape accessible from major city streets. The one and two story buildings are narrow and long, have brick veneer surfaces, side-gabled roofs with composition shingles and clipped eaves, shallow roof overhangs on the side-gabled elevations, small entry canopies above doorways — some with shed-roofs and some flat — and metal-framed windows, both sliding and double hung. There is ample open space within the block layout and parking lots surrounded by lawn. Plantings and open yards without fences are dominant and provide little privacy. A very few units use plantings in their backyards to create small partially private outdoor areas. The property is in good condition.

The New Helvetia Historic District is eligible for listing in the National Register at the local level under Criteria A, B, and C. It meets the registration requirements of the National Register of Historic Places Multiple Property Submission (MPS) *Public Housing in the United States, 1933-1949* and is specifically listed as a Defense Housing project in the Multiple Property Documentation Form. In the area of Social History, New Helvetia represents an important local attempt to improve the housing conditions of African Americans, and in the area of Ethnic Heritage is associated with the career of Nathaniel Colley, the first African American attorney in Sacramento, who had a significant role in the effort to implement fair housing practices. In the area of Architecture, the buildings were designed by a coalition of Sacramento's Master architects — Charles Dean, Leonard Starks, Ed Flanders, and Harry Devine, Sr. — working together as a Board of Architects, the only project on which they collaborated. Periods of significance are 1942 to 1949 for Criterion A in association with the MPS, 1951 to 1952 for Criterion B in association with Nathaniel Colley's efforts to end discrimination at New Helvetia, and 1942 for Criterion C when construction was completed.

The property is nominated by Upper Land Park Neighbors, a local neighborhood association. One letter of objection was received from the property owner, Sacramento Housing and Redevelopment Agency (SHRA). Twelve letters of support have been received to date. In its role as representative of a Certified Local Government, the Sacramento Preservation Commission was scheduled to discuss the nomination at its

January 15, 2014 meeting. The meeting was cancelled, and it does not appear there will be comments from the Preservation Commission.

Acting as historic preservation consultant for the California Department of Community Services & Development (CSD) on behalf of the Department of Energy, ICF International (ICF) completed a Section 106 review of the New Helvetia Historic District. On CSD's behalf, ICF determined the property eligible for the National Register as a historic district under Criteria A and C at the local level of significance with a period of significance 1942 to 1949. Eligibility under Criterion B was not evaluated at that time.

In preparation for SHRA's intention to use Community Development Block Grant funds from the U.S. Department of Housing & Urban Development, ICF's intensive survey was also the basis for SHRA's determination that the district is significant at the local level in the areas of community development, politics and government, social history, and architecture, eligible for listing in the National Register under Criteria A and C at the local level of significance. State Historic Preservation Office staff concurred with these determinations of eligibility on December 13, 2012 to Sacramento Housing and Redevelopment Agency and on December 21, 2012 to Community Services & Development.

OHP staff supports the nomination and recommends the State Historical Resources Commission determine the New Helvetia Historic District meets National Register Criteria A, B, and C at the local level of significance. Periods of significance are 1942 to 1949 for Criterion A in association with the MPS, 1951 to 1952 for Criterion B in association with Nathaniel Colley's efforts to end discrimination at New Helvetia, and 1942 for Criterion C when construction was completed. Staff recommends the Deputy State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register.

Amy H. Crain
Historian II
February 7, 2014

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



February 12, 2014

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005

Subject: **New Helvetia Historic District
Sacramento, Sacramento County, California
National Register of Historic Places Nomination**

Dear Ms. Shull:

Enclosed please find the **New Helvetia Historic District** nomination to the National Register of Historic Places. On February 7, 2014 in Sacramento, California, the California State Historical Resources Commission unanimously found the property eligible for the National Register under Criteria A, B, and C. It meets the registration requirements of the National Register of Historic Places Multiple Property Submission *Public Housing in the United States, 1933-1949* and is specifically listed as a Defense Housing project in the Multiple Property Documentation Form.

In the area of Social History, New Helvetia represents an important local attempt to improve the housing conditions of African Americans, and in the area of Ethnic Heritage is associated with the career of Nathaniel Colley, the first African American attorney in Sacramento, who had a significant role in the effort to implement fair housing practices. In the area of Architecture, the buildings were designed by a coalition of Sacramento's Master architects — Charles Dean, Leonard Starks, Ed Flanders, and Harry Devine, Sr. — working together as a Board of Architects, the only project on which they collaborated. Periods of significance are 1942 to 1949 for Criterion A in association with the MPS, 1951 to 1952 for Criterion B in association with Nathaniel Colley's efforts to end discrimination at New Helvetia, and 1942 for Criterion C when construction was completed.

The property is nominated by Upper Land Park Neighbors, a local neighborhood association. One letter of objection was received from the property owner, Sacramento Housing and Redevelopment Agency. Twelve letters of support have been received to date. In its role as representative of a Certified Local Government, the Sacramento Preservation Commission was scheduled to discuss the nomination at its January 15, 2014 meeting. The meeting was cancelled, and it does not appear there will be comments from the Preservation Commission. Under Section 106 review, State Historic Preservation Office staff concurred with two separate determinations of eligibility in December 2012.

If you have any questions regarding this nomination, please contact Amy Crain of my staff at (916) 445-7009.

Sincerely,

Jenan Saunders
Deputy State Historic Preservation Officer

Enclosure