

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 Location: Not for Publication Unrestricted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

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***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.

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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

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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.

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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.

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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.

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View: Front of building Facing East

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View: Facing Northeast

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View: Facing South

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View: Facing West

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View: Facing West

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S165 7418-432

Blgd. Ins. Form 1

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. Arthur Trent 1602-8th Street	
		ARCHT	Geo. Mureki 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
FORM	4-16-65	E. Hansen		F-2
JOIST				PHONE (O) (C)
FRAME	4-21-65			
SHEET				
ROCK				
FINAL	12/17/65			Ehd. Comm.

DATE	SPECIAL CONDITIONS OF WORK - REMARKS
5-11-65	FR 400 B.B. Larson
5-12-65	FR 400 B.B. Larson
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Original Building Permit, 1965

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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

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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

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Sacramento City Building Permits.

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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.

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CONTINUATION SHEET

Property Name: 2014 10th Street
Page 17 of 17

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State of California <input type="checkbox"/> The Resources Agency		Primary #
DEPARTMENT OF PARKS AND RECREATION		HRI #
PRIMARY RECORD		Trinomial
		NRHP Status Code
Review Code	Other Listings Reviewer	Date

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)



- *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): _____

*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

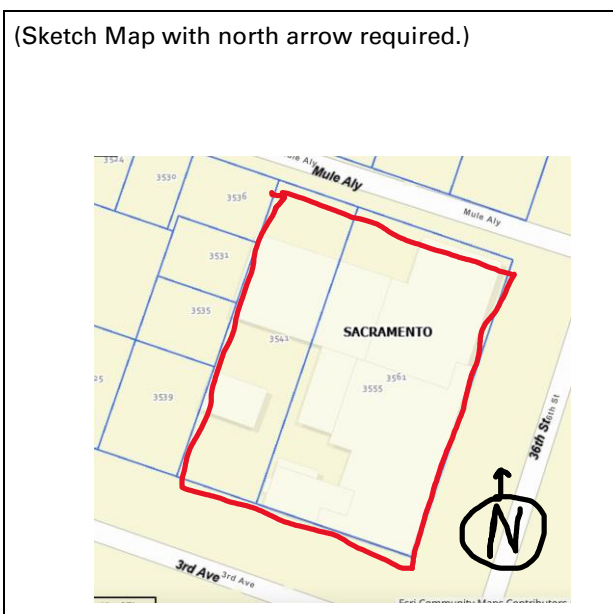
Black institutions and organizations also took it upon themselves to provide housing for their members. One such example is the Negro Women's Civic Improvement Club (NWCIC). Founded in 1936 by a group of women, including Viola Brooks and Netta Sparks, the organization provided safe, comfortable housing 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.)



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

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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

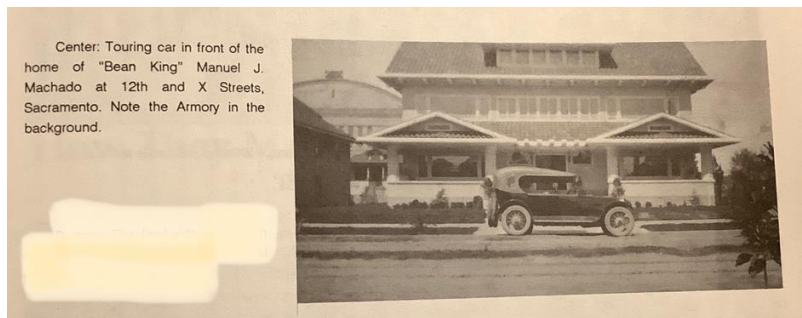


Image of 1219 X, the second home of the WCIC, demolished for Highway 50.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

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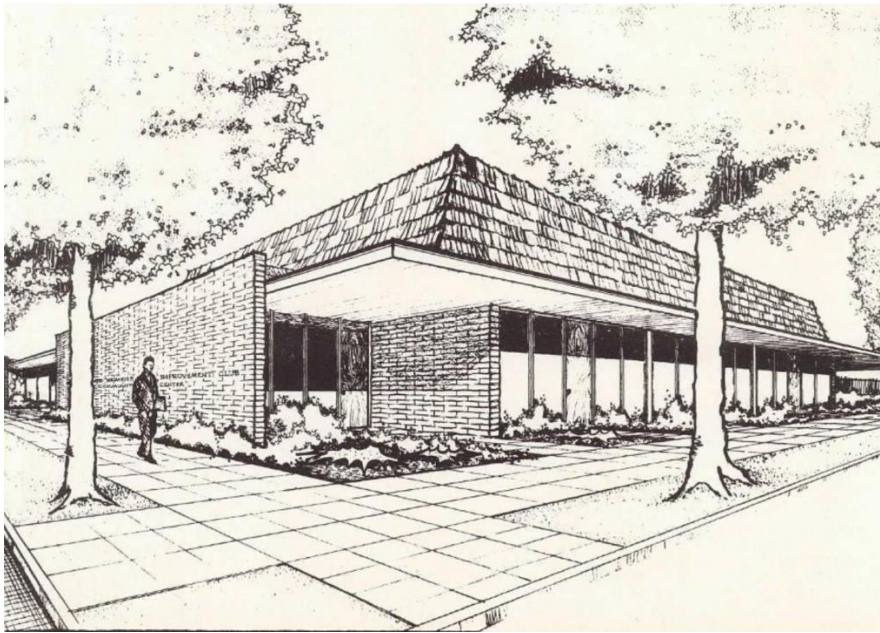


Image of the Women's Civic Improvement Club building at the time of its dedication in 1967. Source: African American Museum and Library at Oakland.

Note: original mansard roof seems to have been shingled.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

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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 INSPECTION DIVISION - CITY OF SACRAMENTO, CALIFORNIA											
PROPERTY PARCEL NO.		3555 - 3rd Avenue		JOB ADDRESS		SECTION		FINAL INSPECTIONS			
LEGAL DESCRIPTION		B-3		V-nh		1		BUILDING BY		DATE	
TITLE AND NAME		Brown Const.		3452-3rd Ave.		552-4711		Fuller		10-14-66	
ELECT. CONTR.		PLUMBING BY		MECHANICAL BY		CERTIFICATE OF OCCUPANCY		ISSUED BY		DATE	
OWNER		Rob McCabe		813 1/2 - J St.		Sacto. Womens Civic & Improvement Club					
CONTRACTOR		BROWN		LINDSEY		TOTAL HEIGHT		NO. OF STORIES		AREA TO FLOOR	
SIDE YARDS		REAR YARDS		SET BACK REAR		USE ZONE		FRONT YARDS		SPACES	
NATURE OF WORK:		Const. Women's Civic Improvement Club									
PERMIT NO. & EX. P-2959		MICROFILM RECORD									
ISSUED BY		PLANS AND APPLICATION		REEL NO. 186		FRAME NO. 37		TO 72			
EXPIRATION DATE		INSPECTION RECORD		REEL NO. 205		FRAME NO. 245		TO			
R.A.P. FEE \$		JOB FILE		1074		125					
TOTAL FEE \$		REMARKS AND/OR VARIANCES		Commercial bldg.							
PERMIT FEE \$											
TOTAL FEE \$											

3555 - 3rd Avenue						
RECORD OF SUBSEQUENT PERMITS ISSUED						
DATE	TYPE OF PERMIT AND VALUATION	PERMIT NO. AND FEE	NATURE OF WORK	PRESENT OWNER AND ADDRESS	CONTRACTOR & ADDRESS	FINISHED BY DATE
6/18/73	Mech. & Elec. \$1,400.00	A-4995 \$20	Install hood & blower to commercial bldg.	Women's Civic Club 3555-3rd Ave.	F. Booth, Inc. 214 - 27th St.	10/21/73
4-29-79	B-P-M \$18,000.	C-2961 \$137	Const. addn to womens club	Sacto Women's Civic Improvement Club same	Len Taylor 2346-Cork Blr	12/28/79
3-8-76	Plmb. \$225.	D-1518 \$7.50	Install outdoor drinking fountain for day care center	Women's Civic Imp same	Owner	12/28/79
NO FINAL INSPECTION CALLED BY PERMITEE						
MICROFILM RECORD						
PERMIT NO.	REEL AND FRAME NOS.	PERMIT NO.	REEL AND FRAME NOS.	PERMIT NO.	REEL AND FRAME NOS.	
A-4995	186 37-72					
C-2961	205 245-246					
D-1518	1074 125					
D-1518	1074 125					closed

Image of original building permits for 1966 and 1975.

CONTINUATION SHEET

Property Name: Women's Civic Improvement Club

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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

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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

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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.

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) _____



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.

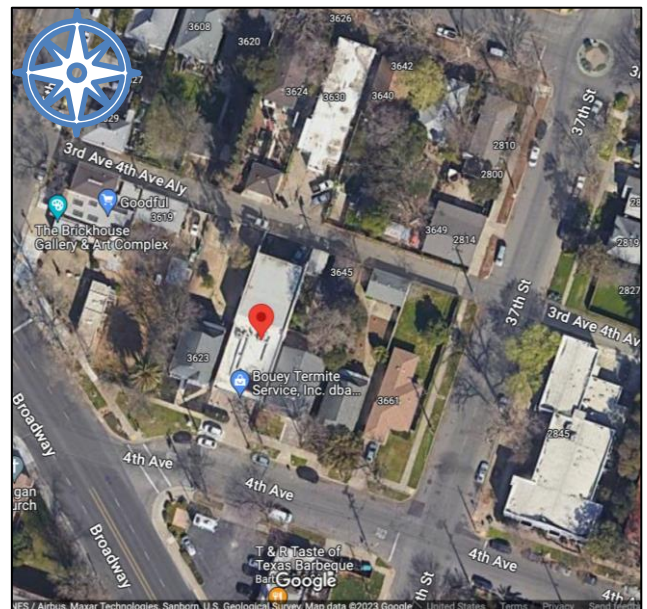
B12. References: Sacramento County Assessor’s Office; Sacramento Building Division, Application for Permit to Build for 3639 4th Avenue, Center for Sacramento History; City of Sacramento Planning and Building Dept., Certificate of Occupancy; City of Sacramento, *Mid-century Modern in the City of Sacramento 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: Etienne LeFebre 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

BUILDING, STRUCTURE, AND OBJECT RECORD

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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), Frederick 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

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

innocent young men through dances, concerts and direct 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. 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 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 Afro-American School of 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 Afro-American School of 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 Frederick 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

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

and 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.

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Photographs (continued):



Photograph 2: Bouey Termite and Construction, Inc., facing northwest, March 27, 2023.

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



Photograph 3: Bouey Termite and Construction, Inc., facing southeast, March 27, 2023.



Photograph 3: Oak Park School of Afro-American Thought south facade, Sacramento City College Special Collections, date unknown.

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Photograph 4: Oak Park School of Afro-American Thought interior, Sacramento City College Special Collections, date unknown.

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)

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



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

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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.

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

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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

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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.

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Photographs (continued):



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

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

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

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

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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.

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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.

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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.
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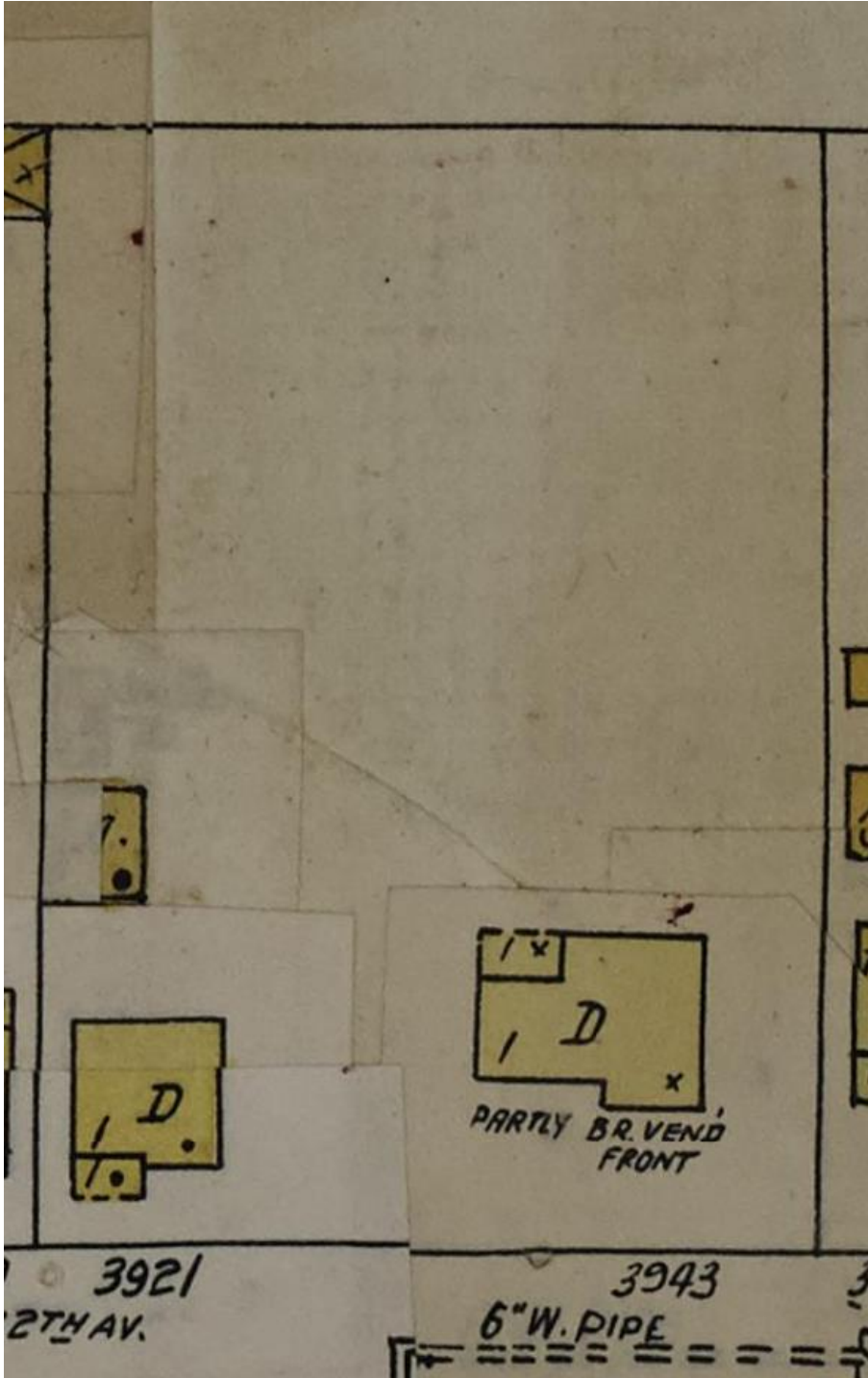


Figure 5: Sanborn Fire Insurance Map from 1915, updated December 1950. The Willie Cooke house is the building on the left. Note that there is no screened in porch or outbuilding at this time but there does appear to be a garage. The garage however does not appear to extend as far to the rear of the property 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.



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 _____

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*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 Blecman
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) _____

DPR 523A (1/95)

*Required Information

*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 _____ 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:**

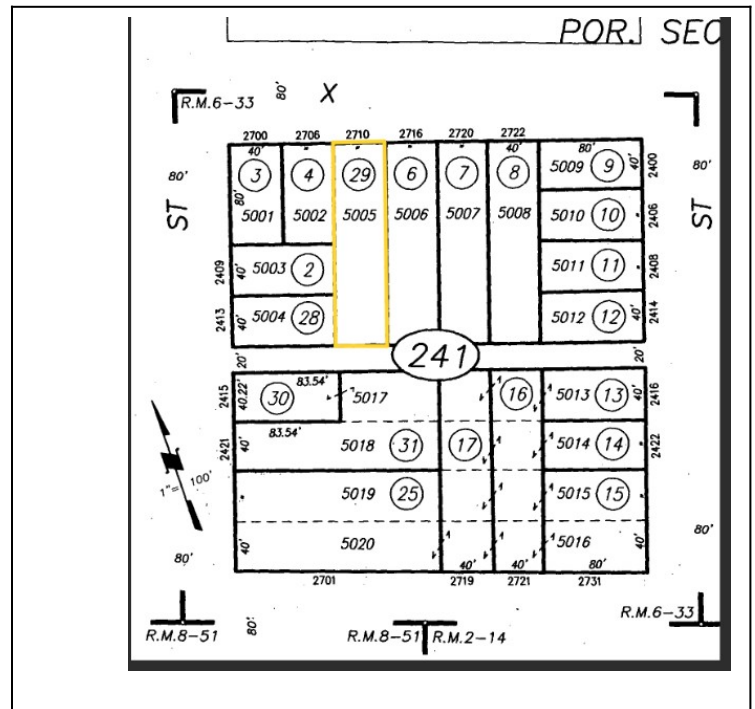
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B13. Remarks:

*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.

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.

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*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 Baptist Church," 2012, 14.

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.

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*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.

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):

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Photographs (continued):



Figure 1: Photograph 2: Camera facing southwest depicting front and east facade, April 23, 2023.



Figure 2: Photograph 3: Camera facing south depicting front entrance gate, April 23, 2023.



Figure 3: Photograph 4: Camera facing north depicting rear facade, April 23, 2023.

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

*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): _____

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
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 *B6. Con
 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 *Date of
 Evaluation: 5/16/2023

(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

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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

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Property Name: Morgan and Jones Funeral Home

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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
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*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
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*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

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Property Name: Morgan and Jones Funeral Home

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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



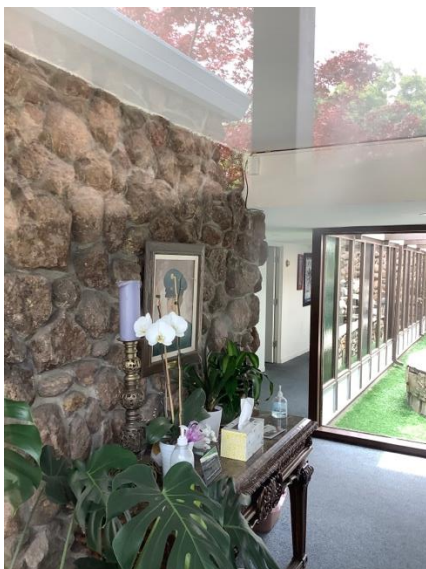
CONTINUATION SHEET

Property Name: Morgan and Jones Funeral Home
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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.



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Property Name: Morgan and Jones Funeral Home
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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.

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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.

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Property Name: Morgan and Jones Funeral Home
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East facing façade of two story building with garages on bottom floor and living space above.

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<https://www.bigdayofgiving.org/organization/Jjsac>

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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 Listings _____
Review Code _____ Reviewer _____ Date _____

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*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) _____

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:**

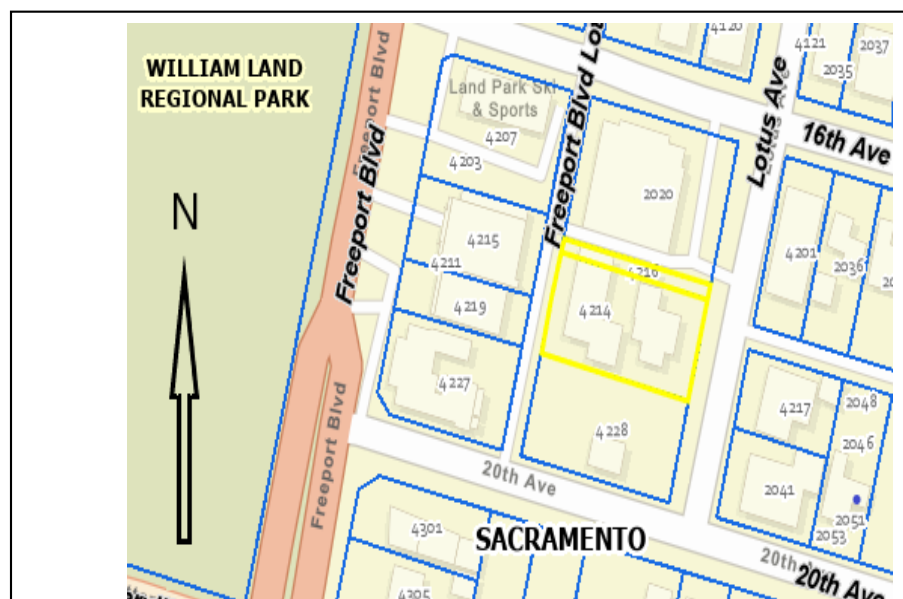
See Continuation Sheet

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.

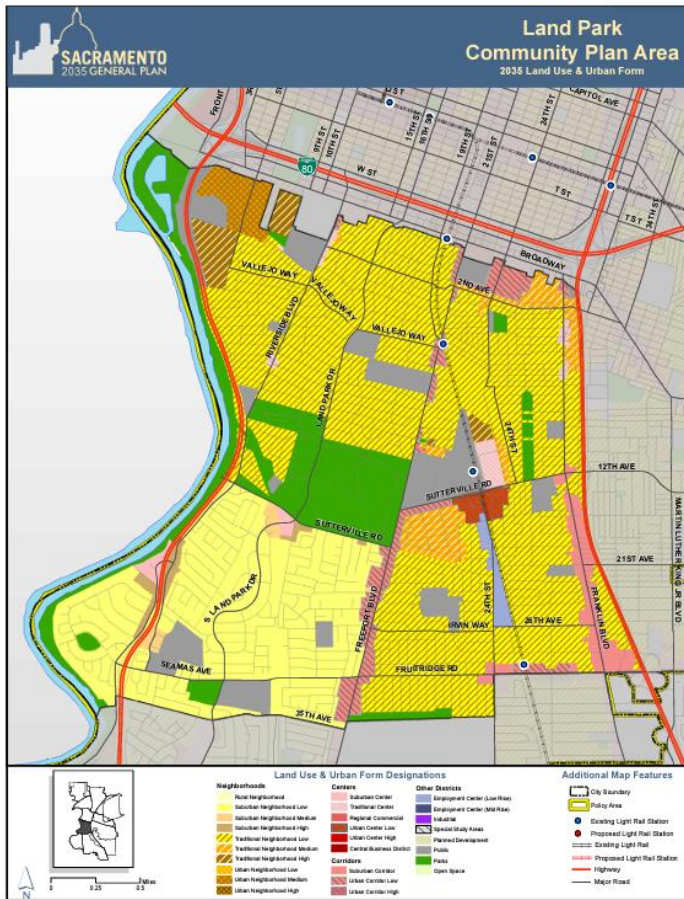


Figure 1: 2035 General Plan Land Use & Urban Form Designations for the Land Park Community Plan Area, taken from the Land Park Community Plan.

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

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.



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

Photographs (continued):

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



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



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 _____

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

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:**

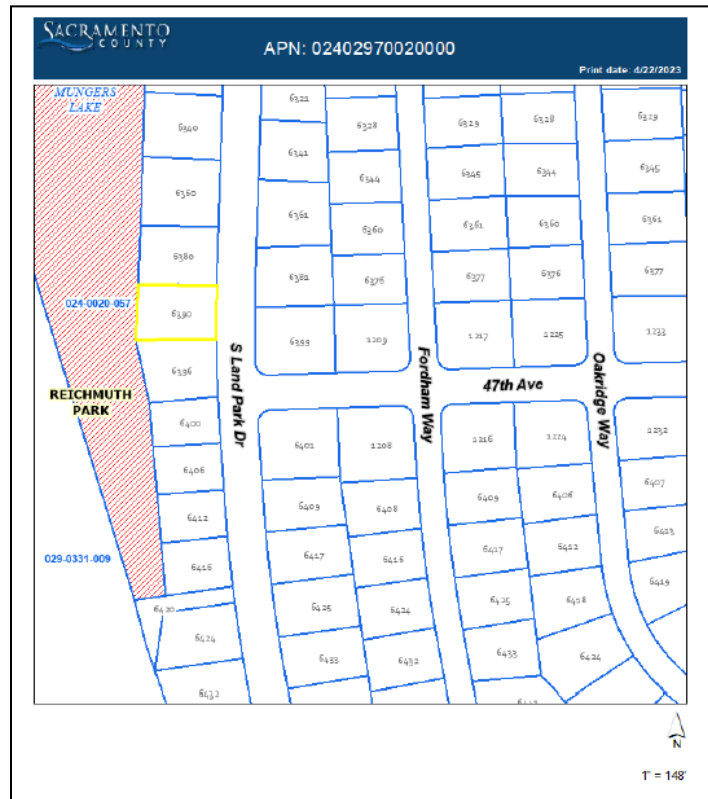
(See Continuation Sheet)

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.

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.

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):

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*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>

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*Recorded by

Beatrice Cook and Ella Cross

*Date April 28, 2023

*Resource Name or # (Assigned by recorder)

Leon Residence

Continuation Update

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Photographs (continued):

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



Photograph 3: Front Façade, camera facing west.



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



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



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



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

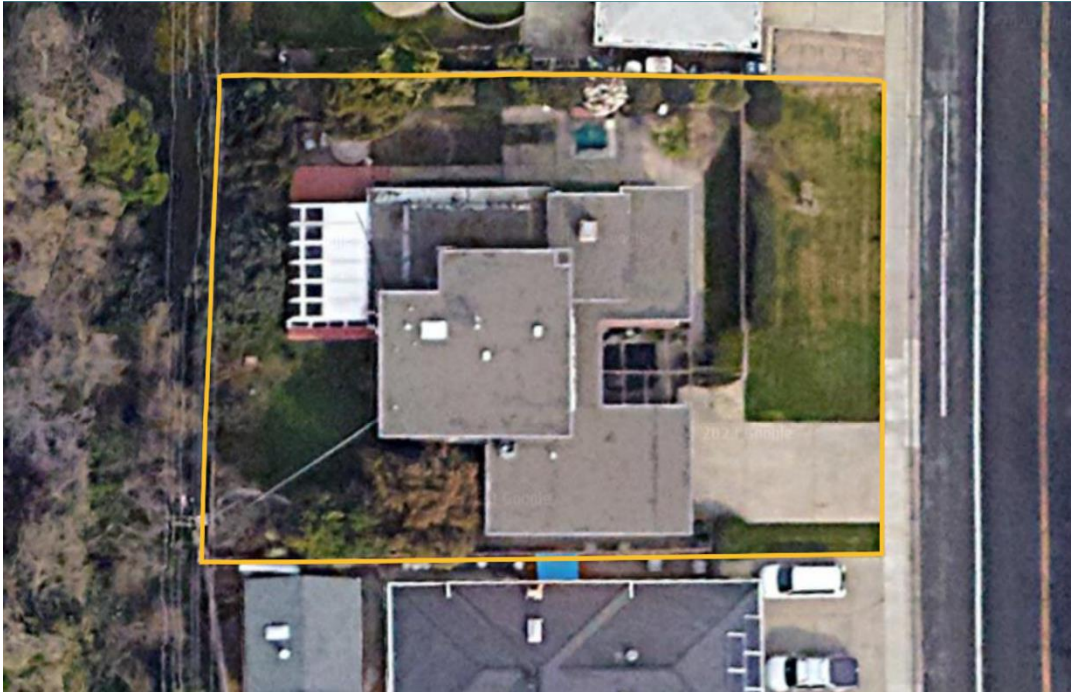
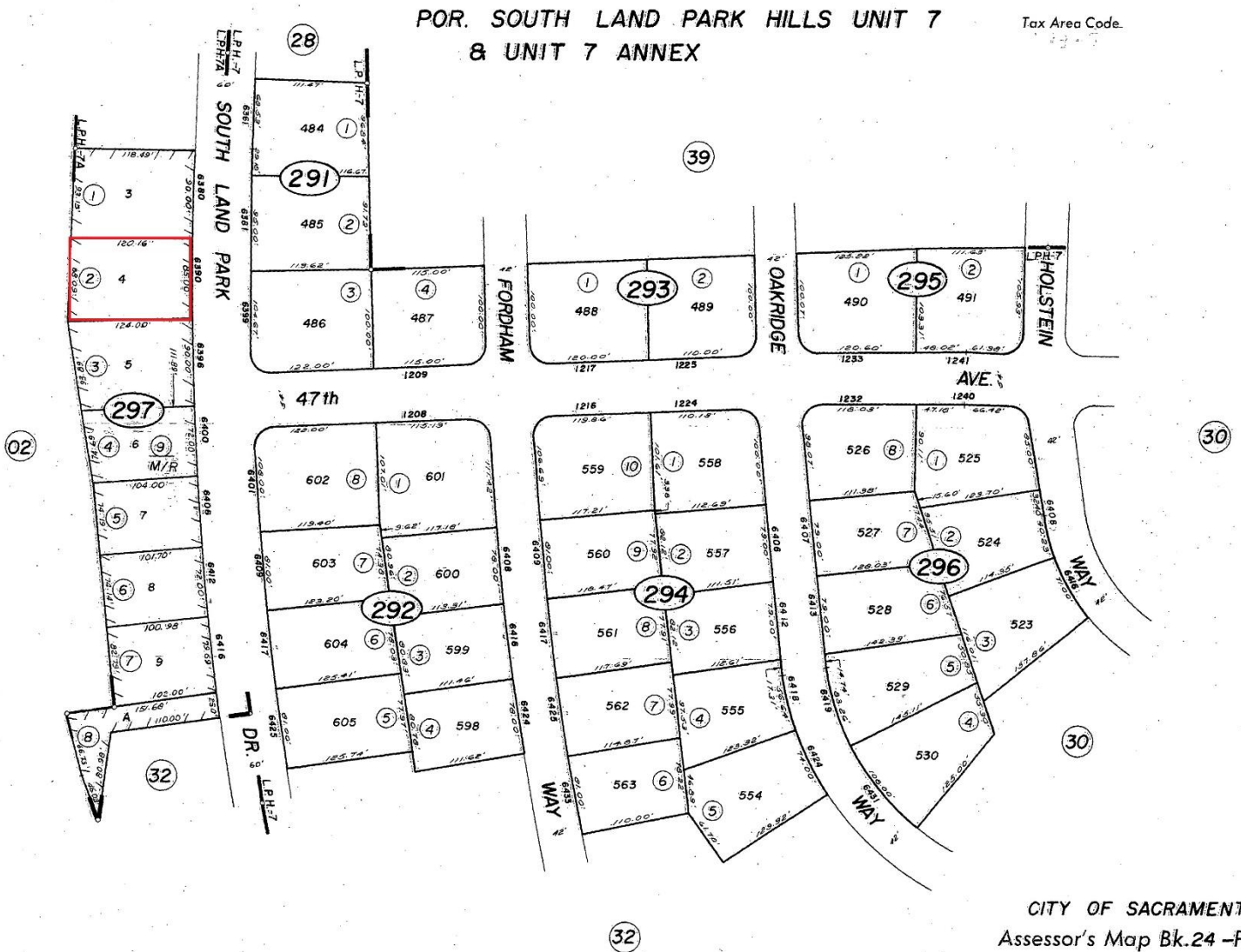


Figure 2: Sacramento County Assessor's Office, Assessor's Map Book 024, Page 029



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

Figure 3: Building Inspectors Card, Initial Construction

Bldg. Ins. Form 1

RMO 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 May 4-62	PURPOSE	Const. dwelling & attached garage			
ZONE R-1	OWNER	Wilmar Leon 643 - 3rd Avenue			
	ARCH'T	Hi 6-6722			
	CONT'R	Construction Associates 1623-10th S			
VAL. \$23,500.	STORIES 2	ROOMS 6	APTS.	SIZE 2,200 sq.ft.	
INSP.	DATE	BLDG. TYPE	OCCUPANCY GROUP		
FORM	<i>6-7-62</i>	<i>Const</i>			
JOIST	<i>8-18-62</i>	<i>Const (parties)</i>			
FRAME	<i>8-8-62</i>	<i>Callaway</i>			
SHEET ROCK	<i>8-24-62</i>	<i>Callaway</i>			
FINAL	<i>1-18-63</i>	<i>Fulley</i>			



Figure 4: Building Inspectors Card, Addition Construction

Eldg. Ins. Form 1

R208 7331-341

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	BIDG. TYPE	OCCUPANCY GROUP	PHONE (O) (C)		
FORM	<i>1-26-67</i>	<i>Chapin</i>				
JOIST						
FRAME	<i>1-26-67</i>	<i>Chapin</i>				
SHEET ROCK	<i>1-31-67</i>	<i>Chapin</i>				
FINAL	<i>2-7-67</i>	<i>Chapin</i>				

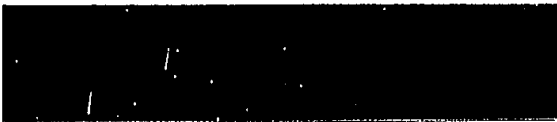
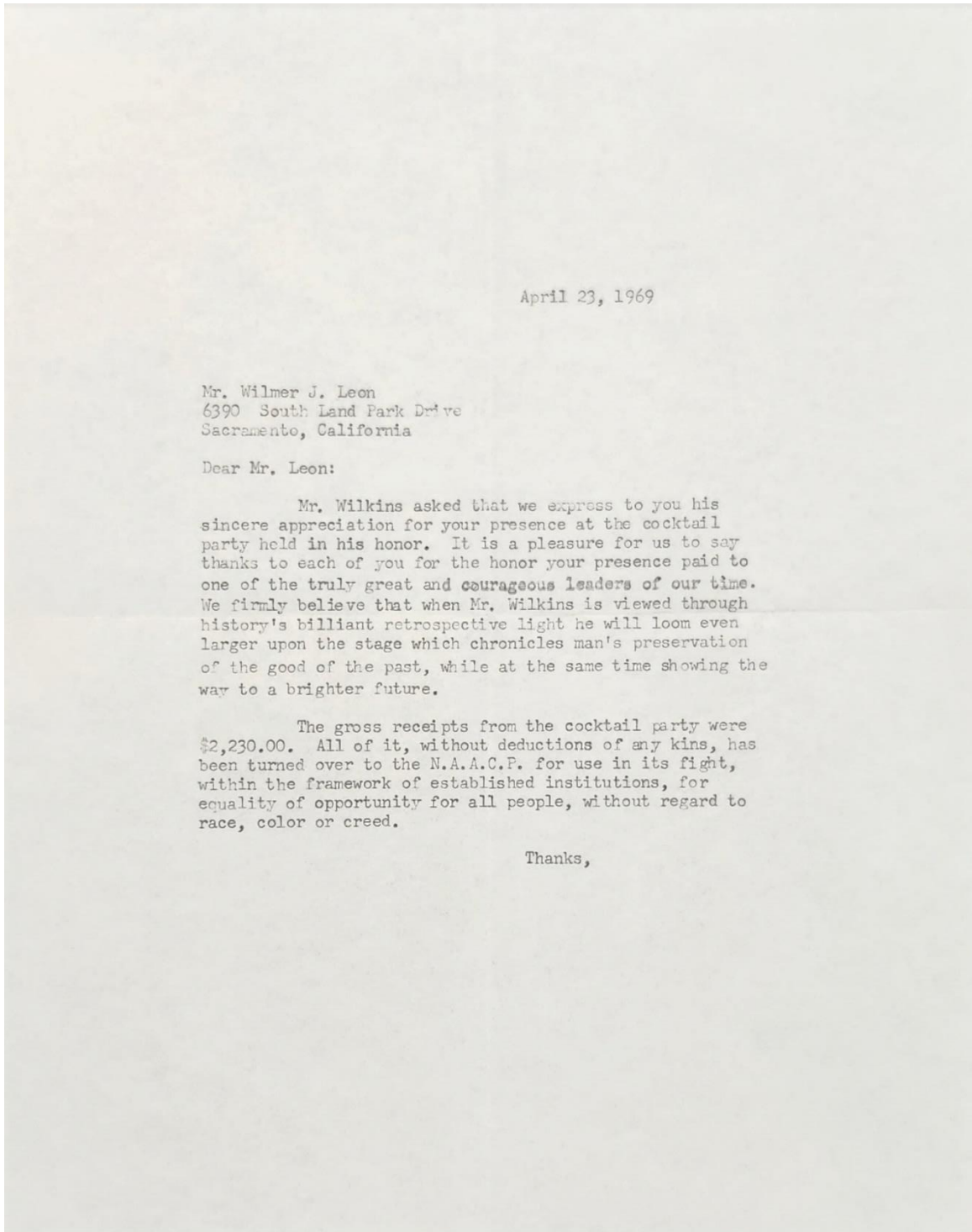


Figure 5: Painting of Residence at 6390 South Land Park Drive
Welcome Home 3 (James C. Dodd Architect), Julia K. Burzon



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



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*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

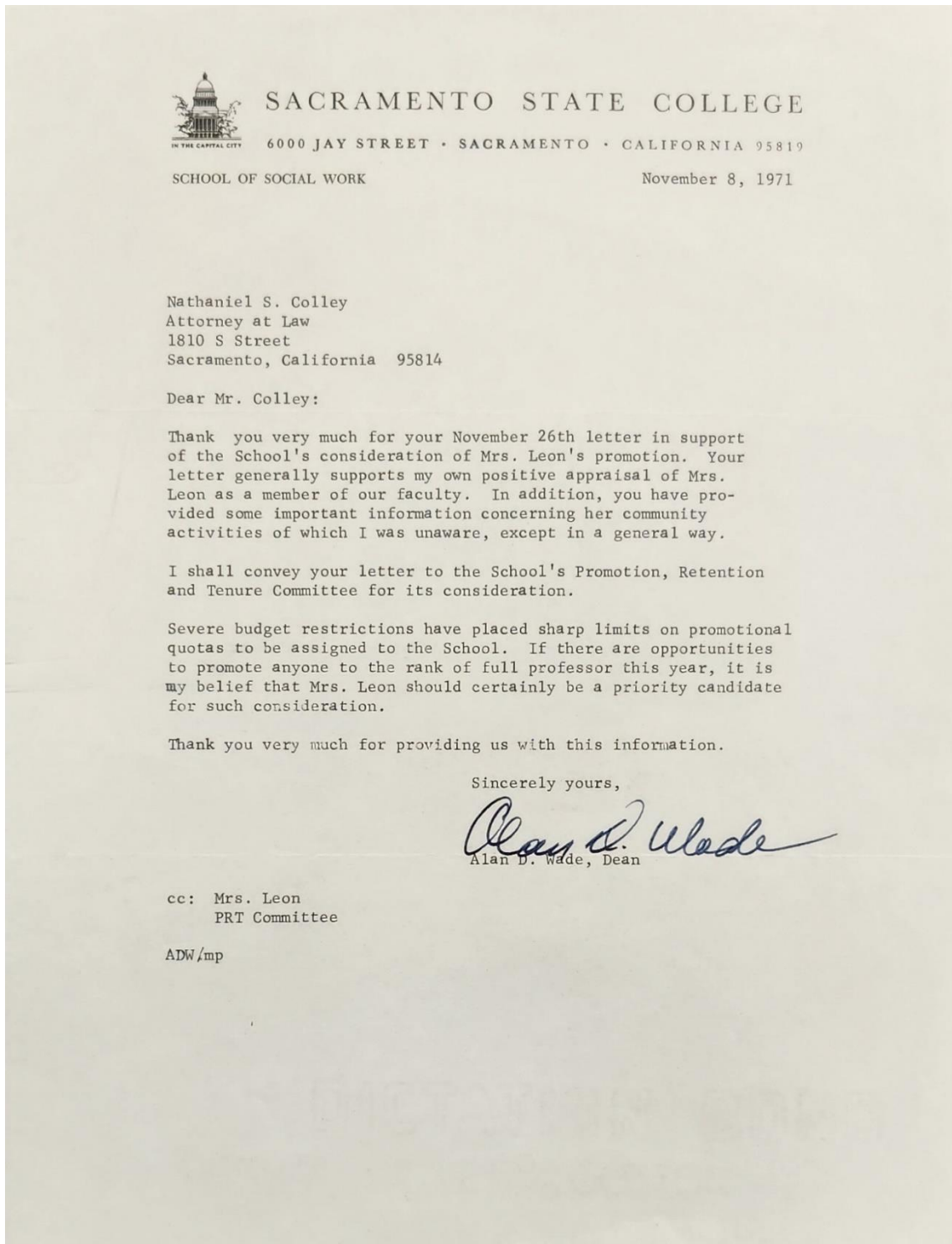


Figure 8: The Observer "Sacramento's 100 Most Influential Blacks"; Cover of Story

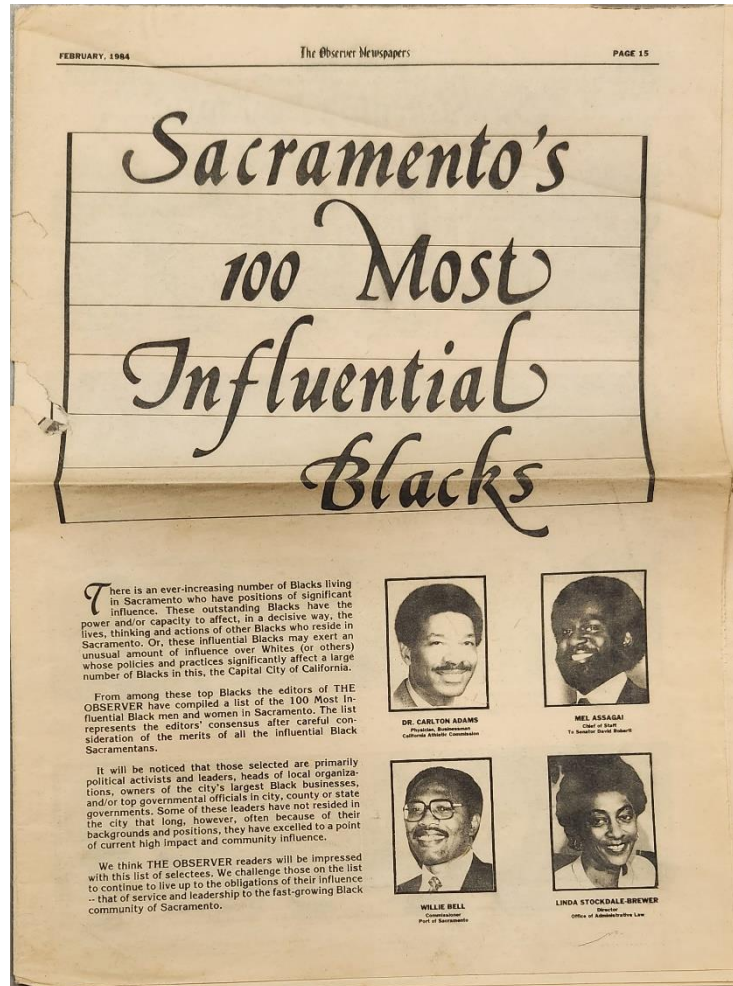


Figure 9: Edwina Leon, named as one of "Sacramento's 100 Most Influential Blacks"



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

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:

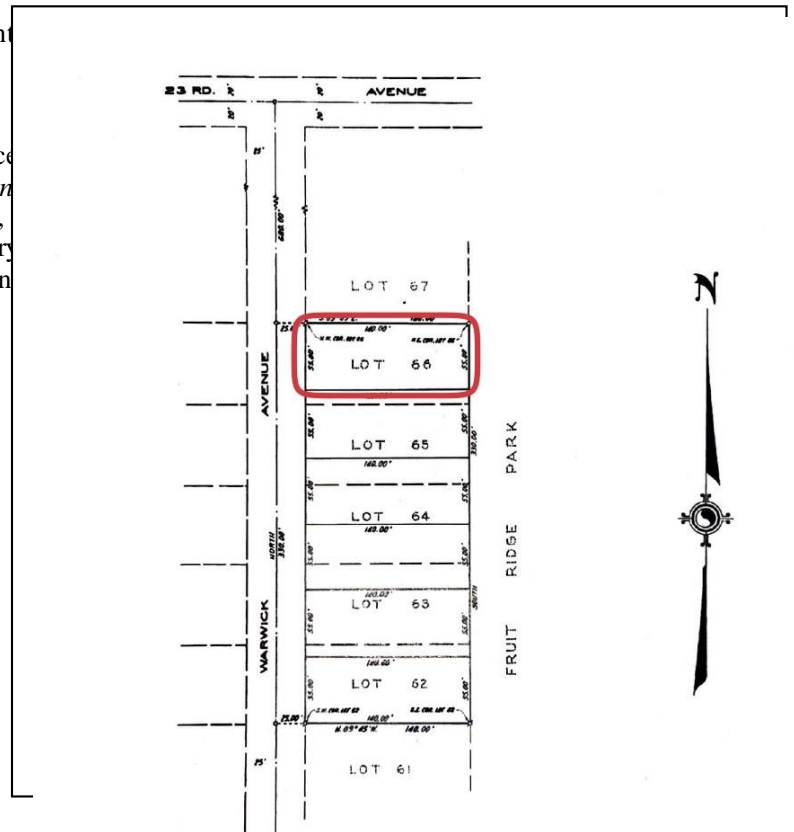
Page & Turnbull, Damany M. Fisher Ph.D, City of Sacramento
 “Sacramento African American Experience History Project:
 Historic Context Statement.” October 28, 2022; City of
 Sacramento, “Oak Park Historic District Plan”;
 Property records of the Sacramento County Assessor’s Office
 City of Sacramento’s 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 Communi
 Plan for Fruitridge,” July 1965.

B13. Remarks:

*B14. Evaluator: Ella Cross

*Date of Evaluation: May 2023

(This space reserved for official comments.)



P3a. 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.

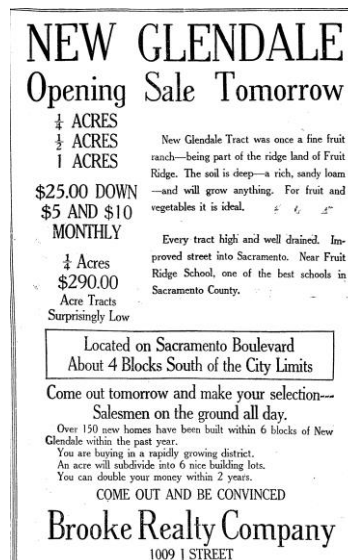


Figure 1: Newspaper clipping advertising new land tracts in Oak Park circa 1924. Source: *Sacramento Bee*.

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

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.



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.

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->

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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.

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)

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

P5a. Photograph or Drawing



***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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Review Code Other Listings Date
 Reviewer

Page of
P1. Other Identifier:

*Resource Name or #: Harrison Crump Residence

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. Arch
 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:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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
Page of

*NRHP Status Code

*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 placed 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.

Primary # _____
HRI # _____

Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 13 Resource Name or #: Harrison Crump Residence

P1. Other Identifier:

*P2. Location: *a. County: Sacramento

b. Address: City: Sacramento Zip:

*c. USGS 7.5' Quad Sacramento West Date:

*e. Other Locational Data: APN#:

*P3a. Description (See Continuation Sheet)

*P3b. Resource Attributes: HP2

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

P5b. Description of Photo:

*P6. Date Constructed/Age and

Source: Historic

Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

*P9. Date Recorded:

*P10. Survey Type:

Intensive

P11. Report Citation*:

None

*Attachments: NONE Location Map
 Sketch Map Continuation Sheet

Building, Structure, and Object Record
 Linear Resource Record

Archaeological Record District Record
 Milling Station Record Rock Art
Record

Artifact Record Photograph Record
 Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of

*NRHP Status Code

***Resource Address:**

B1. Historic Name: Harrison Crump Residence

B2. Common Name:

B3. Original Use: Residential

B4. Present Use:

***B5. Architectural Style:**

***B6. Construction History:**

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

***B8. Related Features:**

B9a. Architect: --

b. Builder:

***B10. Significance: Theme:** Significant persons associate with civil rights era **Area:**

Period of Significance: Property Type: Applicable Criteria: City Code 17.604.210.(A)1.a.ii.

City Code 17.604.210.(A)1.b & c

~~The subject residence is eligible for Sacramento Register of Historic & Cultural Resources (Sacramento Register) per Criterion ii for its close association with Clarence Canson, an African-American civil rights attorney of local and statewide preeminence (City Code 17.604.210.(A)1.a.ii). (See Continuation sheet)~~

B11. Additional Resource Attributes:

***B12. References:**

(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:**

***Date of Evaluation:**

Page 3 of 13

Resource Name or #:

Recorded by :

***P3a. Description (continued):**

***B10. Significance (continued)**

(This space reserved for official comments.)

Page 4 of 13

Resource Name or #:

Recorded by :

***B10. Significance (continued)**

Significance of Harrison Crump

Page 5 of 13 Resource Name or #:
Recorded by :

*B10. Significance (continued)

Page 6 of 13 Resource Name or #:
Recorded by :

*B10. Significance (continued)

B12. References

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 _____
---	--

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) _____

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.)



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

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

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):

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*Recorded by Michelle Laguna and Ella Cross *Date
 Continuation Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
April 30, 2023

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Photographs (continued):



Photograph 2: Photo of west and south sides of building. Camera facing northeast.

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 Continuation Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
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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.

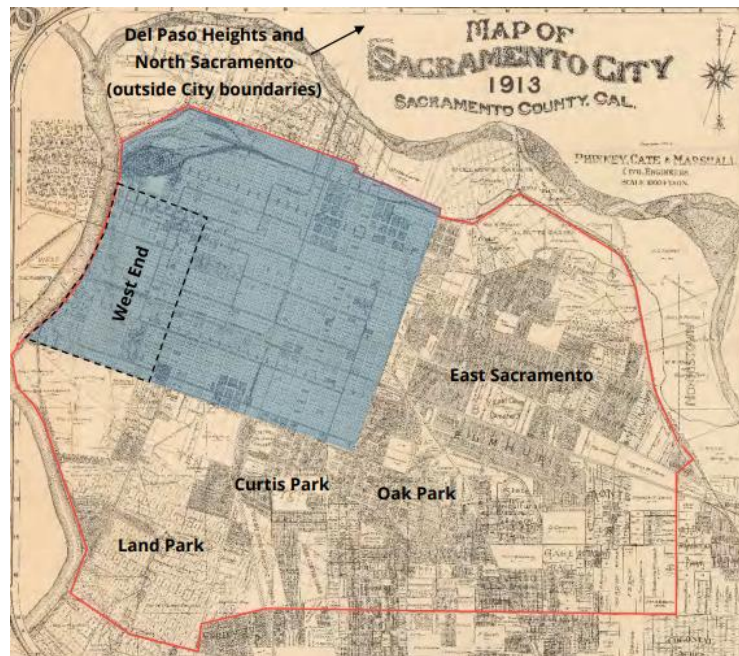
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 Continuation Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
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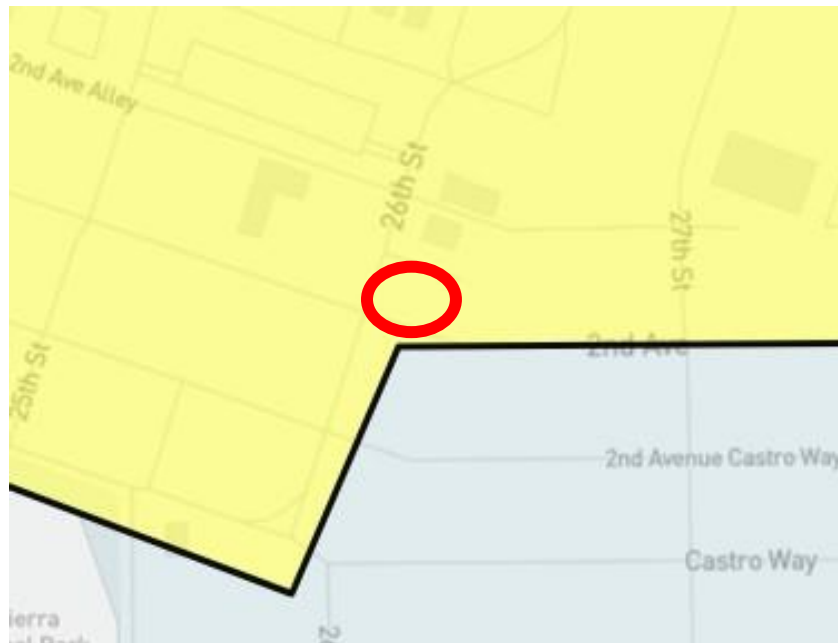
Photograph 5: Kensington Heights suburb in San Diego, California, pictured in 1926 shortly after development. The Spanish Colonial Revival stucco clad houses with arched entryway porches are similar in style to the Crawford home and reflect the popularity of the 1920's Small House movement.



Photograph 7: Curtis Park is located south of Downtown Sacramento and was one of the first Sacramento Suburbs.



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 Heilbronn 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.

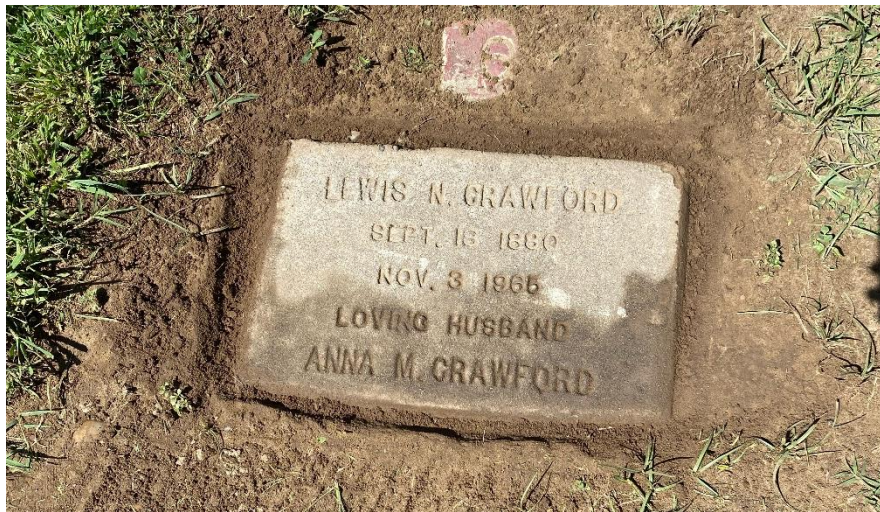
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*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
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Photograph 10: Lewis Crawford and Frances Crawford (middle) with his wife Frances (second from left) and others outside their home at 2685 26th Street. The recessed front porch, windows, entryway column, and side garden are consistent with the current building.

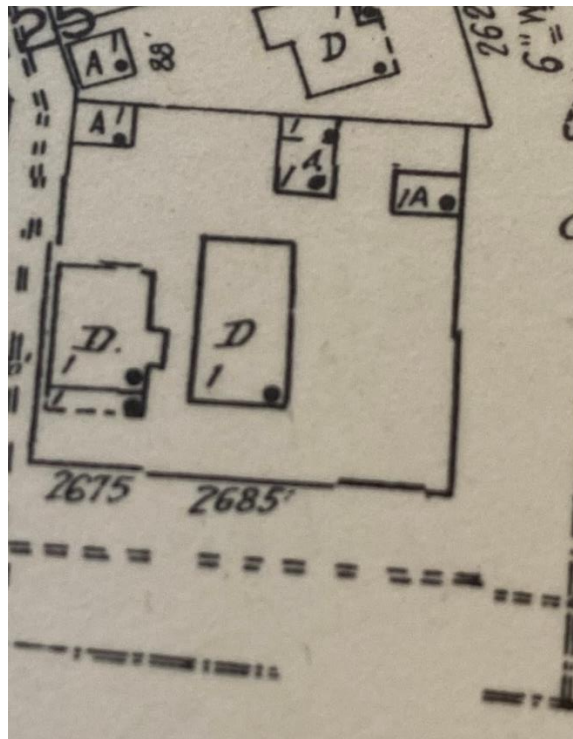


Photograph 11: Lewis N. Crawford is buried at Odd Fellows Lawn in Sacramento, California. His three wives are buried separately.

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*Recorded by Michelle Laguna and Ella Cross *Date
 Continuation Update

*Resource Name or # (Assigned by recorder) Lewis N. Crawford 2685
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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

Review Code Other Listings Date
 Reviewer

Page 1 of ____ *Resource Name or #: (Assigned by recorder) Sacramento Chapter of the Black Panther Party Headquarters

P1. Other Identifier:

*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 T 8N ; R 5E; of of Sec ; B.M.

c. Address 2941 35th Street City Sacramento Zip 95817

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

APN# 013-0142-038-0000 formerly APN# 013-0143-029-0000

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

Site of the Sacramento Black Panther's Office

The former site of 1920's era commercial storefront which served as the headquarters of the Sacramento Chapter of the Black Panther Party from 1968-1971. The site, along with all the other parcels southwest of 4th street alley were acquired by the Sacramento Redevelopment Agency and demolished in 1978. Today the site is a public housing complex called Oak Park Duplexes.

*P3b. Resource Attributes: (List attributes and codes) Attribute: AAHP36 Code: 5N

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

P5b. Description of Photo: (view, date, accession #) 1968 Aerial with current housing complex parcel indicated in yellow and Black Panther Office indicated in Red.

P5a. Photograph or Drawing

Parcel 013-0142-038



*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

*P7. Owner and Address:

City of Sacramento
Redevelopment Agency. P.O.
Box 1834, Sacramento, CA 95809

*P8. Recorded by: (Name, affiliation, and address) Ella Cross, CSUS,
City of Sacramento
Preservation Dept. African
American Experience Project
Intern.

*P9. Date Recorded: 1 May, 2023

*P10. Survey Type: (Describe)
Intensive

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

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

*Required information

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Date

Review Code Other Listings
 Reviewer

Page 1 of ____ *Resource Name or #: (Assigned by recorder) Sacramento Chapter of the Black Panther Party Headquarters

P1. Other Identifier:

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 # Sacramento Chapter of the Black Panther Party

*NRHP Status Code _____

Page 2 of _____

B1. Historic Name: Sacramento Chapter of the Black Panther Party

B2. Common Name: 2941 35th Street, Sacramento, CA 95817.

B3. Original Use: Commercial

B4. Present Use: Public Housing

*B5. Architectural Style: None, Demolished _____

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

Constructed in the late 1900s or early 1920's. No original permit found. 1927 permit for reroofing is earliest found.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme African American Civil Rights Area Oak Park

Period of Significance 1968-1971 Property Type Site Applicable Criteria

B10. Significance

The building was rented in 1968 by Black Panther Charles Leonard Brunson II (1943-2020), a postal worker. The Sacramento Chapter of the Black Panther Party quickly began community service programs such as the Liberation School for children, sickle cell testing, and a political education program for adults. They also ran a successful free breakfast program for schoolchildren. On Father's day, June 16th, 1969, there was a six hour long altercation with the Sacramento Police, which is known as the Oak Park Riot. The Sacramento Police believed that they had been fired on by assailants within the Black Panther building. They then fired shotguns and tear gas containers inside. Black Panthers, and other members of the community who had sought shelter in the building, fled through the rear exit. Nearly 20 people were injured although there were no fatalities. (See Continuation Sheet)

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

*B12. References: (See Continuation Sheet)

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation: 05/01/2023

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

CONTINUATION SHEET

Property Name: Sacramento Chapter of the Black Panther Party,
Page 11 of ____ Recorded by Ella Cross

B10. Significance (continued)

The office was searched, evidence seized, and school breakfast supplies were destroyed. No ballistic evidence was found that indicated the Sacramento Police had been fired upon from the Black Panther Party office. The following year on May 9th, 1970, Sacramento Police officer Bernard Bennett was shot and fatally wounded in his patrol car on 35th street shortly after trying to arrest a young man with a pistol at McClatchy Park. The Police believed that the bullet that killed Officer Bennett was fired from the roof of the Sacramento Chapter of the Black Panthers. This was never proven to be true.

In the ensuing manhunt, seven young African American men were arrested. Three were released. The four remaining suspects were all students of Sacramento City College and two of them were also Black Panthers. If convicted, these young men would have faced the death penalty. The Oak Park Four, as they were called, were: 19 year old Jack Stivers; a football player, 23 year old Mark Teemer, today known as Akinsanya Kambon; Vietnam Veteran, artist and illustrator of the Black Panther Coloring Book, 23 year old Ceariaco Cabrallis; a father of two and volunteer mentor with the Big Brothers program, and 20 year old Booker T. Cooke Jr.; former president of the Sacramento City College Black Student Union and one of the founders of the BSU Schoolchildren's free breakfast program. This program was founded after the 1969 Oak Park Riot and raid on the Black Panther's building. Following the raid, the BSU stepped in and took over the free breakfast program. The Oak Park community worked tirelessly to raise funds for the defence of the Oak Park 4 through dances, auctions and door to door fundraising. Eventually all four young men were acquitted.

The goals of the Black Panthers were primarily to end police brutality and to create social reforms that would help improve the lives of Black Americans. These same needs are still compelling today. The sight of armed black young people who were politically active and intent on change was not welcomed by the white majority or the political system.

CONTINUATION SHEET

Property Name: Sacramento Chapter of the Black Panther Party,
Page 11 of ____ Recorded by Ella Cross

Although the Black Panthers were not known for committing violent acts, they were seen as a serious threat and were labeled a hate group by the F.B.I. Today we know that the F.B.I.'s illegal and unconstitutional COINTELPRO program worked to "expose, disrupt, misdirect, discredit, or otherwise neutralize the activities of black nationalist, hate-type organizations and groupings, their leadership, spokesmen, membership, and supporters, and to counter their propensity for violence and civil disorder. Efforts of the various groups to consolidate their forces or to recruit new or youthful adherents must be frustrated. When an opportunity is apparent to disrupt or neutralize black nationalist, hate-type organizations through the cooperation of established local news media contacts or through such contact with sources available to the Seat of Government, in every instance careful attention must be given to the proposal to insure the targeted group is disrupted, ridiculed, or discredited through the publicity and not merely publicized." In 1969, the Chicago Police Department, in association with the F.B.I. carried out the assassinations of Fred Hampton and Mark Clark, two Black Panther leaders.

Conclusion

By 1973, the City of Sacramento Redevelopment Agency had purchased most of the commercial district along 35th street, between 4th and 5th, including the Black Panther's building. The buildings were demolished and public housing was built in their place. Today it is difficult to envision 35th street as it was in the early 1970's. With the destruction of Sacramento's West End and the demise of restrictive land covenants, the ethnic makeup of Oak Park was no longer predominately white. 35th street was a commercial district, with aging early 20th century structures. It was also undergoing a change as longstanding businesses left the area. The many vacant shops were intermixed with countercultural enterprises, such as the Black Panthers. A few doors to the southwest of the Black Panther's building was the Latino owned Belmonte Gallery, a coffee house and art gallery. Beyond the Belmonte Gallery was the Seabron Realty, owned by Black realtor George Seabron. A politically and civically active man, Seabron and a group of other investors bought a vacant grocery store across the street from his office with the hopes of alleviating the food desert created by the closure of so many businesses in Oak Park. Although the Black Panthers were militaristic in their approach to societal change, their goals were the goals of their community.

CONTINUATION SHEET

Property Name: Sacramento Chapter of the Black Panther Party,
Page 11 of ____ Recorded by Ella Cross

The Black Panthers of Sacramento were local young men and women with a commitment to helping their community. To this day, they are remembered and respected for their activism and social service. Many members of the Black Panthers went on to spend their lives in public service, such as Akinsanya Kambon, one of the Oak Park Four, who taught at CSU Long Beach for 26 years.

In light of what we now know of the government's attempts to neutralize the Black Panthers, and the struggles of the Oak Park community to achieve equality, the commemoration of the Sacramento chapter of the Black Panther Party site would be a positive step towards truth and justice.

CONTINUATION SHEET

Property Name: Sacramento Chapter of the Black Panther Party,
Page 11 of ____ Recorded by Ella Cross

Images



Image: Black Panthers from Sacramento, Free Huey Rally, Bobby Hutton Memorial Park, Oakland, CA, 1968. From left: Mary Ann Carlton, Delores Henderson, Joyce Lee, Joyce Means and Paula Hill. Photo by Pirkle Jones. Data Source: Smithsonian National Museum of African American History and Culture.

CONTINUATION SHEET

Property Name: Sacramento Chapter of the Black Panther Party,
Page 11 of ____ Recorded by Ella Cross



Image: Signage of the Black Panther Party Sacramento Chapter, June 17th, 1969. Screenshot from KCRA News footage. Data Source: The Center for Sacramento History.

CONTINUATION SHEET

Property Name: Sacramento Chapter of the Black Panther Party,
Page 11 of ____ Recorded by Ella Cross



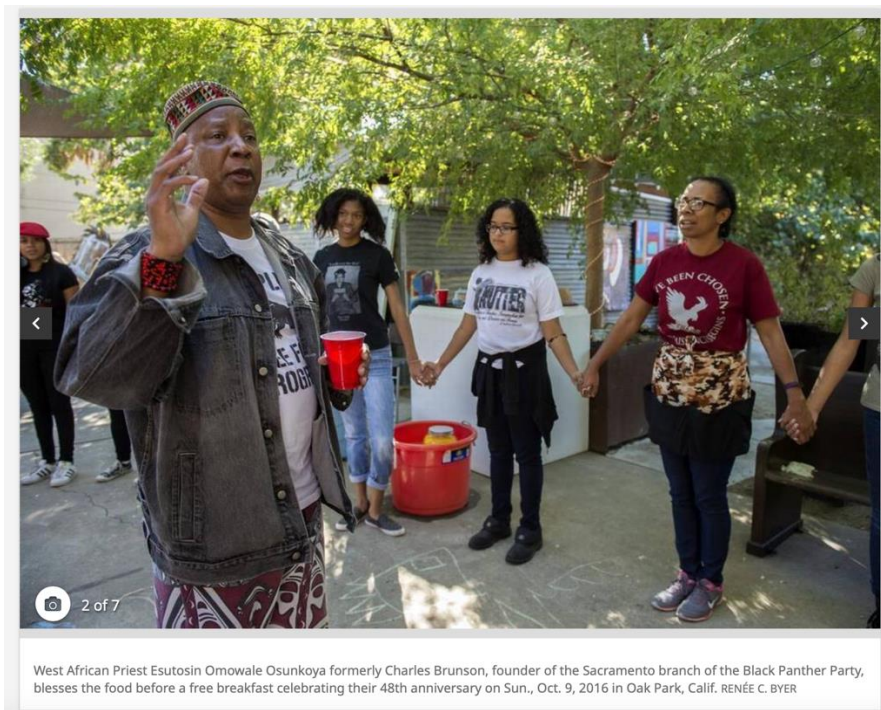
Image: Sacramento Bee Photo, June 17th, 1969. Black Panther Party Sacramento Chapter, destruction of the free breakfast for schoolchildren supplies, following the Oak Park Riot. Data Source: The Center for Sacramento History.

CONTINUATION SHEET

Property Name: Sacramento Chapter of the Black Panther Party,
Page 11 of ____ Recorded by Ella Cross



Image: 1969 Black Panther Party pinback. Data Source: Smithsonian National Museum of African American History and Culture.



West African Priest Esutosin Omowale Osunkoya formerly Charles Brunson, founder of the Sacramento branch of the Black Panther Party, blesses the food before a free breakfast celebrating their 48th anniversary on Sun., Oct. 9, 2016 in Oak Park, Calif. RENÉE C. BYER

Image: 48th Anniversary of the founding of the Black Panther Party in Oak Park, 2016.

CONTINUATION SHEET

Property Name: Sacramento Chapter of the Black Panther Party,
Page 11 of ____ Recorded by Ella Cross



Stop Fascism, Akinsanya Kambon

Image: From The Black Panther Coloring Book, 1969. Akinsanya Kambon.

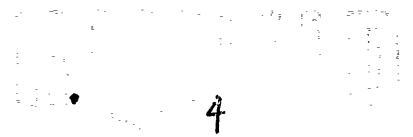
CONTINUATION SHEET

Property Name: Sacramento Chapter of the Black Panther Party,
Page 11 of ____ Recorded by Ella Cross

B12. References

- Bloom, Joshua and Waldo E. Martin. *Black Against Empire: The History and Politics of the Black Panther Party*. Berkeley: Univeristy of California Press, 2012.
- Center for Sacramento History, "Sacramento Black Panther Party Headquarters June 17th 1969," KCRA News footage.
- Center for Sacramento History, Robin Datel, "Central Oak Park Walking Tour," brochure, 2010.
- Center for Sacramento History, Sacramento Observer archives.
- Federal Bureau of Investigation, FBI Records: The Vault; COINTELPRO Black Extremist Part 01 of 23, 3-4.
- Images of America, Sacramento; Special Collections of the Sacramento Public Library. Charleston: Arcadia Publishing, 2019.
- Sacramento City Building Permits
- Sacramento County Assessor Data
- Sacramento News and Review, 02/06/2020. Patrick Hyun Wilson. "A Sacred Art, See Sacramento Artist and Former Black Panther Akinsanya Kambon's Terracotta Sculptures at Crocker Art Museum."
- Smithsonian National Museum of Aftican American History and Culture.

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	
__1__	__1__	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
__1__	__1__	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.

Stade R. Craig

2/25/92

Signature of certifying official

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.

Adelous Egan

4/2/92

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

=====

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

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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.

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CONTINUATION SHEET

Section number 8

Dunlap's Dining Room

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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."

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Dunlap's Dining Room

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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

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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.

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Dunlap's Dining Room

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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

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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.

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"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.

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CONTINUATION SHEET

Dunlap's Dining Room

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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
Colofornia: The California Magazine, vol. 1, (4), 1948.

Attachment 2: Nomination Forms

7

NPS Form 10-900

OMB No. 1024-0018

(Expires 5/31/2012)

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Shiloh Baptist Church

other names/site number Siloam Baptist Church (1856-1891)

2. Location

street & number 3552 7th Avenue (note: property is accessed from 3565 9th Avenue)

city or town Sacramento

state California

code CA

county Sacramento

code 067

not for publication
vicinity

zip code 95817

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ 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 ___ 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 ___ local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

Item #2

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

Date of Action

Shiloh Baptist Church
 Name of Property

Sacramento, California
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

		<u>Contributing</u>	<u>Noncontributing</u>	private building(s)	1	2	
<input checked="" type="checkbox"/>	buildings	<input checked="" type="checkbox"/>					
<input type="checkbox"/>	public - Local district sites	<input type="checkbox"/>					
<input type="checkbox"/>	public - State Site	<input type="checkbox"/>		structures			
<input type="checkbox"/>	public - Federal structure	<input type="checkbox"/>		objects			object Total
					1	2	

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions)

Current Functions
 (Enter categories from instructions)

Religion/Religious Facility = Church

Religion/Religious Facility = Church

7. Description

Architectural Classification

Materials

(Enter categories from instructions.) (Enter categories from instructions.) Modern Movement: Mid-century

Modernism foundation:

Shiloh Baptist Church
Name of Property

Sacramento, California
County and State

walls: Concrete/Stucco

roof: Other: Composition shingles

other: _____

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Shiloh Baptist Church was built beginning in 1958 and completed in 1963. The church, designed by James C. Dodd, FAIA, is an early example of Mid-century Modern architecture in Sacramento, incorporating a clear yet dramatic geometric form, up-angled roof lines that are reflected in the entryway and sanctuary spaces, horizontal bands of glass, an open interior, and minimal adornment inside and out. The asymmetrical placement of the building on the site emphasizes the geometry of the building and enhances the drama of the angled roof lines.

Narrative Description

The main sanctuary plan is square, but oriented at a 45-degree angle to the street to appear diamond-shaped. The triangular roof rises to one-and-a-half stories on an angle above the sanctuary. This section of roof is placed on a diagonal which, with the clerestory and entrance assembly, distinguishes it from the rest of the building. The roof and portico provide planar lines to an otherwise conventional building. Square in plan, the building has two wings on the northeast and southeast elevations. The roof is covered with composition shingles, and the walls are a uniform stucco finish with redwood fascia and louver accents. Stained glass windows and an elevated cross define the front of the building.

Main Entrance

The entrance assembly includes a portico with a flat roof and steel support posts set into an elevated concrete landing. Iron rails divide the continuous landing, emphasizing the dramatic angular roof line. The entrance is composed of multisized divided glass lites with two pair of solid doors on either side. The angled sanctuary roof is set back approximately 18' and is glazed with two multi-lite red and white glazed windows that extend from the portico roof to the sanctuary roof. The steel support posts extend above the portico to support a structural tower that reaches skyward culminating with a lighted cross. An additional steel beam ties the cross the sanctuary roof. This assembly—the angled roof, elevated cross and steel supports—reaches towards the skyward while still remaining grounded and connected to the Church, symbolizing the spiritual purpose of the building.

Left (southeast) elevation

The one-story reception hall, extending from the southeast elevation, is defined by a wooden louver window with a white cross integrated into it on the east elevation. The reception hall is also flanked by two unique patterned custom windows glazed with opaque stained glass. The north-facing side of the reception hall has a group of three one-lite windows topped with transoms, and a solid door. One of the windows has been infilled.

Right (southwest) elevation

Shiloh Baptist Church
Name of Property

Sacramento, California
County and State

The one-story southwest elevation contains one door and several different types of windows. Two pairs of four-lite translucent windows are found at the south corner, letting light into the restroom. North of those are seven single-lite windows, grouped in four and three. There was once a door between these sets of windows, and two concrete steps are extant. A wood pergola runs across this space, over a concrete area. North of the windows is a recessed exit door system, with a single-lite window at the right and a mail slot below. Two transom windows appear to have been filled in. The roof of the sanctuary descends behind this elevation.

Northeast elevation

The northeast elevation is comprised of several one-story boxes housing the kitchen, library and several restrooms. Apart from the geometry of the boxes, this elevation is fairly spare. Several pairs of opaque single-lite windows allow light into the kitchen storage room and the library. A solid recessed exit door between the kitchen storage and library discharges onto a concrete pathway. A small addition with a shed roof was added on to the east side of the classroom wing. Five small windows punctuate the addition just below the eave, and several pieces of mechanical equipment can be seen on the roof and both sides. The northwest side of the classroom wing has three sets of three two-lite aluminum sliding windows just below the eave. The diamond-shaped sanctuary roof descends to a point above the storage room.

Northwest elevation

A one-story office wing runs the length of the northwest elevation, punctuated by individual two-lite aluminum sliding windows covered with metal security grates. Three solid doors—one facing northeast, and two facing northwest (one at the north end and one at the south)—exit the building. A second-story room, used as a dressing room for baptismal ceremonies, is located at the northwest end of this elevation. The room has a hipped roof and two pairs of aluminum sliding windows facing northwest; a smaller set are located on the northeast elevation.

Interior

The sanctuary is the focal point of the interior. It is a simple diamond-shaped, two-story open space with an angular ceiling that reflects the dramatic roof line, and pendant light fixtures. The painted walls are sheathed with a prefabricated wood panel wainscot. Floor-to-ceiling stained glass windows flank the wood entry doors, carrying a Wrightian influence to the interior. The floor is carpeted, and honey-colored wood pews furnish the space. The pulpit is raised four steps and is surrounded by a wood-paneled wall that matches the pews. The lectern is also wood, placed at the center of the pulpit. The pulpit contains seats for the choir, and is entered through a wood door in the rear. On a balcony above the pulpit is the baptismal. The ritual of baptism is intended to be witnessed by the entire congregation, "a ceremony reserved for adults only, since they alone are capable of comprehending its significance: a symbol of the death and resurrection of Jesus Christ and of the death and resurrection of the sinner into a new Christian life."¹ The ceremony takes place within a pool on the balcony that is hidden by curtains when not in use.

Secondary spaces are arranged around the perimeter of the diamond-plan sanctuary, primarily on the northeast and northwest sides of the building. The sanctuary is flanked by corridors on these sides of the building, and classrooms, offices, a library and restrooms open off the corridor. At the southeast elevation, the reception hall is entered from the lobby, as does an additional classroom. A kitchen, which appears to retain its original finishes, is located off the reception hall. A nursery and additional restrooms are located on the southwest side. These spaces are simple and have changed little since the construction of the Church. It appears from a comparison of the original drawings and current floor plan that the nursery on the southwest elevation was converted to additional seating circa 1979.

Landscape Features and Garage

¹ Albert Christ-Janner and Mary Mix Foley, *Modern Church Architecture, A Guide to the Form and Spirit of 20th Century Religious Building*. (New York: McGraw-Hill Book Company, 1962) p.239.

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The Church is located mid-block and is surrounded by single-family residences. The landscape includes cultivated lawn in the front with the remainder of the lot devoted to parking. According to Church history, a two-bay stucco garage with a shed roof that is adjacent to the driveway on the east side was built in 1978. A larger wood structure with a screened clerestory appears to be an addition to the garage, presumably to house the buses used for the Shiloh Bus Ministry. Several mature trees dot the east side of the parking lot. The original concrete walks, set at an angle, to the portico are intact, as is the slightly curving driveway shown on Dodd's plans. Varied foundation plantings are found at the front of the building. The west driveway is gated with an automatic gate. The parking lot to the west along 9th Avenue is shielded by a planting bed, and an isolated tree is located in the northwest corner of the lot, south of Anderson Hall. The garage is a non-contributor due to its later date of construction, and was not designed by James C. Dodd.

Outbuildings

Anderson Hall, built circa 1971 and located in the northwest corner of the lot, is a one-story concrete block building with a flat roof. It has aluminum sliding windows, and a set of double doors on the east elevation, sheltered by a flat porch roof supported with wood posts. It is a non-contributor due to its later date of construction.

Integrity Assessment

Shiloh Baptist Church retains many important aspects of its historic integrity. The building is in its original location and retains many of its original features of design, setting, materials, workmanship and association. The Church building has not undergone any significant changes to the exterior or interior since its construction, other than changes in function to auxiliary rooms. The overall setting has changed somewhat due to expansions in parking and the addition of outbuildings; however the overall character of the building and property has not been adversely affected by these changes.

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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.)

Property is:

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.

Period of Significance (justification)

The church was built starting in 1958 and completed in 1963. Because the construction of the resource began more than 50 years ago but construction overlaps the fifty year period by less than two years, the period of significance does not require exceptional significance consideration under Criteria Consideration G.

Areas of Significance

(Enter categories from instructions)

Ethnic Heritage, Black

Architecture

Period of Significance

1958-1963

Significant Dates

April 13, 1958: Groundbreaking ceremony

October 13, 1963: Official dedication of new church building

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation N/A

Architect/Builder

Dodd, James C., Architect

Cooke, Reverend Willie P., Builder

Warner, Joseph, Contractor/Builder

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Criteria Considerations (explanation, if necessary)

This church is a religious property and meets the requirements of Criteria Consideration A, deriving primary significance from its association with historic events (the relocation of Sacramento's African American community during the redevelopment era) and its architectural distinction (as the first major work of master architect James C. Dodd.) **SECTION 8**

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Shiloh Baptist Church is eligible for the National Register under Criteria A and C at the local level of significance for its role in the history of Sacramento's African-American community during the redevelopment era and for its Mid-century Modern architecture as designed by master architect James C. Dodd. The property's period of significance is from 1958 until 1963, the period from groundbreaking until the completion of its construction. The property meets the requirements of Criteria Consideration A due to deriving primary significance from historical importance other than its religious role, and its architectural distinction.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Shiloh Baptist Church is historically significant for its association with Sacramento's African-American community during the redevelopment era of the 1950s and 1960s, and the work of James C. Dodd, Sacramento's first African-American licensed architect. It served as the focal point for the African-American community of Sacramento's Oak Park neighborhood, and was constructed by the congregation in accordance with Dodd's plans. A vast majority of the construction was completed by Reverend Willie P. Cooke, pastor of Shiloh, with the assistance of congregation members. The Church and its construction by Reverend Cooke and his congregation is a monument to the motivation, dedication and determination of the Shiloh community that continues today.

Under **Criterion A**, Shiloh Baptist Church is significant because of its important association with the patterns of Sacramento's history. As the second-oldest African-American congregation in Sacramento, the Shiloh Baptist Church is a symbol of the determination of the congregation and Sacramento's larger African-American community, and the Church's evolution from a 40-member organization to one of the largest African-American congregations in the region. The formation of Shiloh Baptist Church "was a further symbol of the sense of permanence that blacks were beginning to feel for Sacramento." It was also a symbol of the developing diversity in the growing African-American population in California.² The Shiloh Congregation has been associated with a number of influential individuals as well, including Reverend Willie Cooke and Netta Sparks, who were recognized for their contributions to many civic organizations and the larger community. In short, Shiloh Baptist Church is a symbol of the enduring African-American community in Sacramento and in California. The relocation of Shiloh Baptist Church and its congregation from downtown Sacramento to the neighborhood of Oak Park during Sacramento's redevelopment era showed the continuing resilience of this community.

Under **Criterion C**, Shiloh Baptist Church is an early but defining example of Mid-century Modern architecture by Sacramento's first licensed African-American architect, James C. Dodd, FAIA. Dodd's office worked on a wide variety of community project, including schools, military chapels, churches and low-income housing projects. Dodd was an active and well-respected member of the community, as well as the recipient of numerous awards. He was elected an FAIA

² Clarence Caesar, *An Historical Overview of the Development of Sacramento's Black Community, 1850-1983* (Thesis, California State University, Sacramento, 1985) pp. 59-61.

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Fellow in 1981; involved in the NAACP; Methodist Hospital Board of Directors; and the Board of Governors of the California Community Colleges, appointed by Governor Ronald Reagan as a charter member in 1968. He was nominated for Vice President of the AIA in 1982.³ Dodd was also a charter member of the National Organization of Minority Architects (NOMA) in 1970.⁴ Shiloh Baptist Church was Dodd's first major architectural commission, but clearly demonstrates Dodd's architectural skill as an example of Mid-century religious architecture.

Criterion A: Shiloh Baptist Church

Shiloh Baptist Church was organized in Sacramento in 1856. Originally called Siloam Baptist Church, it was founded and organized by the Reverend Charles Satchell, who also served as the first pastor. The congregation first met at a Chinese Chapel located on Sixth and H streets, currently the location of the Federal Building. The congregation raised funds through 1859 and 1860, and used the money to purchase a synagogue located on Fifth Street between N and O Streets, replaced in approximately 1960 by the "Pioneer Tower" superblock apartment complex.⁵ In 1891, the name of the church was officially changed from Siloam Baptist Church to Shiloh Baptist Church⁶

In 1905, under the pastorate of Reverend J. Gordon McPherson, the Church purchased property on the corner of Sixth and P Street. On June 18, 1905, the cornerstone was laid for a new church. In August 1934, Reverend J. T. Muse became the pastor of Shiloh. Under his pastorate (1934-1947), the membership of Shiloh had increased to approximately 800 and was the largest Black Baptist Church in Sacramento⁷

In 1952, Willie Phillip Cooke joined Shiloh and acknowledged his call to the ministry. Reverend Williams licensed Reverend Cooke on December 16, 1953, and he was ordained by the Church on November 11, 1956.

In 1954, the Church purchased three lots located at Ninth Avenue and 36th Street at a cost of \$7,500.00. The city of Sacramento was undertaking several urban redevelopment programs in the downtown area and the board of Shiloh realized they would eventually have to relocate from Sixth and P Streets. At the time, the neighborhood of Oak Park was unrestricted, allowing African-Americans to purchase property in Oak Park for a new church⁸

After ten years of service, Reverend Williams tendered his resignation as pastor of Shiloh on January 1, 1957. In February, Reverend Cooke became Pastor of Shiloh. As a result of the City's redevelopment activities, the new pastor arranged to have the church moved to the property at 9th Avenue and 36th Street.⁹

Construction History

³ Central Valley Chapter, the American Institute of Architects, Press Release, April 6, 1981, provided by the Central Valley Chapter of the AIA.

⁴ Biography provided by the Central Valley Chapter of the American Institute of Architects.

⁵ Clarence Caesar, *An Historical Overview of the Development of Sacramento's Black Community, 1850-1983* (Thesis, California State University, Sacramento, 1985) p. 59.

⁶ Church history.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

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In October 1957, Shiloh purchased additional property adjacent to the 9th Avenue property. With no funds, no plans on hand and a \$12,000.00 annual budget, Rev. Cooke was determined to build for the future. After much haggling with City Hall, a building permit was eventually granted. In collaboration with James C. Dodd, the first licensed African-American architect in Sacramento, the plans for the new church were drawn up. The plans were to construct a 12,000 square foot building with seating capacity for 400, educational facilities and a social hall. The estimated cost of the new building was \$120,000.00¹⁰ In April 1958, the building contract was given to Joseph Warner, a local African-American contractor, to build the Church at a cost of \$152,000.00¹¹

The new building was expected to be completed by the fall of 1958. However, the Church was unable to secure a loan to complete the church at the proposed cost. They had to contract with Mr. Warner for the amount realized from the sale of the property at Sixth and P Streets, \$47,500.00. Mr. Warner agreed to use free labor to complete as much of the building as possible¹²

By September 1958, when approximately \$60,000.00 had been spent, the Church was forced to terminate the contract with Mr. Warner due to lack of funds. The building had only been framed and roofed. The Church then voted for Rev. Cooke to complete the Church with the assistance of the congregation¹¹

Much of the construction on the Church was done by Rev. Cooke, an electrician by trade. The congregation was fundamental in constructing the new Church. Members re-mortgaged their homes and others assisted in the construction. The congregation as a whole gave building materials and held fundraisers to help complete the building. On October 12, 1958, the second Sunday, the Shiloh congregation moved into the incomplete building and held the first service at the new location. This service and many services during the next five years were held under adverse conditions due to the incomplete construction. The years of hard work by Rev. Cooke and the members of Shiloh resulted in completion of the building in 1963 at a final cost of \$207,000.00.¹⁴

On October 13, 1963, the official dedication of the new Shiloh Baptist Church was held. Rev. F.D. Haynes, Pastor of Third Baptist Church, San Francisco, California, delivered the dedication sermon. Since Shiloh's dedication, additional properties have been purchased on the east and west sides of the church for parking and additional educational facilities.¹²

Shiloh Baptist Church in Oak Park: 1963-present

Reverend Cooke was actively involved in the betterment of the larger community, establishing the Political and Social Action Committee in 1975 because he wanted the Church membership to become more politically active. Several members of the congregation were actively involved in the NAACP, including Eugene Covington, once president of the local chapter, and Netta Sparks, a pioneering member of that organization. In 1971, Shiloh sponsored the government subsidized housing project of Shiloh Arms. This housing development, in which James C. Dodd was also involved, provided reasonably priced housing for persons who were in need of low cost decent housing.¹³

¹⁰ Ibid. ¹¹

Ibid. ¹²

Ibid.

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

¹⁷ Ibid.

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On Sunday, December 23, 1979, a declaration was made of "Netta Sparks Day" in honor of Netta Sparks at the Shiloh Baptist Church. At a special afternoon program, she was honored by the mayor of Sacramento, Shiloh members, her families and many friends, churches and a wide variety of organizations throughout the city. Ms Sparks had been a member of the Shiloh congregation for 62 years and was very influential in the African-American community.¹⁷ She was a pioneering member of the Sacramento Chapter of the National Association for the Advancement of Colored People (NAACP), serving as the first secretary in the early 1920s, the youth council organizer in the 1930s and the president in the 1940s. Sparks was also a founding member of the Women's Civic Improvement Club, an organization aimed at addressing the lack of housing for African-American women in Sacramento following World War I. The club is still in existence today, providing assistance to residents. It is the oldest African-American center in Sacramento.¹⁴

In 1981, Rev. Cooke presented Shiloh with his decision to retire as Pastor of Shiloh. Rev. Cooke had the distinction of serving longer than any pastor in Church history. Rev. Cooke received messages from other churches, auxiliaries, community organizations, businesses, friends, individuals from throughout the country who were aware of his great ministry and leadership at Shiloh. Rev. Cooke officially retired on June 11, 1983, after 26 years¹⁹

In January 1983, Dr. Oscar C. Jones became the Pastor-Elect of Shiloh. Dr. Jones officially appointed Rev. Cooke as Pastor Emeritus of Shiloh. Dr. Jones resigned as pastor of Shiloh in 1985¹⁵

Since its construction, Shiloh Baptist Church has undergone few changes. The sanctuary was expanded into the nursery area in the 1970s to accommodate the larger congregation, and several outbuildings were added.

Sacramento's African-American Community

Sacramento's African-American community began to establish itself around 1850, after finding some success as miners or servicing the mining industry. Many in the community found employment as laundrymen, cooks, porters, mule drivers and miners, as well as owners of eating houses, coffee houses, boarding houses and blacksmiths. The African-American

¹⁴ Ibid.

population in Sacramento in the early 1850s was relatively small, at 191 persons, and had settled primarily on or around Third Street.¹⁶

Once economically established, the African-American community began to establish social and religious institutions.¹⁷ "The development of black community institutions in Sacramento were in many ways a response to a society that refused to treat blacks as equals. The churches, benevolent societies, schools, and social organizations created during the 1850's

¹⁴ Netta Sparks Obituary. Art Campos, Sacramento Bee, November 24, 1993, Page B1.¹⁹

Church history.

¹⁵ Ibid.

¹⁶ Clarence Caesar, *An Historical Overview of the Development of Sacramento's Black Community, 1850-1983*

(Thesis, California State University, Sacramento, 1985) pp. 22-25.

¹⁷ Ibid, p. 26.

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were the linchpins of black community life in Sacramento during its earliest years. Of all these institutions, the churches had by far the greatest influence in shaping the character of the black community in its day-to-day struggles. The two major religious institutions of black Sacramento during this period were Saint Andrew's African Methodist Episcopal Church, founded in 1850, and Siloam (later Shiloh) Baptist Church, which was founded in 1856."¹⁸

The formation of Siloam Baptist Church on 6th and H Streets "was a further symbol of the sense of permanence that blacks were beginning to feel for Sacramento." It was also a symbol of the developing diversity in the growing African American population in California. By 1860 the free black population had reached 4,085 in California, up from 962 in 1850. In addition to establishing religious institutions, the African-American community also began to establish cultural and social groups. These groups took on more significance as the struggle for civil rights began to subside in later decades.¹⁹

The Oak Park Neighborhood

The initial development of Oak Park—now the area bounded by Stockton Boulevard, Franklin Boulevard, Fourteenth Avenue, and Broadway—began on a 230-acre parcel of farmland owned by William Doyle, just southeast of the city limits. Real estate developer Edwin K Alsip bought Doyle's land in 1887, with the idea to divide the land into small lots that would be affordable to the working class. Sacramento had a large working-class population, including many who worked for the Southern Pacific Railroad Shops in downtown Sacramento.²⁰

A streetcar company, Central Street Railway, was formed in 1887 in order to serve Oak Park and the adjoining suburb of Highland Park. This company, owned by real estate developers Edwin K. Alsip and Leonidas Lee Lewis, was intended to carry commuters from downtown Sacramento to their new residential suburbs, Highland Park and Oak Park. Originally planned as a cable car line, Central Street Railway briefly experimented with battery-powered streetcars but abandoned them in favor of horse-drawn streetcars. In 1890, Central Street Railway converted to electric power generated by a steam engine at their car barn at 28th and M Street. In 1891, they purchased control of R.S. Carey's City Street Railway and consolidated both lines, renaming the combined company the Central Electric Railway.²¹

In 1892, H.P. Livermore and Albert Gallatin applied for their own streetcar franchise under the name "Sacramento Electric Power and Light Company." They purchased the existing Sacramento streetcar lines and expanded them. In 1895, electric power generated at Gallatin and Livermore's new hydroelectric generator 22 miles away in Folsom, CA, was connected to Sacramento. This generator provided enough electricity to power the streetcar system with surplus to sell to residential customers in neighborhoods adjacent to the streetcar lines. By 1895, the streetcar and power company had reorganized as the Sacramento Electric, Gas and Railway Company. In 1906, SEG&R became part of a larger, regional company, called Pacific Gas & Electric, or PG&E. By 1910, the park originally named Oak Park was renamed Joyland, an electric amusement park including the "Giant Racer" rollercoaster.

The newly established community of Oak Park grew rapidly in the first decade of the twentieth century. The first two churches, the Oak Park Baptist Church and the Oak Park Methodist Church, were established by 1901. The interurban railroad company Central California Traction built an interurban passenger, freight and streetcar line from Stockton Boulevard and up 2nd Avenue to Broadway in 1909, providing an additional streetcar link to downtown Sacramento as well

¹⁸ Ibid, p. 37.

¹⁹ Ibid, p.59-61.

²⁰ Historic Environment Consultants, "Oak Park Survey, 2005" (Prepared for the City of Sacramento Preservation Office, June 2005) pp.A 1-2.

²¹ Guido, Francis A., "Street Railways of Sacramento", *Western Railroader* Vol. 19 No. 12 (October 1956) p. 3..

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as interurban freight and passenger service to the nearby city of Stockton. This construction coincided with the relocation of the California Agricultural Society's State Fairgrounds to the corner of Stockton and Broadway, immediately east of Oak Park, and accessible by both PG&E streetcars and Central California Traction interurbans.²² Oak Park had a thriving business district and several thousand residents in 1911, but had insufficient resources to incorporate as an independent city, and had failed to install all of the promised amenities such as sewer lines. As a result, Oak Park (in addition to other adjacent neighborhoods) was annexed by Sacramento in 1911, the first expansion of the City's boundaries since its layouts in 1848.²³ Voters in other annexed suburbs (including Highland Park, Homeland and East Sacramento) were generally opposed to annexation, but Oak Park's less affluent but much more populous residents made the difference in the vote for annexation.²⁴ New industries also located near Oak Park during the early 20th Century, including the Western Pacific Jeffery Shops and the Libby McNeill Libby Cannery, providing access to jobs easily accessible on foot or by streetcar.

Oak Park underwent frequent ethnic change during the first half of the 20th century. Early African American residents of Oak Park included George Dunlap, restaurant owner, whose residence in Oak Park began prior to annexation to the city of Sacramento. The family of labor activist Ernesto Galarza moved to Oak Park briefly after annexation, indicating the presence of Mexican immigrants in the neighborhood in the 1910s.²⁵ Previous research of city directories indicates that while the neighborhood began with generally northern European origins, it had evolved by the 1920s to a southern European, predominantly Italian, neighborhood. While non-white residents were present in Oak Park since the early 1900s, African-Americans began to move into the neighborhood in large numbers in the 1950s, and became the predominant demographic in the 1960s.²⁶ This movement was due in large part to the demolition of the West End, an earlier African-American neighborhood in downtown Sacramento that was demolished in urban renewal projects of that era. As indicated in discussion of church history, Sacramento's African American population was primarily located in downtown Sacramento near Shiloh's original location, and this community saw significant growth during World War II, when Japanese Americans sent to internment camps were removed from the neighborhood and thousands of African Americans moved into the former Japantown seeking employment in Sacramento's waterfront industries. After the war, more African American servicemen came to Sacramento with their families, sometimes settling in the crowded West End but when possible moving to unrestricted neighborhoods in Sacramento's suburbs, including Oak Park. Oak Park thus represented an alternative location for Shiloh's congregants in the face of redevelopment: when the church relocated to Oak Park, the neighborhood followed.²⁷

Criterion C: Architecture

Under Criterion C, Shiloh Baptist Church embodies the distinctive characteristic of a type and period of construction as envisioned by master architect James C. Dodd. Shiloh Baptist Church's design was an early and prominent example of

²² Historic Environment Consultants, pp. A 5-7 and William Burg, *Sacramento's Streetcars*, (Charleston: Arcadia Publishing, 2006) p. 89.

²³ Historic Environment Consultants, pp. A 5-7.

²⁴ McGuire, Pamela, "Historic Overview for the Oak Park Redevelopment Area and Determination of Eligibility for Inclusion in the National Register of Historic Places for the Oak Park Land Development Areas (1) and (2)," (Survey prepared for City of Sacramento, April 1980).

²⁵ Galarza, Ernesto. *Barrio Boy* (University of Notre Dame: Notre Dame, 1971) p. 247-261.

²⁶ Lawrence Adams, "A Place Called Home," in *Sacramento's Oak Park*, Lee M.A. Simpson, editor. (San Francisco: Arcadia Publishing, 2004) p. 17 and Historic Environment Consultants, "Oak Park Survey, 2005" (Prepared for the City of Sacramento Preservation Office, June 2005) pp.A-13.

²⁷ Caesar, p. 160-164.

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Mid-century Modern architecture in Sacramento. Mid-century Modern buildings tended to emphasize simple, clear forms and lines, open plan interiors, a lot of glass but not much décor. Rooflines were also being explored in Mid-century Modern architecture, as Shiloh represents with its angled roofline. Shiloh Baptist Church is an example of how this modern movement was carried over to ecclesiastical architecture, with many denominations moving away from the traditional "church" form towards more abstract forms and the use of common surface materials. Under pressure to move, the Shiloh congregation likely seized this opportunity to make a contemporary statement about their faith.

Shiloh Baptist Church's design was an early and prominent example of Mid-century Modern architecture in Sacramento. Mid-century Modern architecture, "was the result of further development of the International style and Frank Lloyd Wright's principles of organic architecture...and [proved] to be a popular style for civic and commercial buildings."³³ Post-World War II technological innovations "resulted in new applications for materials and cost-effective techniques incorporating steel, glass, plastics, aluminum, and reinforced concrete."²⁸

With the development of the suburbs, "there was conscious effort on the part of most denominations to building a new type of church in which traditional ecclesiastic reference were being replaced with new and more abstract forms, and the use of more common surface materials, such as pre-cast concrete, came into wider use."²⁹ Since the Church was under pressure to move due to redevelopment projects, the congregation likely saw this as an opportunity to make a contemporary statement about their faith.

It is possible that Dodd took inspiration from Wright's First Unitarian Society Meeting House (1947), a well-known early example of Modern ecclesiastical architecture. Wright's geometric theme is based on the diamond, and the Meeting House's signature feature is "the prominent blue-green copper roof with an angled glass "prow,"³⁰ which rises out of the hillside toward the sky. Wright also made wide use of horizontally-placed glass on the main elevation. Dodd played with geometric form in his design of Shiloh, pulling the diamond shape apart at the roof to create a dramatic roofline, drawing the eye up towards the cross that explicitly reveals the building's purpose.

The First Baptist Church in Bloomington, Indiana (1956, E.A. Sovik, architect) is another influential Modern ecclesiastical building that Dodd could have drawn inspiration from. The central idea of Baptist faith is that of universality, and therefore "any derivative, historic style in architecture, expressing as it does a restricted version of the Christian religion, is inappropriate. Even an attempt to emphasize unique Baptist characteristics could only defeat its purpose."³¹ Like many evangelical denominations, the Baptist faith has been preached where space was available: in tents, public meeting halls, and after-hours in stores. As such, little consideration was given to expression of Baptist religious attitudes in architecture until the construction of The First Baptist Church.³² Shiloh's previous church on 6th and P Streets was a traditional church structure, and was indistinguishable from any other Christian denomination. The configuration of Shiloh Baptist is similar to that of The First Baptist, consisting of a predominantly one-story building with a two-story sanctuary and cross atop a tower "boldly proclaiming the Christian position and beckoning all to come..." while appearing "as a symbolic guardian to the low-lying buildings that house the earthly activities of the church."³⁹

²⁸ City of San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement, 91.

²⁹ First Unitarian Society Meeting House National Historic Landmark Nomination Form, p. 18.

³⁰ First Unitarian Society Meeting House National Historic Landmark Nomination Form, p. 4.

³¹ *Modern Church Architecture, A Guide to the Form and Spirit of 20th Century Religious Building*. Albert Christ-Janner and Mary Mix Foley (New York: McGraw-Hill Book Company, 1962) p.239.

³² *Modern Church Architecture, A Guide to the Form and Spirit of 20th Century Religious Building*.

Albert Christ-Janner and Mary Mix Foley (New York: McGraw-Hill Book Company, 1962) p.239-241. ³⁹

Modern Church Architecture, A Guide to the Form and Spirit of 20th Century Religious Building.

Albert Christ-Janner and Mary Mix Foley (New York: McGraw-Hill Book Company, 1962) p.239-241.

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In another interesting parallel, during the construction of Wright's Meeting House the congregation hauled stone from the quarry, installed drywall, taped, plastered and painted, and the women of the congregation wove a hand-loomed decorative curtain for the main meeting space.³³ During the construction of Shiloh, the congregation was involved in all aspects of the construction, including provision of materials, furnishings and labor.

Dodd created a strong new statement for the Shiloh Baptist Church congregation with the design of the new building. Taking his cues from the growing Modern trend in religious architecture, Dodd created a diamond-shaped building with a bold roof line, minimal adornment and a simple, clear form. Dodd played with the geometry of the building—skewing the placement to emphasize the diamond shape and pulling it apart at the roof to create the bold roofline and draw the eye—creating an overall visually dramatic interior and exterior which, up until that point, had only been done by Frank Lloyd Wright.

James C. Dodd

³³ City of Fresno Mid-century Modernism Historic Context, 54.

James C. Dodd Sr., accepted as Sacramento's first licensed African-American architect, was born on January 17, 1923 in Texarkana, Texas. He served in the Army as a first lieutenant, and then entered the University of California, Berkeley, earning a bachelor's degree in architecture. He arrived in Sacramento in 1952 following graduation, at which time he was employed by the State of California. He also worked for the firm of Barovetto and Thomas (now Carissimi Rohrer McMullen) before starting his own firm.⁴¹ Dodd was licensed to practice architecture in California, Nevada, Utah and Mississippi.³⁴

According to John Petrucelli, who worked for Dodd's office from 1976-1978, Dodd was involved in a variety of business ventures, including developing a pre-fabricated panelized housing system from recycled materials, and real estate development.³⁵ His housing system, called the Urfab System, was a factory built house that used a "big plank" system with wall and roof panels ranging in size up to 12' x 16' 6" thick. The Urfab System was approved by the State of California Department of Housing and Community Development in 1976. Two prototypes had been constructed by 1980, and over 100 had been ordered for 1981. Dodd also became a licensed contractor, to complete the construction of multifamily housing project in a low-income urban renewal area.³⁶

Dodd's office undertook an assortment of projects, including Federal Housing Administration projects in California and Mississippi; schools, as part of the Sacramento Associated School Architects collaborative; the Castle Air Force Base Chapel Center, as a member of the Western Military Architects; the preservation and restoration of Colonel Allensworth State Historic Park; the construction administration for the rehabilitation of Sacramento High School; and a number of projects for religious institutions under the name Dodd Witt Associates, with architect Wesley Witt. Dodd also participated in the construction of Shiloh Arms, the housing development project undertaken by Shiloh Baptist Church, in 1971.⁴⁵

³³ First Unitarian Society Meeting House National Historic Landmark Nomination Form, p. 9.

³⁴ Biography provided by the Central Valley Chapter of the American Institute of Architects.

³⁵ John Petrucelli, personal communication with the author, 11/28/06.

³⁶ Biography provided by the Central Valley Chapter of the American Institute of Architects ⁴⁵

John Petrucelli, personal communication with the author, 11/28/06.

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James C. Dodd was an active member of the local chapter of the AIA, serving on the Board of Directors, as director and all the officer positions. He served state-wide as the director of the CCAIA Board of Directors, and at the national level as a Regional Director on the AIA Board. In 1979, he was one of the first two African-American architects directly elected to the Board by members in his Region. Dodd was elected as a Fellow of the American Institute of Architects in 1981.³⁷ According to an April 6, 1981, press release, Dodd was also involved in the NAACP, Methodist Hospital Board of Directors, and the Board of Governors of the California Community Colleges, appointed by Governor Ronald Reagan as a charter member in 1968. He was also nominated for Vice President of the AIA for 1982.³⁸ Dodd was also a charter member of the National Organization of Minority Architects (NOMA) in 1970.³⁹

Dodd was the recipient of numerous awards for his work and public service, including:

- Masonry Institute Honor Award, Colley & McGhee Building, 1971
- Central Valley Chapter AIA Merit Award, Sacramento Community Center, 1974
- Golden Trowel Award, Flintoke Co./Calaveras Cement Division, Sacramento Community Center, 1974 ▪
Certificate of Recognition, CCAIA, 1974
- NOMA, Onyx Award, 1975
- Central Valley Chapter AIA Merit Award, Sacramento High School, 1978
- Certificate of Recognition, CCAIA, 1979
- Certificate of Appreciation, United Crusade, 1966
- Certificate of Appreciation, Sacramento City Unified School District, 1966
- Outstanding Service Award, California Community College Board of Directors, 1973

⁴¹ James C. Dodd Obituary. Yvonne Chiu, Sacramento Bee, February 10, 1999.

- NAACP Citizens Award, Outstanding in the Field of Architecture, 1974
- Certificate of Recognition, Mathematics, Engineering, Science Achievements (MESA) Program, 1980 ⁴⁹

James C. Dodd Sr. died on February 3, 1999. Dodd's body of work encompasses both private and public buildings, including several churches:

- Shiloh Baptist Church, 3565 9th Avenue, Sacramento (1958)
- C & A Office Building, 1810 S Street, Sacramento (1965)
- Shiloh Arms, 4009 23rd Avenue, Sacramento (1971)
- Vista Arms, FHA Project Buildings 1-6, location unknown (1972)
- Kyle's Temple A.M.E. Zion Church, 2940 42nd Street, Sacramento (1984)
- Netta Sparks Senior Center, Women's Civic Improvement Club addition, 3555 3rd Avenue, Sacramento (1989) ▪
The Hill House, 35th and Broadway, Sacramento (1992)
- Dodd Building, 2710 X Street, Sacramento
- Sacramento High School rehabilitation, now known as Saint Hope Academy, 4104 Martin Luther King Blvd., Sacramento

³⁷ Central Valley Chapter, the American Institute of Architects, Press Release, April 6, 1981, provided by the Central Valley Chapter of the AIA; and African-American AIA Fellows Listing, <http://www.noma.net/forum/printable.asp?m=161>, 12/16/2006.

³⁸ Central Valley Chapter, the American Institute of Architects, Press Release, April 6, 1981, provided by the Central Valley Chapter of the AIA.

³⁹ Biography provided by the Central Valley Chapter of the American Institute of Architects.

Shiloh Baptist Church

Name of Property

Sacramento, California
County and State

- Capitol City Seventh-day Adventist Church, 6701 Lemon Hill Avenue, Sacramento⁴⁰ ▪ The R.A. Herold Wing, Crocker Art Museum (with McCabe, Cox and Liske)⁴¹

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Adams, Lawrence, "A Place Called Home," in *Sacramento's Oak Park*, Lee M.A. Simpson, editor. (San Francisco: Arcadia Publishing, 2004).

Caesar, Clarence, *An Historical Overview of the Development of Sacramento's Black Community, 1850-1983* (Thesis, California State University, Sacramento, 1985).

Christ-Janner, Albert and Mary Mix Foley, *Modern Church Architecture, A Guide to the Form and Spirit of 20th Century Religious Building*. (New York: McGraw-Hill Book Company, 1962).

Center for Sacramento History, *James C. Dodd Collection*.

City of Fresno Mid-century Modernism Historic Context Statement

The Crocker Art Museum, Sacramento, California. Historic Structure Report (Draft). Page & Turnbull (San Francisco, 2003).

Galarza, Ernesto. *Barrio Boy* (University of Notre Dame: Notre Dame, 1971).

Guido, Francis A., "Street Railways of Sacramento", *Western Railroader* Vol. 19 No. 12 (October 1956).

McGuire, Pamela, "Historic Overview for the Oak Park Redevelopment Area and Determination of Eligibility for Inclusion in the National Register of Historic Places for the Oak Park Land Development Areas (1) and (2)," (Survey prepared for City of Sacramento, April 1980).

San Francisco Modern Architecture and Landscape Design 1935-1970 – Historic Context Statement

_____ ⁴⁹ Biography provided by the Central Valley Chapter of

the American Institute of Architects.

Newspaper articles and interviews as indicated in footnotes.

⁴⁰ Ibid and Center for Sacramento History, *James C. Dodd Collection*.

⁴¹ *The Crocker Art Museum, Sacramento, California. Historic Structure Report (Draft)*. Page & Turnbull (San Francisco, 2003) p. 11-15.

Shiloh Baptist Church
Name of Property

Sacramento, California
County and State

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
 National Historic Landmark University
 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 designated a
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

3.08

Acreage of Property

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
			2 _____		4 _____		
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Parcel # 013-0341-083

Property is located in the middle of the block, on the north side of 9th Avenue, between 33rd Street on the west and 37th Street on the east. As per the assessor's office, the property's address is: 3552 7th Avenue, but the property is accessed at 3565 9th Avenue. 3565 9th Avenue is also the mailing address, according to the assessor's office.

Boundary Justification (Explain why the boundaries were selected.) This is the parcel on which structure is located.

11. Form Prepared By

Shiloh Baptist Church
Name of Property

Sacramento, California
County and State

name/title Kathleen Forrest, Associate Planner and Genevieve Entezari, Graduate Student Intern
organization City of Sacramento, Preservation Office date 1-25-2012 street & number 300
Richards Blvd., 3rd Floor telephone 916 808-8259 city or town Sacramento state CA zip
code 95811 e-mail

Contact: rdeering@cityofsacramento.org

Shiloh Baptist Church
Name of Property

Sacramento, California
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Shiloh Baptist Church

City or Vicinity: Sacramento

County: Sacramento

State: California

Photographer: Roberta Deering

Date Photographed: January 25, 2012

Description of Photograph(s) and number: (see continuation sheets)

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Monica Brown, Shiloh Baptist Church Board of Trustees

Shiloh Baptist Church
Name of Property

Sacramento, California
County and State

street & number 3565 9th Avenue telephone (916) 452-5052 city or town Sacramento state CA
zip code 95817

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 18 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.

Shiloh Baptist Church
Name of Property

Sacramento, California
County and State



Figure 1. Groundbreaking of the new location of Shiloh Baptist Church, Rev. Joseph Williams pictured holding shovel.

**United States Department of the Interior National
Park Service**

National Register of Historic Places Continuation Sheet

Section number **11** Page **1**

USGS map submitted to OHP.

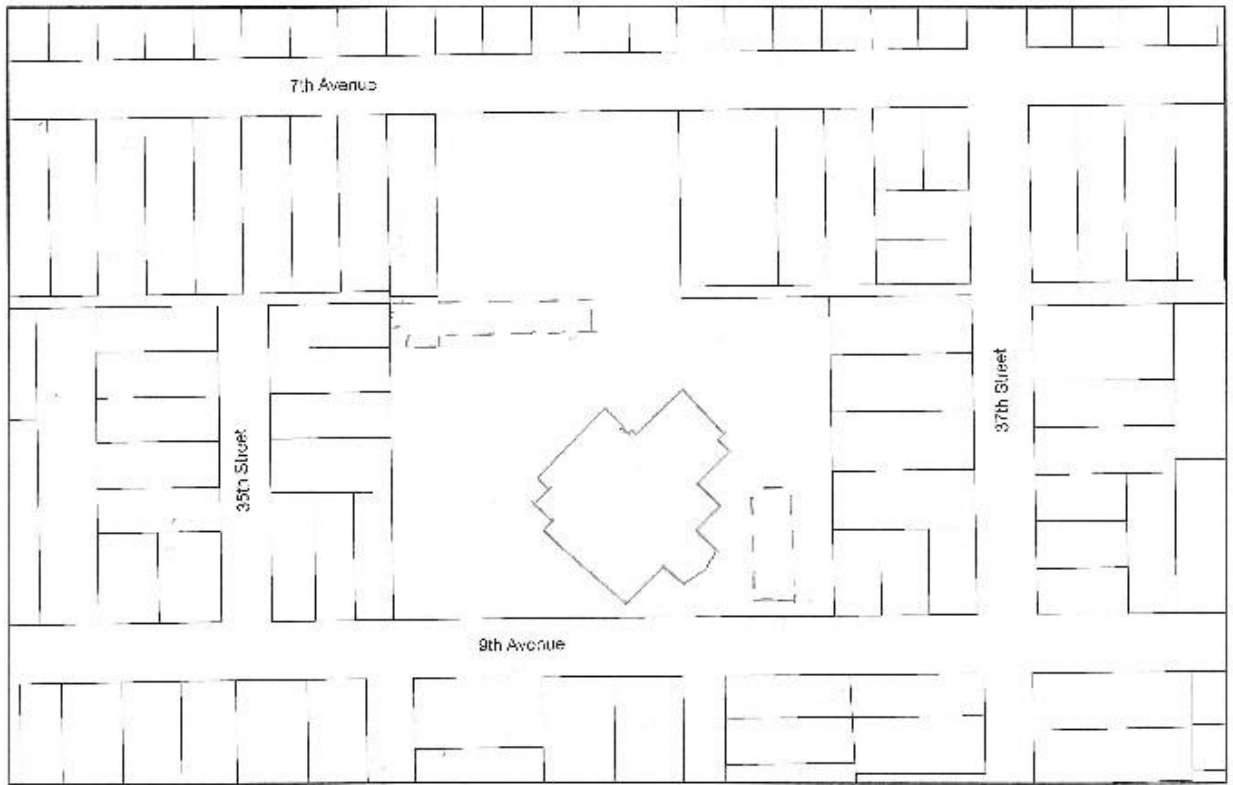
Section number **11** Page **2**

Item #2

**United States Department of the Interior National
Park Service**

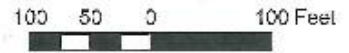
**National Register of Historic Places
Continuation Sheet**

Sketch Map of Shiloh Baptist Church



Shiloh Baptist Church
APN: 013-0341-083-0000

Property Address: 3552 7th Avenue
Mailing Address: 3585 9th Avenue

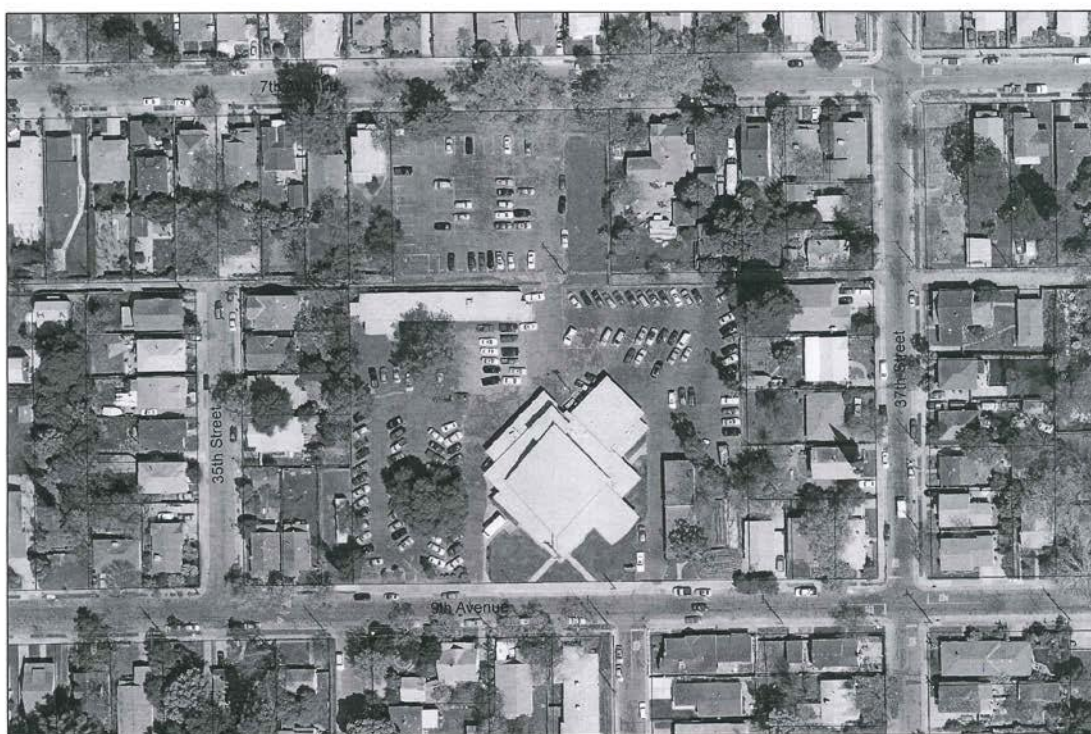


United States Department of the Interior National
Park Service

National Register of Historic Places Continuation Sheet

Section number 11 Page 3

Aerial View of Shiloh Baptist Church



Shiloh Baptist Church
APN: 013-0341-083-0000

Property Address: 3552 7th Avenue
Mailing Address: 3565 9th Avenue

100 50 0 100 Feet



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**United States Department of the Interior National
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**National Register of Historic Places
Continuation Sheet**

Shiloh Baptist Church, Sacramento, California

Additional Documentation (attached):

Sacramento Bee Newspaper Articles:

- Articles about Shiloh Baptist Church (3): October 16, 1966; September 26, 1994; May 18, 1997
- Article about Pastor and church builder Willie C. Cooke: July 7, 2003
- James C. Dodd Obituary: February 10, 1999
- Article about James Dodd: March 30, 1969
- Netta Sparks Obituary: November 24, 1993
- Netta Sparks articles (2): December 31, 1999; May 20, 2007

United States Department of the Interior National
Park Service

National Register of Historic Places
Continuation Sheet

to a lot in, say, Carmichael, and welfare — are paid by all Northeast County Sanitary, the rate of five years ago... he would pay yet another tax bill. Ditto for dozens of other property owners. For others, it is a question of Polsom-United, Metropolitan Storm Drain, Cordova Sewer against it in seven different county locations. The result 50 cents-per-\$100-assessed valuation to the Arden Park fr

Sacramento Bee Oct 16, 1966 p. 4

Direct Descendants Of Slaves

Shiloh Congregation Marks 110th Anniversary

By Art McGinn

Sacramento's all-Negro Shiloh Baptist Church at 3565 9th Ave. in Oak Park has just passed its 110th year, but an older language is spoken within its modern walls.

"We are the direct descendants of slaves," says the pastor, Rev. Willy P. Cooke, 49, a soft-spoken and articulate native of Mississippi.

There has been an oppression that you wouldn't understand. There is a language that only the slave would know and you wouldn't speak that language."

The greying Cooke, sometimes called "Rev." by those close to him, chews on the tip of an unlit, half-smoked cigar and adds quietly: "I don't think that the language of the slave should be forgotten."

Congregation Of 900

Just what that language is, and what it sounds like, is the personal possession of the 900 Negroes of Shiloh, whose first congregation gathered here in a Chinese chapel at 6th and H Streets in 1856.

But, whatever the form, the message is much older than Shiloh.

"Our prime objective," says Cooke, "is the adjustment of the individual to God. Once we are reconciled to God in the proper sense, the relationship to our fellow man follows."

Politics, Cooke says, have no place in the Shiloh pulpit and for that matter, neither have some aspects of the civil rights movement.

"The problem of the civil rights movement," he says, "is a lack of definition. They cry 'total integration' but this is too general."

"I wouldn't walk across the street for integration. But I would die for my civil rights. If I have my rights, there is nothing to fear. But if I want to live with Negroes or go to school with them, I should be able to."

Minority View

Some civil rights demonstrations are viewed dimly by the 23rd pastor of Shiloh, who says he is "conservative" and that his views probably express a "minority" opinion among Negroes.

"There have been attacks on our churches," he says, "for not taking part in the demonstrations. But if the churches

stood out for these, it wouldn't cure the evil.

"The basic evil is still an individual thing. The individual has to be changed. The first objective is to change the man. If the churches worked from the inside out, it would be more effective."

Cooke, who spent 10 years as an electrician in Oregon before he moved here and decided to study for the ministry, feels that Negroes always will live together.

Mission Of Church

"Total integration would mean total disintegration for the Negro," he says.

"If all the civil rights barriers to the Negro were broken down, you wouldn't find an influx one way or the other. The loneliest Negro in the world is one in the middle of a white neighborhood."

As for the all-Negro church in the midst of a major social

struggle, says Cooke, "our mission is the same as other churches. Churches condition for the hereafter. But this church has something to say to a particular group they wouldn't get in another group. We are the descendants of slaves . . .

"I refuse to bring civil rights issues and politics to the pulpit. I would not have given the other side an opportunity to speak. And it wouldn't take me long to forget I'm a minister."

The Shiloh Baptist Church has survived many struggles since its beginnings in the immediate post-gold rush days of Sacramento when it was known as the Sileam Baptist Church with less than 40 members.

By 1861, the congregation, started by a freeborn Negro, the Rev. Charles Satchell, had purchased a two-story brick building on 5th Street between N. and O streets. In 1862, a fire destroyed it and a brick structure replaced it.

But with only \$646 due on a \$2,500 mortgage, the church could not make a further payment and a bank foreclosed. However, a Negro group, the United Sons of Friendship, raised the money to buy the mortgage and turned the deed over to the church.

Another Fire

In 1905, the church moved to 6th and P Streets where fire again heavily damaged the building and it was not fully replaced until 1930 under the pastorship of the Rev. Ed D. Sims, who had a Depression-era congregation of only 50 persons.

But the post-Depression years saw the church's membership explode to 800 under the pastorship of the Rev. J. T. Muse who headed the church until 1947 and bought the first bus of a local Negro church to transport children to Sunday School. It was not until May 15, 1949,

that the second church was paid off and a special "mortgage burning parade" was held on Capitol Avenue, with the Salvation Army band leading the procession. Five years later, with redevelopment moving into the area, the church purchased its present site at 35th Street and 9th Avenue, in the Oak Park area and ground was broken for a new church four years later in 1958.

Vandals At Work

"The day after the groundbreaking," Cooke recalls, "someone slit all the tires on the grader. Boards we had laid out for the frame were found burning in the street one morning. Oh, we had a time here."

The church had moved into a predominantly white neighborhood where most persons were "elderly" and "concerned about being uprooted" by its presence, Cooke says.

Now, however, with the neighborhood being about "half and half" white and Negro, he says, "we have no trouble. Now we have fine neighbors."

Construction was scheduled for completion at the end of 1958 but financing bogged down ("we couldn't get a loan") and only the frame and the roof were in place.

"With no heat and no lights and the walls only partially completed, services were held with ushers wearing gaudies on rainy days and the women's feet wrapped in newspapers and coats."

Piecemeal Work

Building materials were purchased piece by piece and nailed on by Cooke and volunteer workers, none of them professional carpenters, and it took five years to finish the church.

Last Sunday, the church held its annual banquet in the Senator Hotel, celebrating its 110th birthday. The banquet also served as a "perpetual reminder of the sacrifices and labor . . . the prayer and faith of a dedicated people" that went into the new church.

All that is left of the old Shiloh Baptist Church, Cooke says, is an old track still in use. And the view is toward the future. A two-story recreation center is in the planning stage with adjoining land having been added to the church grounds.

And Cooke hopes the church can continue in its quiet-way to live up to the meaning of its name Shiloh — "House of Peace."



The Rev. Willy P. Cooke stands in front of his 3-year-old Shiloh Baptist Church in Oak Park. Bee Photo by Owen Brewer

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Multi-Print Viewer

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A HOMECOMING AT SHILOH BAPTIST - WEST SHARES VOCABULARY OF HOPE

SACRAMENTO BEE Monday, September 26, 1994

Author: Bill Lindelof Bee Staff Writer

Cornel West came home Sunday to Shiloh Baptist Church in Oak Park, where as a lanky lad he worshiped and was molded from an early age.

In an emotional welcome in the warm, crowded house of worship on 9th Avenue, the philosopher, scholar and theologian was bear hugged by his elders, applauded for his views on the African American church and introduced with humor by his former pastor.

The Rev. Willie P. Cooke, pastor emeritus at Shiloh and a great influence on West, was serious when he said: "Imagine him condescending to grace our humble podium this morning."

And he was not kidding when he mentioned that to read a book by West can sometimes require a companion volume - the dictionary. The Harvard University professor, author and intellectual is known for his large vocabulary.

An instructor of philosophy, religion and African American studies by vocation, West also has become a widely traveled lecturer and author in recent years and is a regular guest on television interview programs.

Cooke, without the benefit of a dictionary, drew on the largest words he could muster to introduce the Ivy League professor:

"I'm elephant glad and whale happy" to introduce West, said Cooke. West then embraced the pastor. In the dedication of one book, West said Cooke exemplified "so much of the best of Christian faith and black struggle."

West said that African Americans, whose identities were shattered by slavery, must gain self-love and self-respect - themes that run through his best-selling book, "Race Matters."

"The memories of . . . the auction block," he said, "where families were split apart. When the black family was shattered, the black church was the only community that we had."

What brought African Americans together - despite white supremacy - were the hope and dignity of the family and the church, he said. However, psychic scars remain.

"From the very beginning, black folk have had to hammer out some space to fight off white supremacy such that black self-respect, love and affirmation could take place.

"That is what Shiloh Baptist Church is all about. It creates a space where black folks' humanity can be affirmed in who and what we are."

While West focused on the needs of African Americans, he said America as a whole needs to avoid materialism and remove itself from the legacy of firearms and gunpowder that has its roots in Jesse James and continues to this day in street gangs.

In the foreword to West's 1993 "Prophetic Reflections: Notes on Race and Power in America" his mother, Irene, and father, Clinton, who died in May, wrote that their son always set high standards for himself academically, athletically, socially and spiritually.

West was accepted to Harvard at age 16 after serving as student body president at Will C. Wood Jr. High and John F. Kennedy High School. He was president of the Black Student Union, first-chair violinist, a quality two-mile runner and second baseman.

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Multi-Print Viewer

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And all of this was done, said his parents, while serving as an active member of the Shiloh Baptist Church. Their son, they wrote, always had strong convictions about how a Christian community ought to address social ills - influenced not only by Cooks, but by another Baptist minister.

"We recollect," wrote his parents, "when he and his brother, Clifton, were taken to the Memorial Auditorium to hear the late, great Martin Luther King Jr. He was about 5 or 10 years of age. He sat attentively listening to every word, absorbing each like a sponge. He cried when he told his sisters of what that experience had meant to him."

Irene West said in an interview that her son enjoyed Sunday school, the junior choir and usher duties. The importance of church was reinforced at home and by his grandfather, a minister for 42 years.

"It even had a positive impact on his discipline at school - because he had a discipline problem," said Irene West. "Our children were going to church because we were going. It was a given that he would go. We were just happy he got so much out of it."

Shiloh, founded in 1856, is one of the oldest houses of worship in Sacramento. A new Shiloh Baptist Church, with construction set for 1998, is planned on 26 acres at Florin and Elk Grove-Florin roads.

"We want to expand our ministries," said the Rev. Clifford W. Cheathon. "We want nursing care facilities, recreational activities for youth and a Christian school."

The pastor of the 1,500-member Shiloh Baptist Church said that in West's children of the church see a success story and the adults see the fruits of their labor.

"You never know who you are going to influence," said Cheathon. "In the black church we need examples like Cornel West."

Caption: Bee / Bryan Patrick Harvard professor Cornel West speaks to the congregation Sunday at Shiloh Baptist Church, where he worshiped as a child. Mimicking his musician father, Lamont Wilson Sr., 3-year-old Lamont Jr. uses his crayons as drumsticks during services Sunday at 1,500-member Shiloh Baptist Church in Oak Park.

Edition: METRO FINAL
Section: METRO
Page: B1
Record Number: 160

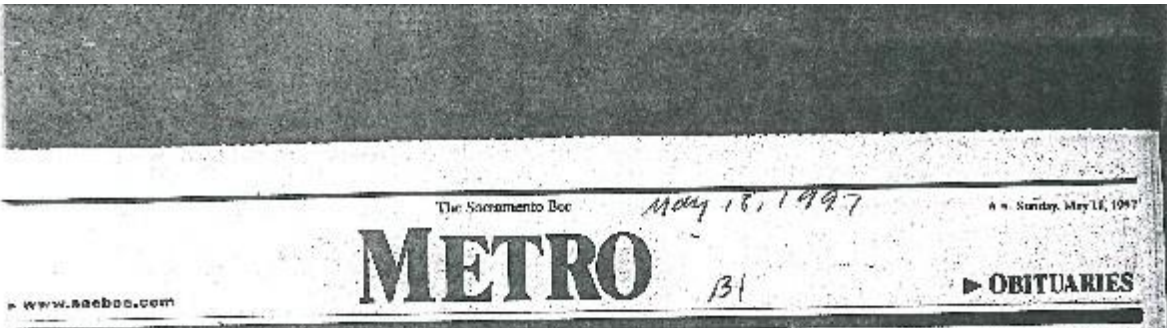
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Continuation Sheet



Church marks long history, recalls struggles

By Dore Hordof
Los Angeles Writer

It was a quiet, unassuming welcome
This day after groundbreaking for the
Fifth Baptist Church's new building in
1968, rows on the grader tractor used for
site preparation were still. In another
morning, boards for the wood-frame
building were set in place.

The African American Fifth Baptist
Church was turning into what was then a
predominately white neighborhood in

Oak Park. No evidence was surfaced
linking the incidence in arson, but the
suspect remains in the air.

"You can fire about guns, but you can't
shoot the church," said the Rev. Alvin
D. Johnson.

Fortunately, as the neighborhood be-
came multiracial, the congregation was
enriched, by neighbors. Washington was
not going to stop Fifth, a church blessed
with the ability to carry on.

During its 140-year history, Fifth
faced bank foreclosures, devastation by

fire twice and the flock-shaking deaths of
hundreds of members who left to form
their own churches.

"They overcame that," said Johnson.
"You have to admit their perseverance.
They have been successful."

The church is marking its long presence
in the community with a week of events
that began Saturday with a carnival and
parade festival. The remainder of the
week, the church will celebrate its history
with visits from churches in various
parts of the city, some of which are offshoots from Fifth.

"Fifth churches have come out of Str-
leth through the years," according to
Johnson, who said the church is pre-
paring all the same.

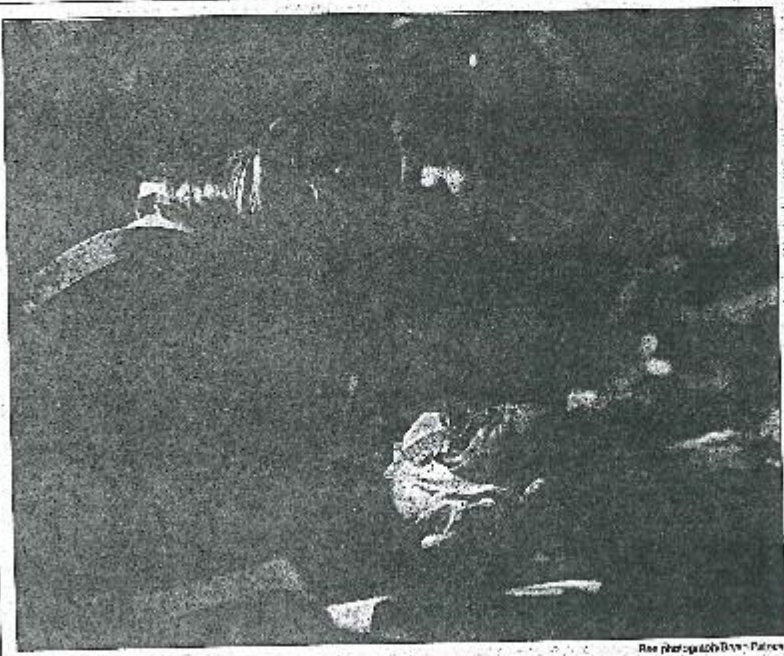
"Today we are in really good shape," he
said. "We have about 1,200 members, a
growing congregation of elderly and mid-
aged people. We are still reaching out
to young people." He noted that Fifth
has been a traditional spiritual home for gen-

PHOTOS BY GREG GIBB, PAGE B2

MIN
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When the mo-
e she was 12,
she and two sisters
from a nearby town
arrived in
children, the
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all" Johnson said.
In 1984 when the
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about them. James
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to Bureau of Prisons
as if she was in
"American Justice
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" was 80 years



The photograph by Greg Gibb

Would-be lawyers face the future
Julia Marley Cherette, 5 days old, delivers her judgment on
Saturday's graduation proceedings for from Roseann Ch-
cherette and other McGowan School of Law graduates. Rose-
anna Cherette carried the baby with her across the stage

at Arco Arena on Saturday as she claimed her diploma. Le-
on Phoenix, former congressman and White House chief of
staff, delivered the commencement address to the 300
graduates. Please see story on page B4.

More use of schools sought District, city eye partnership

By Tracy Black
Los Angeles Writer

When the afternoon bell rings in
and classes at Sacramento
schools, a wasteful phenomenon
occurs.

Multimillion-dollar public facili-
ties — complete with gyms, sports
equipment and classrooms — of-
ten sit empty for much of the day,
becoming giant ovens in the midst of busy
neighborhoods.

City and school officials say that
doesn't make sense at a time
when the city can't afford to build
community centers, and when
children and families are starved
for places to go for structured ac-
tivities after school, evenings and
weekends.

Figuring schools should be more
versatile, members of their com-
munity, the Sacramento City
Council and the Sacramento City
Unified School District board will
meet jointly Tuesday night to dis-
cuss ways to open more schools
after hours to more people.

Their goal is to use to an extreme
extent opening at least a handful of
schools for public and private
community activities by 2003.

The meeting to discuss a joint
facility use concept marks a dra-
matic political shift for the two
bodies from the two-year year
when some council members and
board members publicly sniped at
each other.

In November, however, a reform
slate was elected to the school
board. Now board President Jay
Severson says he talked even be-
fore that election with Mayor Joe
Sorenson about just such a joint
meeting to work on common goals.

By Greg Korman-
to secure children
and adult partic-
ipants.

combats the
holding a kid
accidents. Over-
sight. They go to
the, when he
the. Curtis is keep-
the classroom's
up to "Kee-ee"
for was made
one, 34, who, 30
it. It is an impres-
sion's spread out.

Charity's critics point to police sweeps

They link arrests to meal giveaways, but cops don't
By Greg Korman-
other analysis. The sweeps have been conducted in conjunction with several other agencies, including the U.S. Border Patrol and the Sacramento County Probation Department.

The Daily stream of needy people being swept, including and drug users in their neighborhood and on their properties.

Earlier this year, the city of Sacramento sued the church, saying it had unexcused permit violations and had become a public

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Continuation of NPS Form 10-900-a

METRO/REGIONAL

Shiloh: Foreclosure, fire among tests in church's 140 years

Continued from page B1
The church, which has failed to bring the assets of the African American Episcopal Church in the event, will be sold to pay off its debts.

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Latrel Brown, 17, of Mrs. Loma High School plays "America's Grace" on his saxophone Saturday as part of the festivities in Oak Park commemorating Shiloh Baptist Church's 140th year.

The church, which has failed to bring the assets of the African American Episcopal Church in the event, will be sold to pay off its debts.

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Cooling their heels

Dressed to dance one from left, Edy Morales, 7, Paulo Gonzalez, 6, and Gamin Arango, 7. The boys were among the young performers Saturday at the second annual North Sacramento Paso He Arts Festival. The event celebrates the area's anniversary and honors residents of the services and resources available in youth and families.



Loaves: Police deny sweeps were kept

Continued from page B1
The city of Sacramento said it would not conduct a sweep of the city's homeless population, marking the 10th anniversary of the city's homeless ordinance. He said police officers arrested 14 arrested were made in a three-block, pointed near Loaves & Fishes, 1000 1st Street, Tuesday. Those arrested, according to Mueller, all indicated they were homeless.

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United States Department of the Interior National Park Service

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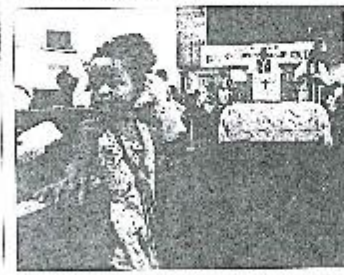


Deacon Henry Williams and Terry Williams, no relation, share a few laughs Sunday during his 90th birthday celebration at Shiloh Baptist Church. The congregant also celebrated his more than 50 years of service and moral leadership as a member of the church.

By Jeff Speidel
SACRAMENTO, CALIF.
Deacon Henry Williams, a gentle giant with a white beard and a friendly smile, is the 90th birthday celebrant at Shiloh Baptist Church in Sacramento. He was born in 1903 and has spent most of his life in the church. He is a member of the church since 1925 and has served in various capacities, including as a deacon and a member of the church council. He is a well-respected member of the community and is known for his moral leadership and service to the church.

Church salutes spirit of service

Shiloh Baptist celebrates Deacon's 90th birthday, long moral leadership



Three-year-old Jilian Mayo lit candles during Sunday morning services at Shiloh Baptist Church in Sacramento.

ment on the 90th birthday of Deacon Henry Williams, a long-time member of the church. The church celebrated his 90th birthday on Sunday morning. Deacon Williams has served the church for over 50 years and is a well-respected member of the community. He is known for his moral leadership and service to the church. The church council and members gathered to celebrate his long life and service. A special service was held on Sunday morning, where Deacon Williams was honored with a special message and a gift. The church council and members also gathered to celebrate his long life and service. A special service was held on Sunday morning, where Deacon Williams was honored with a special message and a gift. The church council and members also gathered to celebrate his long life and service.

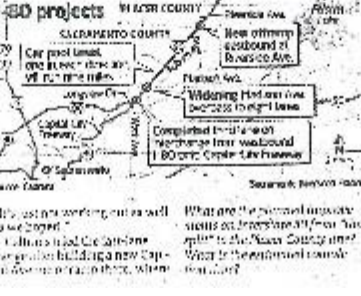
Facing more rules, schools may give up its charter

San Juan elementary seeks to lose special programs but avoid loss of added financial accountability

By Bill Hamilton
SACRAMENTO, CALIF.
In the world of charter schools, it is a matter of life or death. For San Juan Elementary School in Sacramento, the decision to give up its charter is a matter of survival. The school is facing more rules and regulations from the state, which could result in the loss of its special programs and financial accountability. The school is seeking to lose its charter, but it wants to avoid the loss of its special programs and financial accountability. The school is facing more rules and regulations from the state, which could result in the loss of its special programs and financial accountability. The school is seeking to lose its charter, but it wants to avoid the loss of its special programs and financial accountability. The school is facing more rules and regulations from the state, which could result in the loss of its special programs and financial accountability. The school is seeking to lose its charter, but it wants to avoid the loss of its special programs and financial accountability.

Caltrans admits flaw in I-80 merger plan

By Tony Bizjak
SACRAMENTO, CALIF.
California's Department of Transportation (Caltrans) has admitted a flaw in its plan to merge Interstate 80 (I-80) and Interstate 5 (I-5) in Sacramento County. The plan was to create a new highway, but it was found to be flawed. Caltrans is now working on a new plan to address the flaw. The plan was to create a new highway, but it was found to be flawed. Caltrans is now working on a new plan to address the flaw. The plan was to create a new highway, but it was found to be flawed. Caltrans is now working on a new plan to address the flaw.



Clues to human illness tied to periled flock

By Aileen O. Dunne
SACRAMENTO, CALIF.
Scientists are looking for clues to human illness by studying a flock of birds in Sacramento County. The birds are being studied for signs of disease, which could help scientists understand human illness. The birds are being studied for signs of disease, which could help scientists understand human illness. The birds are being studied for signs of disease, which could help scientists understand human illness. The birds are being studied for signs of disease, which could help scientists understand human illness.

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Church: Members endured many trials

BY CHRISTOPHER ROSE
 The church is a place of refuge for many people, but for the members of the Sacramento Baptist Church, it has been a place of many trials. The church, which was founded in 1858, has survived through a series of hardships, including the loss of its building and the death of its pastor.

The church was founded in 1858 by a group of African American men who had fled from slavery in the South. They met in a small room in the city of Sacramento, and their meetings were held in secret. The church was the first African American church in the city, and it has since become a place of worship and community for many people.

The church's first building was a simple wooden structure that was destroyed by fire in 1862. The members then met in a room in the city of Sacramento, and their meetings were held in secret. The church was the first African American church in the city, and it has since become a place of worship and community for many people.



Shirley Clayton glories in the music of the choir at Shiloh Baptist Church's services on Sunday. The church, Sacramento's second-oldest African American congregation, has been a place of refuge and spiritual point in the area for nearly 150 years.

In 1911, the church was destroyed by fire. The members then met in a room in the city of Sacramento, and their meetings were held in secret. The church was the first African American church in the city, and it has since become a place of worship and community for many people.

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Regional digest

Police discover body of man shot to death
 SACRAMENTO—Sacramento police officers found the body of a man lying face down in a canal in the 2900 block of Mendel Way about 7:15 p.m. Sunday.

The victim, who was shot to death, was identified as a 35-year-old man. The police are looking for a suspect in the shooting.

Boy dies after Sunday afternoon car crash
 A 10-year-old boy died Sunday afternoon after a car crash on Highway 99. The driver of the car was charged with driving under the influence.

Woman kills
 A woman was charged with the murder of a man in a Sacramento courtroom. The woman was charged with first-degree murder.

Chickens: Avian genome stocks are down 40%

CONTINUED FROM B1
 David and co-authors of the article with David Futuyma, a molecular biologist with the poultry-breeding firm Hovos International, headquarters in Iowa.

The loss of pure stocks could slow advances in agricultural and biomedical sciences, Deany said.

Over the past 15 years, 138 avian genetic species were reported to be lost, and a number that represents 60 percent of U.S. stocks and 63 percent of Canada's, Deany and Polten said.

The researchers blame budget cutbacks, staff shortages and funding for the loss of stocks.

The large number of avian genetic lines is critical to their work. Scientists need to see wide variation in genetic material to understand the basis of genetic diversity in humans, the immune system and development.

Chickens are particularly useful in scientific studies because of human conditions, Deany said. They are easy to raise, and they have a short generation time. They also have a large number of genes.

The researchers are now working to identify the genetic diversity of chickens and to develop a system for maintaining it.

Genetic diversity is essential for the survival of a species. The loss of genetic diversity can lead to the extinction of a species. The researchers are now working to identify the genetic diversity of chickens and to develop a system for maintaining it.

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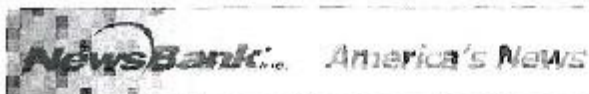
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JAMES C. DODD SR., PIONEERING BLACK ARCHITECT IN CAPITAL

The Sacramento Bee - Wednesday, February 10, 1999

Author: Yvonne Chia Bee Staff Writer

Known as Sacramento's first African American architect, James C. Dodd Sr., who worked on the Sacramento Community Convention Center and the science building at the University of California, Davis, died Feb. 3 at Mercy Methodist Hospital. He was 76.

Mr. Dodd died from pneumonia contracted after he suffered a stroke, according to his daughter, Florence D. Mitchell.

Mr. Dodd ran a successful architectural firm in Sacramento for more than 40 years. During that time, he helped design several city landmarks and many residential buildings.

Mitchell said her father was especially proud of the first project he did on his own - an apartment complex in downtown Sacramento that was one of the first in the city built for families with children.

Mr. Dodd began his career in Sacramento in 1952, when he went to work for the state. He then joined the prominent architectural firm of Barovetto and Thomas. Anxious to start his own firm, he left after about four years to form James C. Dodd and Associates.

"I think Jim listened very well to his clients, and he had excellent attention to detail," said Ronald Carissimi, president of Carissimi Rohrer Associates, formerly Barovetto and Thomas.

He said Mr. Dodd was the first African American licensed architect in Sacramento.

Mr. Dodd's first office was just a room in his house on S Street. Later, he moved to Fruitridge Road and finally to 27th and X streets.

His work includes an addition to the Crocker Art Museum, the St. Hope Academy of Sacramento, the redesign of Sacramento High School, part of the Women's Civic Improvement Club in Sacramento and several elementary schools throughout Northern California.

Mr. Dodd also designed the Capitol City Seventh-day Adventist Church, which he attended. His daughter said much of his work on that project was donated.

In addition to his church, Mr. Dodd was active in his community. He was a Big Brother and raised money to form a local choir for children. The singing group, called the Inspirational Choir, even competed nationally.

"These kids were ecstatic because a lot of them never left Sacramento, never got on a bus and when they flew to Washington, D.C., they were overwhelmed," Mitchell said.

Mr. Dodd was born in Texarkana, Texas. After serving in the Army as a first lieutenant, he entered the University of California, Berkeley, and earned a degree in architecture. In 1952, he moved to Sacramento with his wife and two young children.

He was extremely dedicated to his work, his daughter said. "When we went on vacation, he had to call the office. When we left, we had to stop in the office. When we returned, no matter what time it was, we had to stop by the office," she said.

Mr. Dodd also served on many boards. He was a past president of the Central Valley Chapter, American Institute of Architects; a member of the board of directors of the American Institute of Architects; and chairman of the Board of Governors of the California Community Colleges.

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But more than his work, Mr. Dodd was dedicated to his family.

"He had his priorities correct. The first thing in his life was his wife," Carissimi said.

When his wife, Connie, suffered a stroke about 16 years ago, Mr. Dodd eased his work schedule and spent more of his time nursing his wife back to health. Although doctors recommended a convalescent hospital, Mr. Dodd hired around-the-clock medical care so his wife could stay at home.

"My mom is very healthy and very alert, and it's all because of his perseverance and his love," Mitchell said.

Besides his wife and daughter, Mr. Dodd is survived by a son, James C. Dodd Jr. of Washington, D.C.; two grandchildren, and a great-granddaughter.

Services are at 11 a.m. today at Capitol City Seventh-day Adventist Church, 6701 Lemon Hill Ave.

Caption: James C. Dodd Sr. Among projects he worked on was the capital's Convention Center.

Edition: METRO FINAL

Section: OBITUARIES

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Index Terms: OBITUARY

Record Number: 119

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United States Department of the Interior National Park Service

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Section number 11 Page 14

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Page B4 THE SACRAMENTO BEE Sunday, March 30, 1968

Personality In The News

Architect James Dodd Is Glad He Ignored Counselor's Advice

By Curtis Burau

James C. Dodd is a successful architect who feels he would have been a "dismal failure" if he had followed the advice of his high-school counselors and gone into journalism.

He was saved from a reporter's life by being drafted into the Army during World War II.

"I think being drafted was one of the luckiest breaks I've ever had," Dodd observes. "It got me away from thinking about journalism and back to thinking about what I'd always wanted to be — an architect."

"We had a good journalism class in high school and I did well in it. The counselors felt I should go into journalism and I believed them."

After graduation, his trust took him from Houston, Tex., to Chicago in 1943 to work and visit with relatives before his planned enrollment that fall in the University of Wisconsin as a major in journalism.

Dodd's draft notice came that summer, however. He entered the Army Air Corps and was accepted for training as a pilot.

"I washed out there and they sent me to the infantry at Ft. Benning, Ga. That's where they sent all the washouts."

Won Commission

Dodd managed to salvage something out of his Georgia duty. He entered Officers Candidate School and in March 1945 was commissioned and assigned as a rifle platoon leader. Then his all-Negro company was assigned to the 31st Infantry Division in the South Pacific.

"They were an all-white outfit from Mississippi," Dodd remembers. "We called it the 'Dixie Division.' It may not have been the most segregated division in the Army but we thought it was."

His company never saw combat. They spent a little more than a year in the Pacific area doing quartermaster and military police work in such places as Biak and Mindanao.

Dodd was discharged in 1946 in Oakland where his family then lived. He went to work as a civilian for the Navy doing inventory and supply handling.

The labor involved helped him make up his mind to go back to school.

"You go down into the holds of some of those ships," he says, "and you'll be a changed man when you come out. But I guess the real thing was that I saw some of the others who had been around for years and were only junior clerks or something. That made me realize what I could do, what I could attain."

Back To Architecture

So the Texarkana, Tex., son of a railroad section hand turned back to his first occupational love — architecture.

As did thousands of veterans, he used the GI Bill to underwrite his studies at the University of California at Berkeley where he obtained his bachelor of arts degree in

architecture at 3565 9th Ave. is his concept as is the law office of Coley and McGehee at 1810 S. St. and the Morey Avenue School in North Sacramento. He also has done the Jackson Elementary School in El Dorado Hills and schools in Rescue, El Dorado County, and Colfax, Placer County.

He designed 158 units of "environment" apartments in a low-cost housing development due soon to start construction in Richmond.

Dodd enjoys the challenge of designing educational facilities and low-cost housing. In both fields, he feels, "the real needs of human beings can be solved. The need for viable, imaginative facilities is so great."

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"Why, some kids have never seen themselves in a mirror. They don't know what they look like. I've put full-length mirrors in schools so a kid can take a look and 'see who the heck I am.'"

Community Center

Dodd will take any architectural challenge that comes along. His most important current local project is as a member of the Sacramento Architects Collaborative team which is designing the proposed community center.

Dodd has been working on research, summary, findings and recommendations for presentation to the City Council. Dodd enjoyed the preliminary work on the project and has high hopes for its eventual contribution to Sacramento's cultural future.

Dodd's interest in education led him to try, for a seat on the city board of education in

1966. He was fifth in a field of 10 running for four posts.

He has fared better on the state level. Gov. Ronald Reagan appointed him to the board of governors of the

California Community Colleges and he is a member of the Coordinating Council on Higher Education.

Dodd finds these activities as rewarding in their way as his architectural school work.

"In school design," he says, "I try to build the building to fit the program, to meet the actual needs that exist. On the board and the council, I've discovered other ways to do this."

Chapter President

Professionally, Dodd's associates have elected him president of the Central Valley Chapter of the American Institute of Architects.

If he has a hobby, civic affairs would be it.

Dodd serves as a director of the Golden Empire Council, Boy Scouts of America; the Community Welfare Council and the National Association for the Advancement of Colored People. He is the chairman of the School Dropout Committee of the welfare council and has served on a citizen's advisory committee to the city school district.

Dodd has been a director of the local chapters of the American Red Cross, Big Brothers and the Sacramento Area Mental Health Association.

A Republican, Dodd was defeated in 1966 when he tried for the fifth senate district post held by Sen. Albert Rodda of Sacramento. But losing has not curtailed his relish for community efforts and activities.

"Civic affairs," he says, "are a part of citizenship — or maybe this human dignity thing we're always talking about. It's hard to say."

Civic affairs is what makes your life meaningful, I think."



James C. Dodd

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Land Use Hearing Is Set At Tahoe

McClatchy Newspapers Service

INCLINE VILLAGE, Lake Tahoe — The first public hearing on the interim plan of the Nevada Tahoe Regional Planning Agency has been set for April 10, at 2 p.m. in the Incline Village High School.

The agency's advisory planning commission will review goals and policies and will use color-coded maps to illustrate land use planned in the Tahoe basin.

Raymond M. Smith, planner for Douglas and Ormsby Counties, said land-use plans for Washoe, Ormsby and Douglas Counties are based on currently adopted master plans in each jurisdiction.

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As did thousands of veterans, he used the GI Bill to underwrite his studies at the University of California at Berkeley where he obtained his bachelor of arts degree in 1952.

Dodd got some on-the-job training during his senior year by working as a carpenter for contractors and doing design work for architects. He pounded nails, he says, because he felt he should learn how a house is built.

Dodd gave up the hammer work after graduation and continued design jobs for bay-area architects until he came to Sacramento in 1953 as a draftsman for the then State Division of Architecture. He left in 1956 to work for what was then the architectural firm of Barovetto and Thomas. In 1961 he started his own small firm where his wife, Connie, acts as his office secretary.

At 46, Dodd is a progressive professional man, recognized in his own field, who also holds a deep and active interest in the affairs of his community.

His designs are scattered throughout Sacramento and elsewhere in Superior California.

The Shiloh Baptist Church

Roseville High's Class Of '39 Sets Reunion

McClatchy Newspapers Service
ROSEVILLE — Roseville Union High School's graduating class of 1939 will hold a 30-year reunion party on June 21 at the Sierra View Country Club here. Plans have been made for a social hour and dinner dance.

But he is known to the poor man.

"Why, some kids have never seen themselves in a mirror. They don't know what they look like. I've put full-length mirrors in schools so a kid can take a look and 'see who the heck I am.'"

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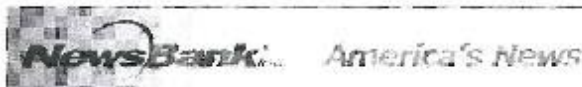
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NAACP PIONEER DIES AT AGE 96 - NETTA SPARKS LED CIVIL RIGHTS BATTLE

SACRAMENTO BEE - Wednesday, November 24, 1993

Author: Art Campos Bee Staff Writer

Netta Sparks, a pioneer of the Sacramento chapter of the National Association for the Advancement of Colored People, has died at the age of 96.

Sparks, who could recall the days of segregated lunch counters in Sacramento, died of natural causes Sunday at the Walnut Convalescent Hospital in Carmichael.

She served as the local chapter's first secretary in the early 1920s, was an organizer of the group's youth council in the 1930s and took over the presidency in the 1940s.

"She made a great contribution to the community," said Nate White, president of the NAACP's Sacramento chapter. "She was the backbone of our branch for many years and was a civil rights player. I hope some of the young people can look back at her life and try to make a contribution like she did.

"Netta was an inspiration. To sit at her feet and listen to the things she had been through in Sacramento were just tremendous. When she spoke, she always had something to say. She imparted wisdom."

William Lee, publisher of the Sacramento Observer, said, "I saw her more as the spirit of the community. She was just a real sweet lady. She was very humble and yet very determined to make changes happen. She never let anything deter her from her goals."

Sparks came to Sacramento in 1917 from Longview, Texas, and worked in jobs that included being a maid in a brothel, an elevator operator at the Capitol, a rooming-house manager and a janitor at McClellan Air Force Base.

She also worked as a domestic for rich white people, sometimes getting paid \$2 a day after working long hours on her knees.

"I remember when you couldn't buy a house unless it was where they (whites) let you," she said in a 1983 Bee interview. "I remember when we (African Americans) had to go to the Japanese hospital downtown because the big hospitals wouldn't take us in."

In addition to helping fight segregation with the local NAACP chapter, Sparks joined a group of seven women to do something about the lack of housing for African American women in Sacramento after World War I.

The seven formed the Women's Civic Improvement Club and raised enough money by the mid-1930s to buy a house to give women a place to stay. The club still provides assistance to residents and is the oldest African American center in Sacramento.

In the 1940s, Sparks came across a startling realization - that the Ku Klux Klan was alive in Sacramento. She was rummaging through an office building and found several sheets that Klan members used as robes.

Sparks, a 76-year member of the Shiloh Baptist Church in Sacramento, was honored by the church in 1980 with a "Netta Sparks Day" for her work in the community.

Sparks was also active with the Order of the Eastern Star; the Ella Mills Chapter No. 58, Honored of Hericho, California Poppy Court No. 5; Daughters of Elks, Camellia Temple No. 931; and the Veterans of Foreign Wars.

A memorial service will be held at 11 a.m. Monday at Shiloh Baptist Church, 3565 Ninth Ave., Sacramento.

**United States Department of the Interior National
Park Service**

National Register of Historic Places Continuation Sheet

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United States Department of the Interior National
Park Service

National Register of Historic Places
Continuation Sheet

Multi-Print Viewer

Page 2 of 2

Visitation and lodge services will be from noon to 6 p.m. Sunday at Thompson's Rose Chapel, 3601 Fifth Ave., Sacramento.

Caption: Nettie Sparks She was the first secretary of the NAACP's Sacramento chapter.

Edition: METRO FINAL

Section: METRO

Page: B1

Index Terms: SPARKS OBITUARY BIOGRAPHY

Record Number: 687

**United States Department of the Interior National
Park Service**

National Register of Historic Places Continuation Sheet

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United States Department of the Interior National
Park Service

National Register of Historic Places
Continuation Sheet

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*Sacramento Bee
Dec. 31, 1999 Our Century p.14*

PEOPLE Nella White Sparks

Sparks was a pioneer in race relations

Nella White Sparks didn't just know the history of African Americans in 20th-century Sacramento; she lived it.

"I remember Sacramento before deed restrictions were outlawed," she said in a 1985 interview. "I remember when you couldn't buy a house unless it was where they (whites) let you. I remember when we (African Americans) had to go the Japanese hospital downtown because the big hospitals wouldn't take us in. I remember."

But Nella Sparks wasn't just a witness; she was a doer. Born in Longview, Texas, in 1897, Sparks came to Sacramento in 1917. She worked as a maid in a brothel, an elevator operator at the Capitol, a silver polisher at Breuners department store and a domestic helper in the homes of the wealthy.



"I remember working eight hours and getting 5¢," she said. "Maybe she (the employer) would give you lunch, maybe not. Maybe she'd give you a dime for a streetcar. I worked hard."

Sparks didn't work just for herself, however. Deciding to do something about the shortage of housing for African American women here after World War I, Sparks and six other women formed the Negro Women's Civic Improvement Club and raised enough money to buy a house so women had a place to stay. The club is still in existence and still provides assistance of various kinds to the community.

For 26 years, she was an active member of the Shiloh Baptist Church in Oak Park. And she was a driving force in the growth of the local chapter of the National Association for the Advancement of Colored People. In the 1920s, she was the NAACP chapter's first secretary; in the 1930s, she was the lead organizer for the group's youth council. In the 1940s, when the African American population of Sacramento grew rapidly as a result of the war, she was the chapter's president.

And she saw the ugly side of racial hatred up close. Once, during the 40s, Sparks was rummaging through a downtown office building when she discovered shacks being used as roosts by members of the Ku-Klux Klan.

Sparks died in 1993 at age 96. The Nella Sparks Senior Center in Oak Park is named in her honor.

"We've been able to move on up," she said in a 1985 interview. "The NAACP has done a lot for Sacramento. In those days, we weren't supposed to have segregation, but we did. And we still have plenty. We have a long way to go."



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Continuation Sheet

Sacramento Bee May 20, 2007

The Sacramento Bee ** Sunday

IN HISTORY'S SPOTLIGHT *A look at those who made headlines in the past 150 years*



**NETTA
WHITE
SPARKS**

Born: March 31, 1897
Died: Nov. 20, 1993

Known for: An active member of the Shiloh Baptist Church in Oak Park, Sparks was a driving force in the growth of the local chapter of the National Association for the Advancement of Colored People.

Background: Born in Longview, Texas, Sparks came to Sacramento in 1917. She worked as a maid in a brothel, an elevator operator at the Capitol, a silver polisher at Breuner's department store and a domestic helper in the homes of the wealthy. Deciding to do something about the shortage of

housing for African American women here after World War I, Sparks and six other women formed the Negro Women's Civic Improvement Club and raised enough money to buy a house so women had a place to stay. In the 1920s, she was the NAACP chapter's first secretary. In the 1930s, she was the lead organizer for the group's youth council. In the 1940s, when the African American population of Sacramento grew rapidly as a result of the war, she was the chapter's president.

A highlight: The Netta Sparks Senior Activity Annex in Oak Park is named in her honor.

Source: Bee archives

For histo-
clios and
history in
McClatchy
and speed
www.sa-
annivers

NOW THIS WEEK

The city is using ground-penetrating radar and archaeological investigations to confirm that space is available for additional plots.

Sale of new plots and niches would help establish an endowment fund for maintenance of the cemetery, the report says.

The meeting will begin at 5:30 p.m. in the City Hall council chambers, 2229 Prospect Park Drive.

- Cathy Locke

Folsom City Council

The council Tuesday will consider a planned development permit for the 19-unit Folsom Oaks Apartments proposed at 609 Bidwell St.

The council also will consider granting a request for \$200,000 from the city's housing trust fund to help fund the complex, which will serve people with mental illnesses.

Under the proposal, the city would enter into an agreement for release of the money once the applicant, Transitional Living and Community Support Inc., demonstrates that full funding for the project is in place.

The meeting will begin at 6:30 p.m. in the City Hall council chambers, 50 Natoma St.

- Cathy Locke

**REGIONAL
DIGEST**

**Fire, police drill today
will be Roseville ruckus**

ROSEVILLE - Roseville residents need not be alarmed if they see police cars and helicopters and hear gunshots, sirens and other noise coming from the city's corporation yard today.

It's just a training exercise being conducted by the police and fire departments at the yard on Hilltop Circle off PFB Road.

The 90-minute exercise will begin at 5 p.m. and role players will serve as suspects and injured people, said Dee Dee Gunther, a police spokeswoman.

Police SWAT and hostage negotiations teams will be involved, as well as emergency medical personnel responding to a simulated mass casualty incident, she said.

Gunther said blank ammunition will be fired during the drill.

The public is not allowed in the area during the training, she said.

- Art Campos

Davis to look at its housing policies

DAVIS - A community workshop is scheduled Thursday to explore what kind of new housing should be made available in the city.

The Housing Element and General Plan update workshop is planned from 6:30 to 9 p.m. in the Teen Center Basement, 303 Third St.

The city wants the public to express what factors should be used when considering sites for housing. The open house meeting allows the public to raise questions and to comment.

- Bill Lindorf

CALIFORNIA LOTTERY

MEGA MILLIONS	8	13	44	Meganu
Friday's results	23	24	30	44
Meganumber: 5				
Winner: none				
Estimated Tuesday	2	17	25	Megans
Jackpot: \$25 million				Jackpot: \$
California results				SUPERLOT
5 NUMBERS WITH-OUT MEGANUMBER	5	8	24	Megaru
No winner				
4 NUMBERS WITH MEGANUMBER	5	8	24	FANTY
5 won \$7,107				Satur
4 NUMBERS WITHOUT MEGANUMBER	2	5	14	Friday's
170 won \$140				5-NUMBER
3 NUMBERS WITH MEGANUMBER				No w
224 won \$121				4-NUMBER
3 NUMBERS WITHOUT MEGANUMBER				150 w
8,323 won \$7				3-NUMBER
2 NUMBERS WITH MEGANUMBER				5,475 w
3,682 won \$7				2-NUMBER
1 NUMBER WITH MEGANUMBER				60,852 w
20,563 won \$2				HIDDAY
MEGANUMBER ONLY				Saturday
37,650 won \$1				EVENING
MEGA MILLIONS RECAP				Saturday
May 15				DAILY
				Race time

SETTING IT STRAIGHT

It is The Bee's policy to acknowledge promptly. Corrections will appear on Page 1 as well as in the section where the error occurred. Errors in Metro should be called attention of Assistant Managing Editor Steve Lebar, (916) 321-1182 or slebar@sacbee.com

Medi-Cal • Medicare • Workers Comp.

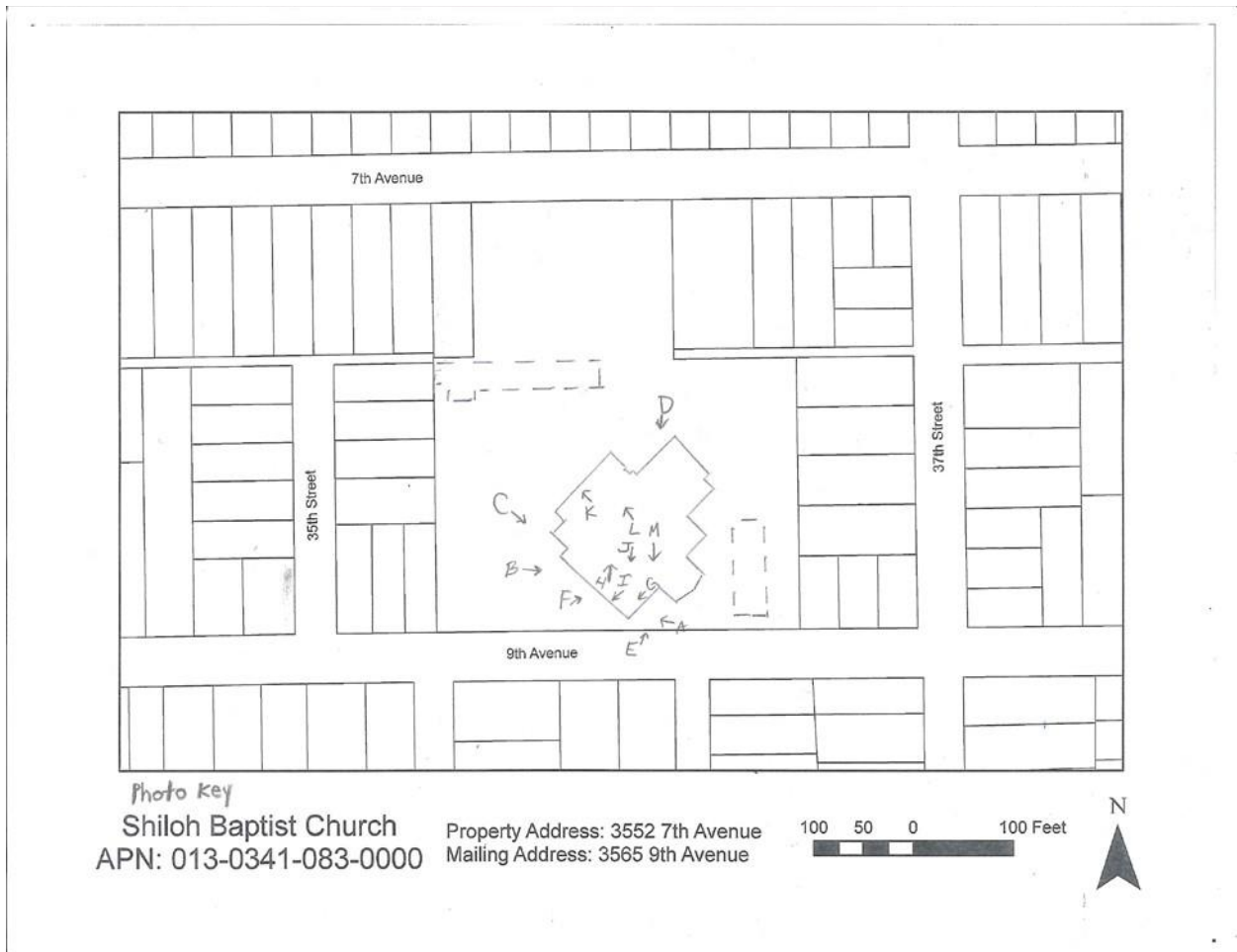
IRS PROBLEMS

United States Department of the Interior National
Park Service

National Register of Historic Places Continuation Sheet

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Sketch map of Shiloh Baptist Church with Lettered Photo Key



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**National Register of Historic Places
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Photographs – Letters refer to sketch map with photo key

A.



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B.



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C.

Item #2

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D.

Item #2

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E.

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F.

Item #2

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G.

Item #2

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H.

Item #2

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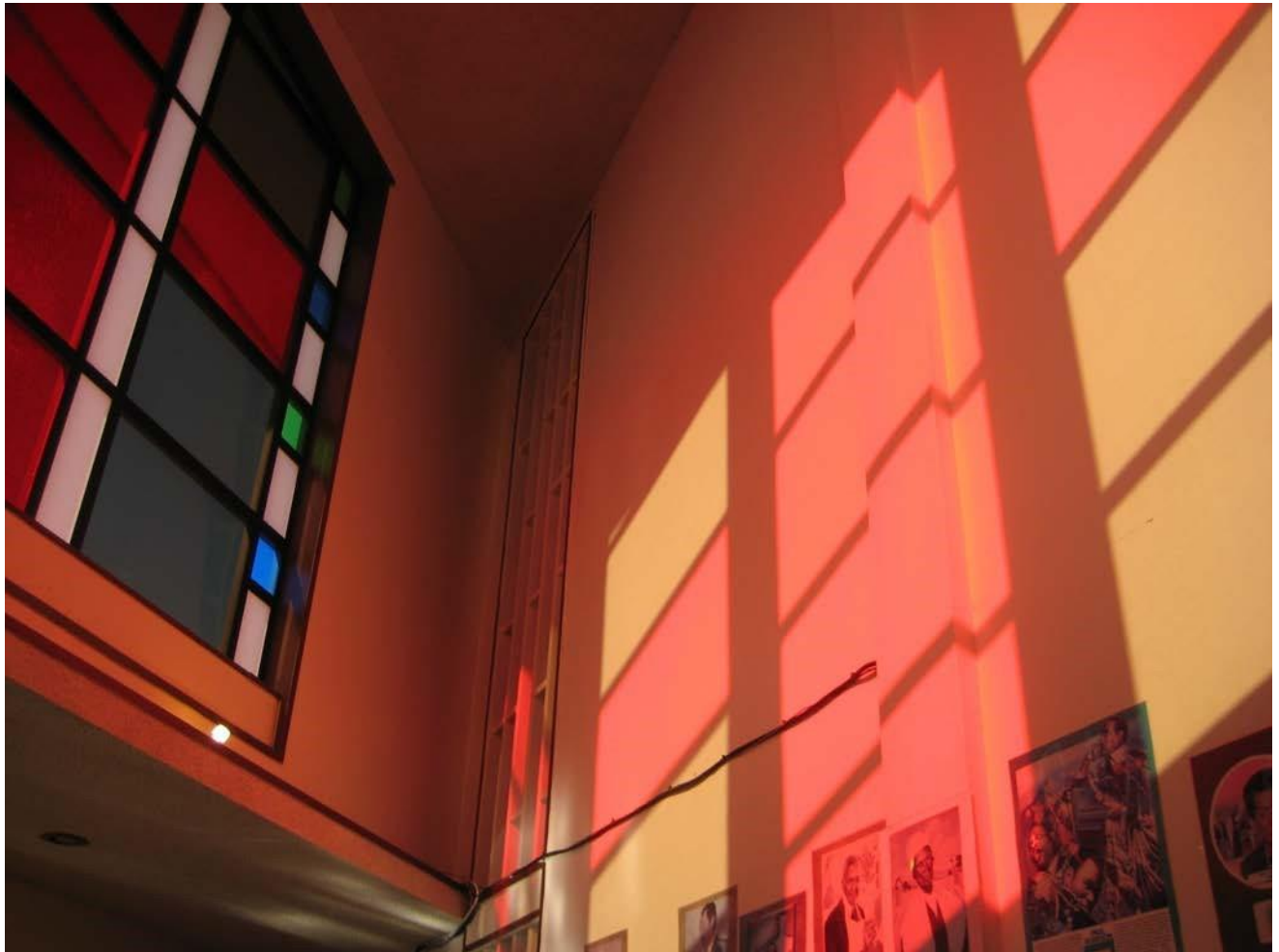
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I.

Item #2

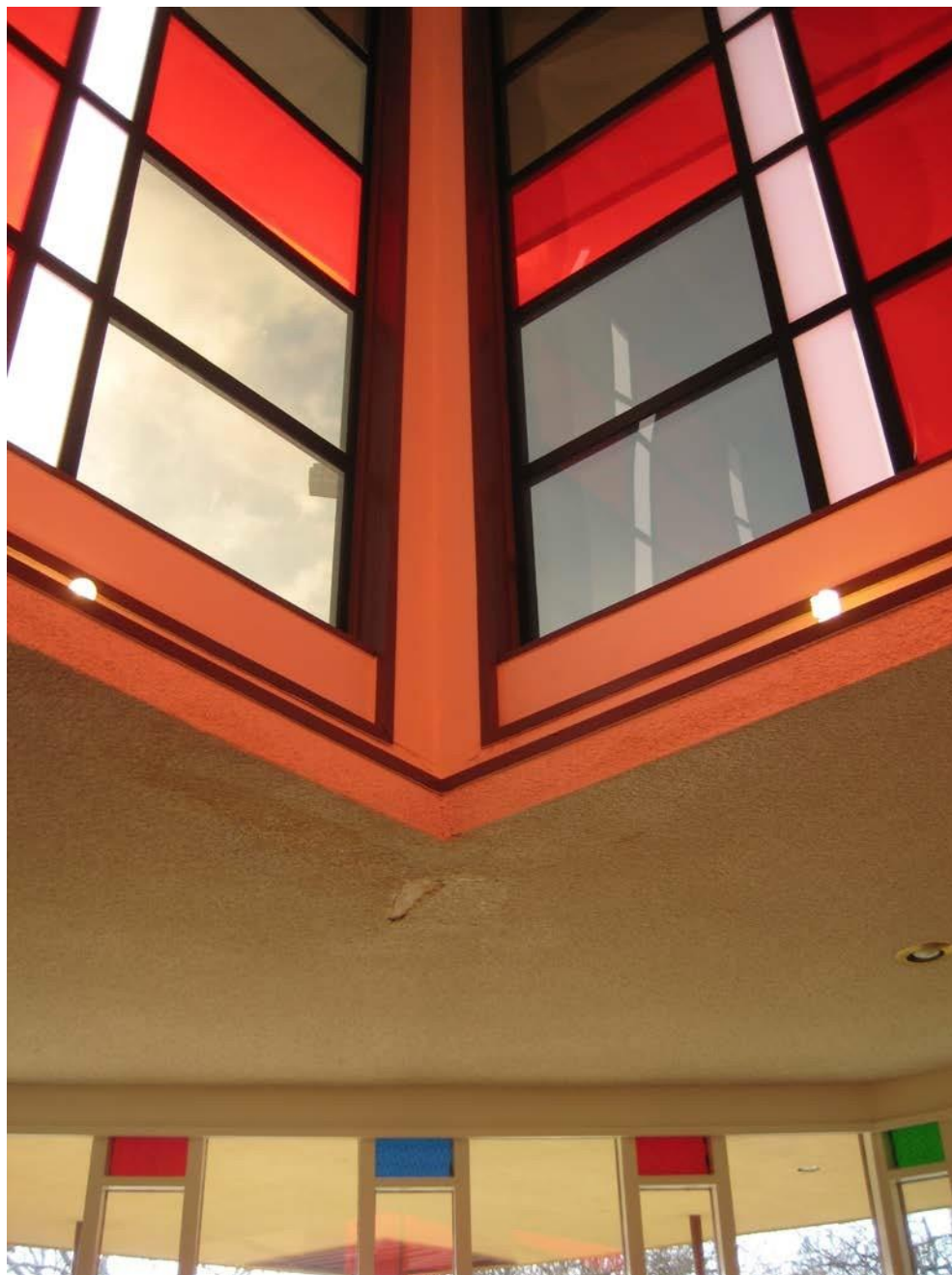
**United States Department of the Interior National
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**National Register of Historic Places
Continuation Sheet**



United States Department of the Interior National
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National Register of Historic Places Continuation Sheet



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K.

Item #2

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Continuation Sheet**



Section number 11 Page 32

L.

Item #2

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National Register of Historic Places
Continuation Sheet



M.

**United States Department of the Interior National
Park Service**

**National Register of Historic Places
Continuation Sheet**



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 10 Resource Name or #: James C. Dodd Residence

P1. Other Identifier: 1860 60th Avenue

*P2. Location: *a. County: Sacramento

b. Address: 1860 60th Avenue City: Sacramento Zip: 95822

*c. USGS 7.5' Quad Sacramento West Date: 1961

*e. Other Locational Data: APN#: 035-0314-002-0000

*P3a. Description:

1860 60th Avenue is a Mid Century Modern Ranch style residence located in the Golf Course Terrace neighborhood in Sacramento. The building is a one-story wood frame post-and-beam structure with wide overhanging eaves. The building has an irregular plan and a very low-pitched roof with a slight gable facing toward the street. An attached flat-roof two-car garage is set forward from the plane of the house facing 60th Avenue. The main entryway is in the center of the house, set back from the street and tucked in the corner between the garage extension and a set of curtain wall windows that face the street. The curtain wall includes a set of four trapezoidal and/or triangular transom windows extending below the gable-front roof eaves. There is a second curtain wall of four rectangular windows along the garage wall flanking the entryway. The exterior of the home is clad in T-1-11 siding, while the exterior of the garage door has horizontal-grooved wooden cladding. Windows and doors have a simple wood trim that varies in width. On the west side of the building, there is a narrow walkway leading to the rear of the building. (Please see continuation sheets)

*P3b. Resource Attributes: HP2

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



P5b. Description of Photo:

View to the south

*P6. Date Constructed/Age and

Source: Historic

Prehistoric Both

1961

*P7. Owner and Address:

Brandon Brooks
4717 Vista Cove Place
Loomis, CA 95650

*P8. Recorded by:

Cory Quon, Preservation Intern
& Sean de Courcy, Preservation
Planner

*P9. Date Recorded:

April 2020

*P10. Survey Type:

Intensive

P11. Report Citation*:

None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 10

*NRHP Status Code 553

*Resource Address: 1860 60th Avenue

B1. Historic Name: James C. Dodd Residence

B2. Common Name: 1860 60th Street

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Mid-Century Modern Ranch

*B6. Construction History: According to the subdivision map, the Golf Terrace Estate Subdivision was developed in 1955 by Moss and Moss. James C. Dodd and his wife, the original building owners, commissioned the construction of 1860 60th Street in 1961. The building permit lists Dodd as the owner and the contractor. Construction of the home was valued at \$22,000. Dodd lived in the residence for about 30 years, until his death in 1999. Between 1999 to 2001 his wife Constance owned the home and signed a Life Estate Deed to Florenda D. Mitchell who lived at the residence for a decade. The current building owner is Brandon Brooks. There have been minor improvements to the home over the years, including a reroof, added heating and air conditioning, and a minor HVAC change under a different ownership. The landscaping in the front of the house appears to be the only visible exterior change to the property.

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

*B8. Related Features:

B9a. Architect: James C. Dodd

b. Builder: Building contractor/designer: James C. Dodd

*B10. Significance: Theme: Important individual and work of a master Area: Golf Course Terrace

Period of Significance: 1961-1999 Property Type: Residential Applicable Criteria: City Code 17.604.210.(A)1.a.ii.
City Code 17.604.210.(A)1.a.iv.

The residence at 1860 60th Avenue appears eligible for listing on the Sacramento Register of Historic & Cultural Resources (Sacramento Register) per Criterion ii and iv for its association with James C. Dodd, an African-American architect of local importance (City Code 17.604.210(A)1.a.ii) and representative as his work of an important creative individual (City Code 17.604.210(A)1.a.iv). The property is located in the Golf Course Terrace neighborhood, one of Sacramento's noteworthy postwar neighborhoods. Golf Course Terrace, previously known as the subdivision Maloney Golf Course Terrace, was approved by the Sacramento City Council in 1953. In 1955, L.F. Noonan and Moss & Lucas (later named Moss & Moss) developed the Golf Course Village across Florin Road, directly south of the subdivision, building 640 units in the various iterations of the Ranch style. Partner Henry M. Moss was a prominent developer in the suburbanization of Sacramento, credited with subdividing roughly 2000 custom home sites in Golf Course Terrace and South Land Park. Within six years of establishing the subdivision, Dodd commissioned the construction of his home in 1961. Dodd lived at the residence for nearly 30 years, until his in 1999. The length of his occupancy overlapped with his architectural career. (Please see continuation sheet)

B11. Additional Resource Attributes:

*B12. References: (See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Carson Anderson

*Date of Evaluation: April 2020

(This space reserved for official comments.)



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Recorded by: Cory Quon

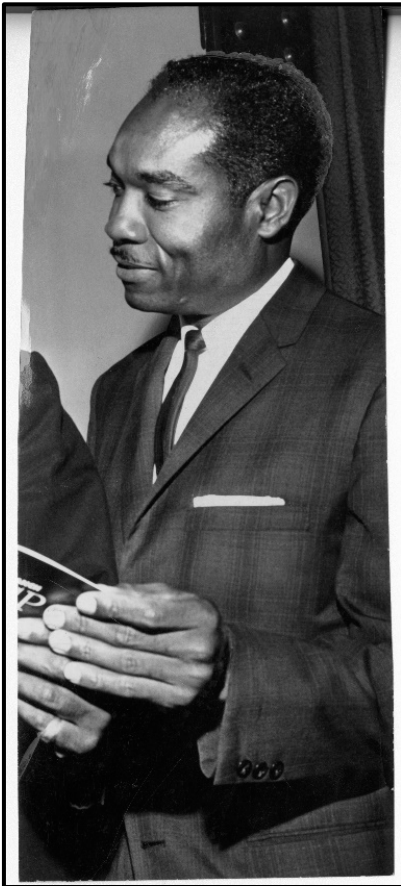
Resource Name or #: 1860 60th Avenue

***P3a. Description:** (continued)

Facing west (toward Cromwell Way) the building shares a brick planter with the neighboring property. The driveway and the brick planter gradually decline at a lower grade toward the street. Alterations to the exterior of the building appear to be minimal, and primarily limited to landscaping. The grass lawn was replaced by drought-tolerant plants with a layer of mulch. In addition, a Modernist wooden privacy fence (installation date unknown) constructed of narrow, square-ended unpainted pickets set evenly with quarter-inch spacing between each, has been constructed in-line with the plane of the garage and obscures the building's primary façade from the street.

***B10. Significance** (continued)

Significance of James C. Dodd



James C. Dodd, c. 1960s

1860 60th Avenue is was designed and owned by James C. Dodd Sr. Dodd was one of the first licensed African-American architects in Sacramento who gained local significance for his contributions in Mid-Century Modern architecture. He designed churches, educational facilities, and private and public buildings throughout the city. Dodd was also involved in affordable housing projects throughout Northern California, Nevada, Utah and Mississippi during his career.

Dodd was born on January 17, 1923 in Texarkana, Texas. In 1943, Dodd moved to Chicago prior to enrolling at the University of Wisconsin as a journalism student but received a draft notice by the Army Air Corps to enlist as a trainee pilot. He later served as an Army lieutenant in World War II. In 1946, Dodd was discharged in the City of Oakland, California where lived with his family while working as a civilian for the Navy doing inventory and supply handling.

Dodd used the GI Bill to underwrite his studies at the University of California, Berkeley where he studied architecture. During his senior year, Dodd worked as both a carpenter and doing design work for architects in the Bay Area. In 1952, he earned a Bachelor of Arts degree in architecture. In 1953, Dodd and his family moved to Sacramento where he became a draftsman for the State Division of Architecture. In 1956, he left his position as a draftsman and joined the architectural firm of Barovetto & Thomas (now Carissimi Rohrer McMullen Architects), one of the oldest and enduring architecture firms in Sacramento. Dodd left the practice in the early 1960s to open his own firm—James C. Dodd and Associates, which operated for nearly 40 years. His wife Constance worked as his secretary.

Dodd's architectural work is prominent throughout Sacramento and Northern California, some important examples have been recognized for their architectural significance through listing on the historical registers at the local, state, and national level. His first major architectural commission and most notable work was the Shiloh Baptist Church at 3565 9th Avenue. Constructed in 1963, the church is listed as a landmark California Register of Historical Resources and the National Register of Historic Places under Criteria C, as an excellent example of mid-century modern religious architecture and as a work of a master architect (Fig.1). In 1971, the Shiloh Baptist Church enlisted Dodd to participate

***B10. Significance** (continued)



Figure 1 .Shiloh Baptist Church at 3565 9th Avenue

in the construction of the Shiloh Arms, a housing development project undertaken by the church. Dodd is said to have had some design involvement during the construction phase of Kyle's Temple AME Zion Church (Cox & Liske Associates architects), located at 2940 42nd Street (1961). Kyle's Temple is listed on the Sacramento Register of Historic and Cultural Resources. Dodd also worked in association with Cox & Liske Associates in the design of the Herold Wing concrete addition of the Brutalist style Crocker Museum in 1969, demolished in 2007 to make way for a large expansion of the museum. The museum itself is a California Historical Landmark and listed in the National Register of Historic Places.

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. Most of the projects aimed to provide housing for senior citizens and were often subsidized by the Department of Housing and Urban Development (HUD) such as Walnut Village in Ukiah and Holly Heights in Willits, California. In 1976, HUD approved the Urfab System, one of Dodd's many business ventures. The Urfab System is a prefabricated panelized housing system made from recycled materials.

In addition to California, Dodd was licensed to practice architecture in Nevada, Utah and Mississippi. Dodd's office undertook an assortment of projects, including Federal Housing Administration projects in California and Mississippi; schools, as part of the Sacramento Associated School Architects collaborative; the Castle Air Force Base Chapel Center, as a member of the Western Military Architects; the preservation and restoration of Colonel Allensworth State Historic Park; the construction administration for the rehabilitation of Sacramento High School; and a number of projects for religious institutions under the name Dodd Witt Associates, with business partner and fellow architect, Wesley Witt.

Dodd was also involved in politics and education. In 1966, he held a seat in the City Board of Education. Governor Ronald Reagan later appointed Dodd to the Board of Governors of the California Community Colleges. He served as a member of the Coordinating Council on higher Education. Dodd held other positions such as Director of the Golden Empire Council, Boy Scouts of America, Director of local chapters of the American Red Cross, and Director of the Sacramento Area Mental Health Association. At one point, Dodd made a run for the fifth state senate district seat held by Sen. Albert Rodda of Sacramento, but Dodd lost the election.

Dodd was an active and well-respected member of the community, as well as the recipient of numerous awards. 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 and he was one of the first two African-American architects

Page 5 of 10
Recorded by: Cory Quon

Resource Name or #: 1860 60th Avenue

***B10. Significance** (continued)

directly elected by members in his region. He was elected to the College of Fellows of the AIA in 1981. A fellowship is a lifetime honor bestowed on architects for outstanding contribution to architecture and public service. Dodd became a charter member of the National Organization of Minority Architects (NOMA) in 1970 and was also involved in the National Association for the Advancement of Colored People (NAACP). In 1974, Dodd received the NAACP Citizens Award for his outstanding work in the Field of Architecture. Dodd received many awards such as an award of distinction from the California Coastal Commission (1981) and a Masonry Honor award for Architectural Design (1971). Dodd died on February 3, 1999, leaving a legacy of outstanding mid-century modern works throughout Sacramento and California.

Mid-Century Modern Architecture

The Dodd residence is an excellent example of a Mid-Century Modern Ranch style residence. Modernism first appeared in the early 20th Century as an architectural style and philosophy that rejected the copying of traditional architectural styles and focused instead on functionality and abstraction, using modern materials and technology in response to political and social events of its time. Mid-Century Modern is an architectural period that occurred 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 Sacramento region. This period was also marked by disruptive development movements such as suburbanization and Urban Renewal. 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. Common elements among Mid-Century Modern buildings included cantilevered roofs, flat or shed roof forms, deep overhanging eaves, large expansive curtain wall windows, and a variety of incorporated materials including wood, stone, brick, stucco, plastic, metal, and concrete.

By the 1960s, the massive influx of returning war veterans had subsided and the development trend shifted to purchasing large tracts of land where subdivisions could be built at a much larger scale. Ranch houses became popular during this period and featured more square footage than their Minimal Traditional predecessors. Large picture windows, and wide overhanging eaves were common. Most homes developed in these post-war neighborhoods were built more for comfort and affordability than style. Materials for residential construction were typically prefabricated plywood, stucco, or concrete block. Golf Course Terrace where Dodd's residence is located, represents one of the noteworthy postwar neighborhoods containing the contemporary Ranch style homes.

Conclusion

In summary, Dodd's contributions to mid-century modern architecture and affordable housing projects demonstrate him as a person of regional historic significance. As one of the first licensed African-American architects in California, his craft and contributions in field of architecture have been well-recognized by the community on a local and state level. Dodd commissioned his own residence at 1860 60th Avenue, and because he designed it for his family's own use and to his own personal tastes rather than under the dictates of a client, serves as an excellent, and highly personal example of his approach to design during the Mid-Century period. 1860 60th Avenue thereby 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 a significant person of the City's past, and under city code criteria 17.604.210.A.1.a.iv for its architectural design by an important creative individual or master.

VOL. 3725 PAGE 459 ③
24572


I.R.S. 14,40

Grant Deed
LESSLEY D. WANKE and ALICE E. WANKE, his wife

Grant is
JAMES C. DODD and CONSTANCE M. DODD, his wife, as joint tenants

the real property situated in the _____ County
of **Sacramento**, State of California, described as follows:

**Lots 42 and 43 as shown on the "Plat of Golf Course Terrace,
Unit No. 16," recorded in the office of the County Recorder
of Sacramento County on August 22, 1955, in Book 42 of Maps,
Map No. 1.**



Dated: February 27, 1959

Lessley D. Wanke
Lessley D. Wanke

Alice E. Wanke
Alice E. Wanke

STATE OF CALIFORNIA
COUNTY OF
Sacramento ss.

On February 27, 1959
before me, the undersigned, a Notary
Public in and for said _____ County and
State, personally appeared
Lessley D. Wanke
Alice E. Wanke

knows to me to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that they
executed the same.

SEAL

(SEAL) *W. A. Douglas*
Notary Public

My Commission Expires: Mar. 3/62

RECORDING DATA

VOL. 3725 PAGE 459

OFFICIAL RECORDS
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CALIFORNIA PACIFIC TITLE COMPANY
SACRAMENTO DIVISION

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SACRAMENTO COUNTY

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CALIFORNIA PACIFIC TITLE COMPANY

Original Grant Deed, 1959

1 of 2
 Page 84 THE SACRAMENTO BEE • Sunday, March 31, 1968

Personality In The News

Architect James Dodd Is Glad He Ignored Counselor's Advice

—By Curtis Burns

James C. Dodd is a successful architect who feels he would have been a "rotated failure" if he had followed the advice of his high-school counselor and gone into journalism.

He was named into a reporter's life by being drafted into the Army during World War II.

"I think being drafted was one of the luckiest breaks I've ever had," Dodd observes. "It got me away from thinking about journalism and back to thinking about what I'd always wanted to be — an architect."

"We had a good journalism class in high school and I did well in it. The counselors felt I should go into journalism and I believe that."

After graduation, he went back home from Houston, Tex., to Chicago in 1945 to work and visit with relatives before his planned enrollment that fall in the University of Wisconsin as a major in journalism.

Dodd's draft notice came that autumn, however. He joined the Army Air Corps and was accepted for training as a pilot.

"I studied and then and they sent me to the infantry at Ft. Benning, Ga. That's where they sent all the warbirds."

Was Commissioned

Dodd managed to arrange something out of his regular duty. He entered Officer Candidate School and in March 1946 was commissioned and assigned as a rifle platoon leader. Then his assignment company was assigned in the 1st Infantry Division in the South Pacific.

"They were an all-white outfit from Mississippi," Dodd remembers. "We called it the 'United Division.' It may not have been the most segregated division in the Army but we thought it was."

The company never saw combat. They spent a little more than a year in the Pacific area doing garrison and military police work in such places as Huk and Moolook.

Dodd was discharged in 1948 in Oakland where his family then lived. He went to work as a draftsman for the heavy-duty machinery and supply handling.

The latter involved helped him make up his mind to go back to school.

"You go down into the hole of some of these shops," he says, "and you'll be a changed man when you come out. But I guess the real thing was that I saw some of the others who had been around for years and were only just getting on something. They made me realize what I could do, what I could attain."

Back To Architecture

So the Theobald, Wis., son of a railroad section hand turned back to his first occupational love — architecture.

As did thousands of others, he used the GI Bill to underwrite his studies at the University of California at Berkeley where he obtained his bachelor of arts degree in 1950.

It was then in his company as in the law offices of Coffey and McGhee at 3105 S. St. and the Mercy Avenue School in North Sacramento. He also has done the Jackson Elementary School in 22 Nevada Blvd. and schools in Roscut, 111 Nevada County, and Colfax, Placer County.

He designed 25 units of "apartment" apartments in a low-cost housing development due soon to start construction in Richmond.

Dodd enjoys the challenge of designing educational facilities and low-cost housing. In both fields, he feels, "the real needs of human beings can be solved. The real life, imaginative facilities is in fact."

Chapter President

Professionally, he's been elected to the post of president of the Central Valley Chapter of the American Institute of Architects.

If he has a hobby, civic affairs would be it.

Dodd serves as a director of the Golden Empire Council, Boy Scouts of America; the Community Welfare Council and the National Association for the Advancement of Colored People. He is the chairman of the School District Committee of the welfare council and has served on a citizen's advisory committee to the city school district.

Dodd has been a director of the local chapters of the American Red Cross, Big Brothers and the Sacramento Area Mental Health Association.

A Republican, Dodd was elected in 1962 when he took for the fifth annual district just held by Sen. Albert R. Bonds of Sacramento. But being less sure of his record for community efforts and activities.

"Civic affairs," he says, "are a part of citizenship — or maybe this is more dignified thing we're always talking about, it's hard to say. Civic affairs is what makes your life meaningful, I think."

Land Use Hearing Is Set At Tahoe

INCLUSIVE VILLAGE, Lake Tahoe — The first public hearing on the tentative plan of the Nevada Tahoe Regional Planning Agency has been set for April 10, at 7 p.m. in the Inclusive Village High School.

The agency's advisory planning commission will review plans and position and will also recommend maps to illustrate land uses proposed in the Tahoe basin.

Raymond M. Smith, planner for Douglas and Dorothy Coates, said land-use plans for Washoe, Ormsby and Douglas Counties are based on currently adopted master plans in each jurisdiction.



James C. Dodd
 (By Photo)

carpeted

FREE

What For? Buy Your Living Room, Dining Room and Hall Carpet From MARSIS

FOR FREE ESTIMATE

SHOP AT HOME PHONE 944-3440

Newspaper clipping from the Sacramento Bee, c. 1960s

Figure 23. Golf Course Terrace Advertisement

Recognizing early the enormous potential of the South area of Sacramento, Moss & Moss have contributed greatly to its rapid development. Their planned subdivisions in the area include beautiful South Land Park Terrace and, more recently, South Land Park Hills. Now, Moss & Moss proudly present Golf Course Terrace—another quality development within the Sacramento City Limits.

• Adjacent to BING MALONEY GOLF COURSE!

NOW is the TIME to BUY YOUR HOMESITE in GOLF COURSE TERRACE

A number of color homes, one to suit the taste and needs of the buyer. At prices and terms to fit your budget. Call for more information. Write to Moss & Moss, Realtors, 917 8th Street, Sacramento, California 95814.

• Priced as low as \$1650 BUY NOW CONVENIENT TERMS SALESMEN ON TRACT 9 AM 'TIL DARK

MOSS & MOSS REALTORS

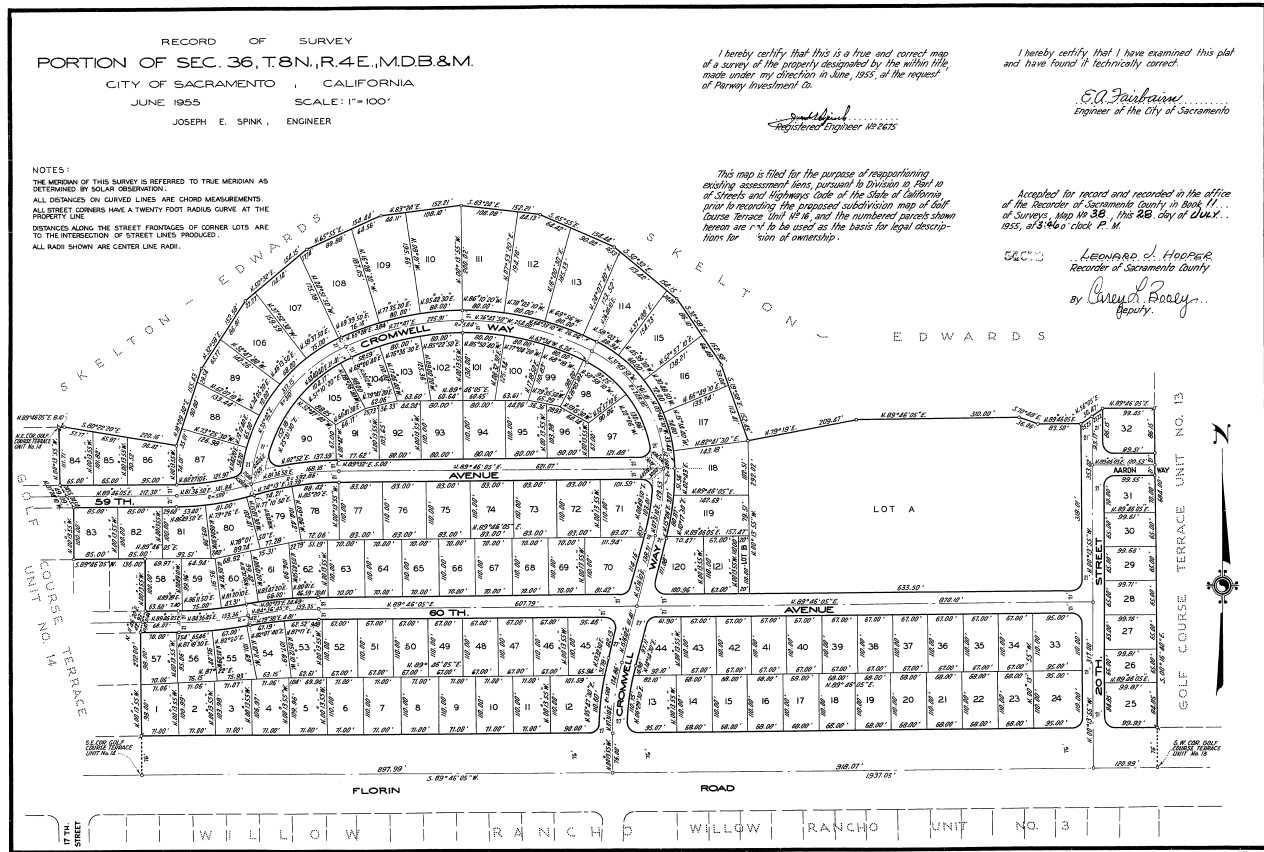
HOW TO GO: To inspect these fine buildings, drive South on 21st Street and Fremont Blvd. Turn left on Freridge Blvd. then right on 24th Street. Bend left 1/2 mile to Golf Course Terrace. Watch for Moss & Moss signs.

917 8th Street—Telephone GI 3-2594

Source: *The Sacramento Bee*, 1954a

Mid-Century Modern Context Statement and Survey Results
2-30 City of Sacramento

Moss & Moss advertisement for Golf Course Terrace development, 1954



Tract map for Golf Course Terrace, 1955

B12. References

- Arrington, D. (2016, October 7). Midcentury Sacramento neighborhood celebrates a milestone. Retrieved from <https://www.sacbee.com/entertainment/living/home-garden/article105755196.html>
- The Crocker Art Museum, Sacramento, California. Historic Structure Report (Draft). Page & Turnbull (San Francisco, 2003).
- GEI Consultants. (2018). Mid-Century Modern Context Statement and Survey Results, City of Sacramento.
- National Register of Historic Places (2012). Shiloh Baptist Church. Sacramento, CA.
- Sacramento City Building Permits
- Sacramento County Assessor Data
- Steinberg, G. (2011, May 6). 1961 Custom Residence of James C. Dodd, FAIA For Sale. Retrieved from <http://eichlerific.blogspot.com/2011/05/1961-custom-residence-of-james-c-dodd.html>

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 of

*Resource Name or #: Morgan Jones Mortuary

P1. Other Identifier:

*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:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1200 Q Street

City: Sacramento

Zip: 95811

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

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

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

This three-story wood-framed building has a low-pitched hipped roof with unboxed eaves. The front street-facing wall is stucco. Side and rear walls are plain wood shingles on the second and third story, with stucco on the ground floor. The building has porches on all three stories on the front facing. The ground floor porch has four rectangular stucco pillars with wooden balustrades. On the second story, the ground floor pillars terminate as stucco porch piers beneath rectangular battered wooden piers which support a wooden frieze, with wooden balustrades between the piers. The third story has a partial width porch, supported by a rectangular corner pillar and a stucco palisade wall, topped by a short wooden balustrade. The front facade has a hipped pent roof of modern Spanish tile, with smaller modern Spanish tile pent roofs on either side of the front facade. The first floor porch is full-width and has square stucco piers. Windows on the front facade are double-hung wood sash windows with a multi-paned divided light upper pane and single lower pane. The second story porch door has sidelights. The second story porch is accessed by a concrete stairway on the eastern side of the building front, with concrete steps, a stucco railing on the left side, and a wrought-iron railing on the right side. Windows on sides and rear are mostly wooden sash windows, but some have been replaced with metal slider windows. There is a metal fire escape on the building's western side. A garage of concrete cinderblock has been added to the rear of the house, with a wooden fence on top of the garage at the second story level. On the rear facade of the building is a three-window bay and a small wooden porch with no roof, both projecting from the third story.

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

*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 of north facing of building, taken November 28, 2008

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

Prehistoric Both
 1938, per City of Sacramento building permit.

*P7. **Owner and Address:**

Gyan Kalwani/Julie A
 9065 Shetland Court
 Elk Grove, CA 95624

*P8. **Recorded by:** (Name, affiliation, and address)

William Burg, President,
 Sacramento Old City Association,
 PO Box 162140, Sacramento CA
 95816

*P9. **Date Recorded:** March 8, 2012

*P10. **Survey Type:** (Describe)
 Individual property nomination

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

Sacramento City Directories, 1924-1964
 Sacramento Observer, 9/9/98, 2/26/03, 7/13/05

Page 2 of 2

Resource Name or #: (Assigned by recorder) _____

http://www.morganjonesfuneralhome.com/about_us.html

Sanborn Insurance Maps, 1910 and 1951 editions

*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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page of

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

- B1. Historic Name: Morgan Jones Mortuary
- B2. Common Name: 1200 Q Street Apartments
- B3. Original Use: Apartments
- B4. Present Use: Apartments

*B5. **Architectural Style:** Craftsman with elements of Spanish Eclectic

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

The building was constructed as a four-unit apartment building for property owner Yee Ging in 1938, converted to office in 1948 and remodeled for use as a mortuary. In 1953, the building was repaired after fire damage. The attached garage and a “rumpus room” were constructed in 1953, per Sacramento city building permits. The building was converted back into a four-unit apartment building in 1962.

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

*B8. **Related Features:**

B9a. Architect:

b. Builder: Dari Tatti and John Fernandez

*B10. **Significance: Theme:** African American community building **Area:** Downtown Sacramento

Period of Significance: 1948-1959

Property Type:

Applicable Criteria: I

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

The building’s significance under City of Sacramento’s Landmark Criteria, Category 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) is due to its association with Sacramento’s African American community in downtown Sacramento, and significant individuals within that community.

The Morgan Jones Mortuary was one of two African American owned mortuary businesses established in 1949 in Sacramento. Prior to that year, there were no African American owned mortuaries in the city. Mrs. Grace Morgan-Jones was very active in African American community organizations in Sacramento, including the Women’s Civic Improvement Club. Her brother and business partner, William Morgan, graduated from McGeorge Law School in 1959 and became Sacramento’s first African American superior court judge. In 1962, the mortuary relocated to 4200 Broadway and the building was converted back into apartments. Downtown Sacramento was once home to a large African-American community, including multiple churches, centers of entertainment, places of business and cultural institutions. 1200 Q Street appears to be the only remaining building reflecting a business owned by a member of the African-American community in downtown Sacramento prior to the city’s redevelopment era.

Despite the building’s eclectic appearance, the building retains a high degree of integrity within the context of its period of significance. A 1952 photograph from “Colorfornia” Magazine shows the building’s appearance in that year. Compared to a 2008 photograph, the differences include lap siding and windows enclosing the third story porch, first story porch railings, a neon sign, and a metal and canvas canopy that extended to the street. Other additions to the building, including the garage and “rumpus room” in 1953, are concurrent with the period of significance and indicate that the building was also used as a residence during the period. City directory listings do indicate residents in addition to the business at this address during the period. The stucco front wall may have been added during the building’s conversion to commercial use in 1948, or part of the original building constructed in 1938 as apartments. City construction permits suggest a fire occurred sometime in 1953, but it is not clear from the records if the fire damage affected exterior portions of the building, and the attached

historic photo is from prior to 1953.

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

*B12. **References:**

City of Sacramento building permits

Colorfornia Magazine, 1952

B13. Remarks:

*B14. **Evaluator:**

William Burg, President, Sacramento Old City Association

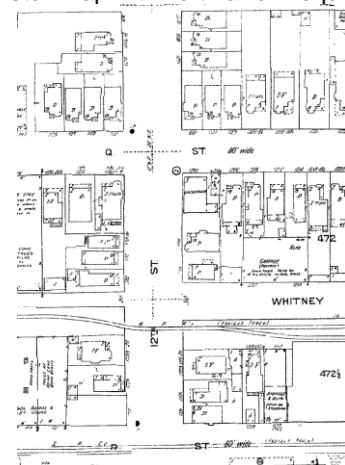
300 Richards Blvd., Sacramento CA 95811

*Date of Evaluation:

February 11, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 16 Resource Name or #: Nathaniel Colley & Associates Law Offices

P1. Other Identifier:

*P2. Location: *a. County: Sacramento

b. Address: 1810 S Street

City: Sacramento

Zip: 95811

*c. USGS 7.5' Quad Sacramento West Date: 1967

*e. Other Locational Data: APN#: 016-0022-025-0000

*P3a. Description: The Nathaniel Colley & Associates Law Office Building, at 1810 S Street is a one-story, Mid-Century Modern Style commercial building located in Sacramento's Richmond Grove neighborhood. The building is rectangular in plan and is aligned parallel to the west property line, with an L-shaped surface parking lot wrapping around it on the south (Solon Alley side) and east side. The building is of concrete masonry block construction with a flat roof and wide boxed overhanging eaves. The north, east and south walls of the building all feature patterned concrete block units that exhibit one of two patterns. The north wall (facing S Street) features abstracted raised ogee patterning while the walls on the east and south feature raised hexagonal patterning alternating. The wall sections feature black anodized light fixtures placed on center. These alternate with paired black anodized metal sliding sash windows set within slightly recessed full-height textured stucco rectangular panels.

(See Continuation Sheet)

*P3b. Resource Attributes: HP2

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



P5b. Description of Photo:

View facing southwest

*P6. Date Constructed/Age and

Source: Historic

Prehistoric Both

1967, original building permit

*P7. Owner and Address:

Evan Dreyfuss

East Coast Partners, LLC

100 E Genesee St

Skaneateles, NY 13152

*P8. Recorded by:

Cory Quon, Historic Preservation

Intern & Sean de Courcy,

Preservation Planner

*P9. Date Recorded:

March 2020

*P10. Survey Type:

Intensive

P11. Report Citation*:

None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 16

*NRHP Status Code 5S3

*Resource Address: 1810 S Street

B1. Historic Name: Nathaniel Colley & Associates Law Offices

B2. Common Name: 1810 S Street

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Commercial Modern

*B6. Construction History: The original building permit was issued on February 16, 1967. Nathaniel Colley, the property owner, hired James C. Dodd as the architect and Chandler Construction company to construct the building. The building permit was finalized on August 3, 1967. There was no permit found to indicate the length of building ownership under Colley. In July 2000, the building ownership was transferred to the current owner, East Coast Partners LLC. Small law firms and a deposition reporting office currently lease space in the building. In December 2000, a permit was issued for an interior remodel and walkway repairs under the current owner. The renovation was valued at \$55,000. In 2003, the Alan M. Laskin Law Offices contracted the Arrow Sign Company to customize signage for the building. In 2015, there was a reroof totaling \$22,950.

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

*B8. Related Features:

B9a. Architect: James C. Dodd

b. Builder: Building contractor/designer: Chandler Construction

*B10. Significance: Theme: Significant persons and architecture Area: Richmond Grove neighborhood

Period of Significance: 1967-1990 Property Type: Commercial Applicable Criteria: City Code 17.604.210.(A)1.a.ii
City Code 17.604.210.(A)1.a.iv.

The subject building is eligible for listing on the Sacramento Register of Historic & Cultural Resources (Sacramento Register) per Criterion ii and iv for its association with Nathaniel S. Colley, an African American civil rights attorney of local and statewide importance (City Code 17.604.210(A)1.a.ii) and as the work of an important creative individual (City Code 17.604.210(A)1.a.iv). The property is located in the Richmond Grove neighborhood of Sacramento. The area is mostly residential, with some commercial properties along S and 16th Streets. Architecturally, the area consists primarily of single-family Craftsman-style bungalows, built between 1900 and 1930. Throughout the 1940s and 1970s, infill building development occurred in various Modernist styles. (See Continuation sheet)

B11. Additional Resource Attributes:

*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation: March 4, 2020

(This space reserved for official comments.)



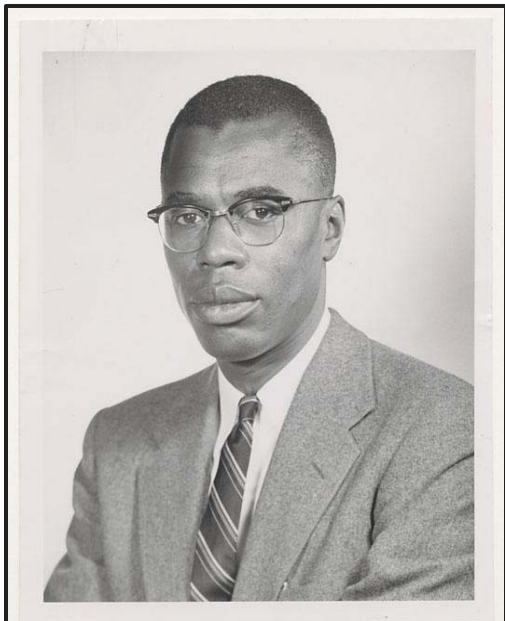
Page 3 of 16 Resource Name or #: 1810 S Street
Recorded by : Cory Quon

***P3a.Description (continued):**

The building entryway faces S Street and occurs within an inset vestibule open on two sides, and whose roof is supported at the front corner by a large pier of patterned masonry block construction. The doorway, which appears to be non-original, features a paneled dark brown-finished solitary door flanked by etched glass sidelights. Located to the west of the entryway, and facing S Street, is a slightly recessed stucco-clad wall section featuring paired full-height inoperable black anodized metal windows. A small lawn area occurs at front (north) of the building along the S Street frontage and planter areas border the building on the north and east along the building wall lines. The plantings include a variety of shrubs, including a long boxwood hedge (along north wall), newer columnar plantings (along east wall), agapanthus and other plantings in the entry vestibule area. A mall metal monument sign (approximately three feet tall) intersects the walkway and driveway featuring the current businesses occupying the building. Alterations to the exterior of the building appear to be limited and include the main entrance doorway replacement and security bar-enclosed rear exit

***B10. Significance (continued)**

Significance of Nathaniel S. Colley



Portrait of Nathaniel S Colley, c.1963

The building located at 1810 S Street is most closely associated with the first and longest owner, Nathaniel Sextus Colley. 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 which overlapped with the period that Colley maintained law offices at 1810 S Street. 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 in Sacramento, Colley advocated for fair housing 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 in Sacramento against African Americans who tried to purchase private residences in Sacramento and eventually extended that expertise on a nationwide basis. He became recognized national leader in the effort to end racial segregation and discrimination and was a highly regarded attorney in the fight for equality.

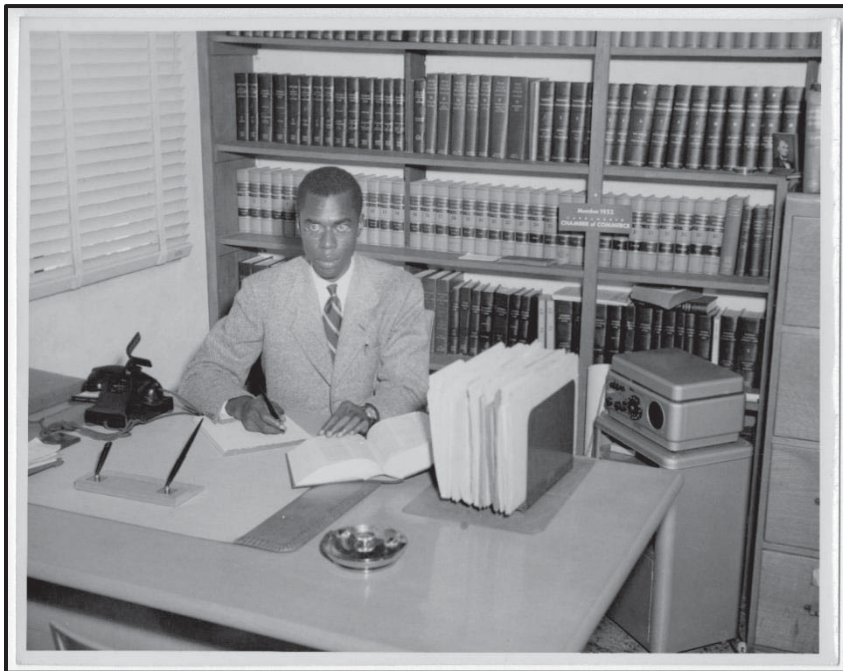
Nathaniel Colley was born on November 21, 1918 in Carlowsville, Alabama. In 1941, he graduated at the top of his class from Tuskegee Institute (founded by Booker T. Washington) in 1941 where he met his wife Jerlean Jackson. Colley was a student of George Washington Carver, and initially wanted to be scientist until Colley was conscripted into World War II. He graduated first in his class at chemical warfare officer candidate school and later was promoted to the rank of captain in the Solomon Islands. Because black soldiers were treated so poorly in the war, he decided to become a lawyer instead so he could fight to improve the lives African Americans via the legal process.

Page 4 of 16 Resource Name or #: 1810 S Street
Recorded by : Cory Quon

B10. Significance (continued)

Despite Colley's excellent credentials, after returning from the Pacific theater in WWII, he was rejected from the University of Alabama because he was black. With the assistance of the GI Bill, Colley enrolled at Yale University Law School, where he was awarded the LaRue Munsun prize for most significant contribution to New Haven, Legal Aid Society and the Benjamin Sharp prize for best original student essay. Colley and his wife Jerlean moved to Sacramento after graduation from Yale to be close to Jerlean's family. Colley passed the California Bar Exam on the first attempt and opened his private practice in 1949. He became the first African American attorney in the Sacramento area. His law offices had a clientele of diverse backgrounds. In one article, Colley was described as being the "undisputed leader in the colored community." (McDonald, c. 1954).

As soon as the Colleys arrived in Sacramento, they immediately experienced discrimination which was so prevalent at the time. Repeated efforts by Colley and his wife to buy a house in the suburbs were rebuffed because the agent refused to sell to blacks. In response, the couple asked their white friend to buy the property at 5441 Pleasant Drive in South Land Park. The home was commissioned by the Colleys and built by Gavel and Flanders in 1955. When the Colleys moved into their home, they were met with a burning cross at the front door. Later, someone used a BB gun and shot through their window.



Nathaniel Colley at work, 1952

Colley was instrumental in ending segregation in public housing, a career that began with his involvement with New Helvetia low-income housing community on Broadway east of the City Cemetery. The neighborhood was the first major public housing project in Sacramento to address the housing crisis before and after the war. Colley discovered that the Sacramento Housing Authority was segregating African Americans by limiting the number of units they could occupy. The average white applicant for such housing 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. Colley organized a coalition of local community groups, known as the "Sacramento Committee Against Segregation in Public Housing," to work with the NAACP in

the fight to end the discriminatory practices at New Helvetia. In 1952, Colley filed a complaint with the Sacramento County Superior Court against the Sacramento Housing Authority.

His efforts in this case ended segregation at New Helvetia, but also helped African Americans purchase private residences in Sacramento and statewide. Colley became the legal counsel for the NAACP. Colley was active in the NAACP for nearly four decades, beginning as the Sacramento NAACP branch's legal counsel and Vice-President, 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

Page 5 of 16 Resource Name or #: 1810 S Street
Recorded by : Cory Quon

B10. Significance (continued)

beginning in 1951 as the NAACP's Western Region's legislative representative and actively worked on legislation with the goal of eliminating segregation and discrimination against African Americans in California.

Colley continued to fight for fair housing for African Americans throughout his career. In 1954, Colley 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 made discrimination against African Americans and other ethnic minorities who were told they could not purchase residential homes in specific areas of a community illegal. In 1964, Colley assisted other lawyers in overturning Proposition 14 which gave property owners the right to refuse to sell or rent property to anyone for any reason. The Supreme Court ruled that Proposition 14 violated the equal protection clause of the Fourteenth Amendment.

Colley also devoted time to employment and education issues. He was co-chair of the California Committee for Fair Employment Practices where he helped secure the passage of the state Fair Employment Practices Act in 1959, prohibiting discrimination in the workplace. A year later, California Governor Edmund G. "Pat" Brown appointed Colley to the State Board of Education, making him the first African American on the board. Colley drafted regulations to eliminate segregation in several school districts. In the 1960s, Colley served on the Democratic California State Democratic Committee. As a member of the National Bar Association's Hall of Fame. Colley taught part-time at the University of the Pacific, McGeorge School of Law for seventeen years. Between 1961 and 1962, he was appointed by President John F. Kennedy to the Committee on Discrimination in the U.S. Armed Forces to report and recommend methods to end on racial prejudice.



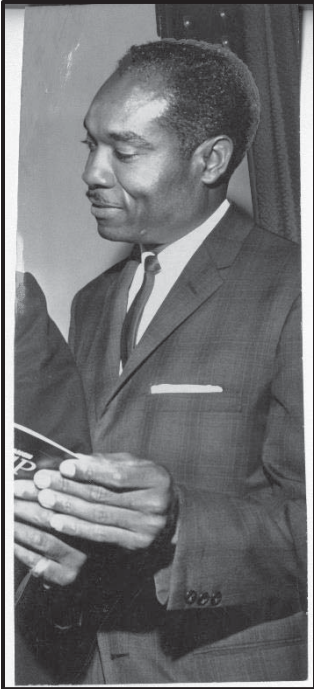
While her husband was the public face of groundbreaking anti-discrimination lawsuits and numerous civic organizations, Jerlean Colley was an equally influential behind-the-scenes leader. She cared for their five children and was an active PTA member and volunteer with Campfire and Girl Scouts. She worked closely with her husband as a receptionist, secretary, accountant, and advisor. According to one of their children, Jerlean was "the heart and soul of that law practice." As Nathaniel's career progressed, Jerlean entertained governors, Supreme Court Justices, and other distinguished guests in the family's South Land Park home.

Nathaniel Colley and his family taken inside their home, 5441 Pleasant Drive, 1956

Page 6 of 16 Resource Name or #: 1810 S Street
Recorded by : Cory Quon

B10. Significance (continued)

Significance of James C. Dodd



James C. Dodd, c. 1960s

The Colley & Associates office building is also significant as a good example of the work of the architect James C. Dodd. Dodd was the first licensed African-American architect in Sacramento. Dodd was born on January 17, 1923 in Texarkana, Texas. During World War II, he served as an Army first lieutenant. Following the war, he attended the University of California, Berkeley where he earned a bachelor's degree in architecture. In 1952, he and his family moved to Sacramento. He joined the architectural firm of Barovetto & Thomas (now Carissimi Rohrer) but left the practice in 1956 to open his own firm—James C. Dodd and Associates, operating for nearly 40 years. In addition to California, Dodd was also licensed to practice architecture in Nevada, Utah and Mississippi.

Dodd was an active member of the local chapter of the American Institute of Architects (AIA), serving on the Board of Directors. He served statewide as the 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. In 1979, he was one of the first two African-American architects directly elected by members in his region. Dodd was also a charter member of the National Organization of Minority Architects (NOMA) in 1970. He was elected to the College of Fellows of the AIA in 1981. Like Colley, Dodd was also involved in the NAACP. In 1974, Dodd received the NAACP Citizens Award for his outstanding work in the Field of Architecture.

Dodd was recognized as a Mid-Century Modern architect who designed housing developments throughout Sacramento and the western states. He developed a prefabricated panelized housing system from recycled materials, and real estate development. His housing system, called the Urfab System, was a factory-built house that used a “big plank” system with wall and roof panels. In 1976, the Urfab System was approved by the state of California Department of Housing and Community Development. Dodd designed the Shiloh Baptist Church at 3565 9th Avenue (1963) was listed on the California Register of Historic and Cultural Resources and the National Register of Historic Places for its architectural significance. Other noteworthy documented works by Dodd in Sacramento include his residence at 1860 60th Avenue (1961), 6390 South Land Park Drive (1963), the Shiloh Arms Apartments, as well as the Crossroads Building, located at 2710 X Street, which he designed to house his architectural practice.

Modernism first appeared in the early 20th Century as an architectural 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 that emerged in the decades following World War II as the nation experienced unprecedented growth in the economy and population. 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. 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, rick, stucco, plastic, metal, and concrete.

Page 7 of 16 Resource Name or #: 1810 S Street
Recorded by : Cory Quon

Conclusion

1810 S Street is associated with Nathaniel Colley, who was Sacramento's first African American attorney to practice in the city. Colley embarked on a prominent and respected legal career that fought to end segregation in housing, politics, and the workplace for African Americans and all people of color. Because of Nathaniel Colley's efforts, public housing practices were changed throughout California and the western states. Largely because of Colley, African Americans were finally able to apply for, and receive, public housing on an equal basis with other people in need. Colley's civic contributions earned him the Humanitarian Award by the National Asthma Center in 1980. A significant portion of Colley's professional career took place at 1810 S Street after 1967, the prior law offices associated with this prominent attorney having been demolished. Therefore, 1810 S 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 Nathaniel Colley, a person significant in the City's past.

1810 S Street is an excellent example of James C. Dodd's commercial work during the Mid Century Period. Dodd was the first licensed African-American architect in Sacramento and the creator of important works throughout the western states, including the Shiloh Baptist Church and several important residencies. Dodd's collaboration with Colley to build 1810 S Street, makes the building eligible for listing on the Sacramento Register of Historic and Cultural Resources under city code criteria 17.604.210.A.1.a.iv for its architectural design by James C. Dodd, an important creative individual or master.

The Nathaniel Colley & Associates Law Offices at 1810 S Street holds important historic and architectural significance, serving as a noteworthy expression of ethnic historical heritage in Sacramento as a significant example of the work of African American architect James Dodd, and in housing the law practice of Nathaniel Colley, Sacramento's distinguished, and earliest known African American attorney. 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.

Page 9 of 16 Resource Name or #: 1810 S Street
Recorded by : Cory Quon



Right: South Façade Left: North Façade



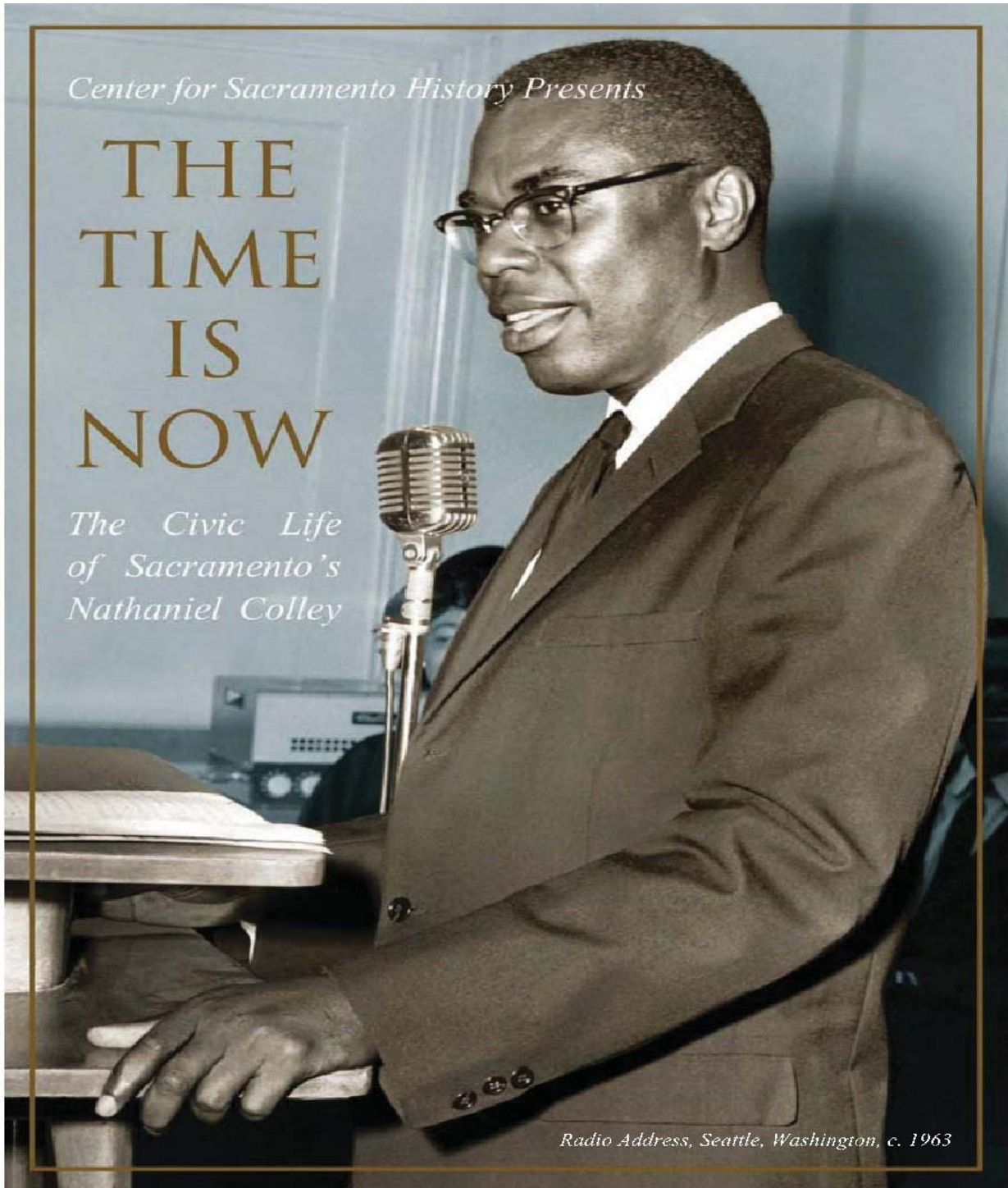
Light, Door, Column, Geometric Concrete Blocks

Page 10 of 16 Resource Name or #: 1810 S Street
Recorded by : Cory Quon



Eaves, Geometric Concrete Blocks, East Façade

Page 11 of 16 Resource Name or #: 1810 S Street
Recorded by : Cory Quon



Postcard advertising an exhibit honoring the career of Colley at the Center for Sacramento History, 2012

Page 12 of 16 Resource Name or #: 1810 S Street
Recorded by : Cory Quon



Friends and family members are proud of Colley's legacy. Those on hand included Catherine Freeman, Amber Freeman, Natalie Collier-Lindsey, Mazuri Colley, Donovan Lindsey and Brittany Viney.

Exhibit Displays Lawyer's Legacy

Pioneering Attorney Nathaniel Colley Helped Shape Social Reform

Today's technology is playing a part in preserving the legacy of one of Sacramento's first Black attorneys. An online exhibit focused on Nathaniel "Nat" Colley was debuted last week with a special event held at the Center for Sacramento History.

"As one of Sacramento's earliest African American lawyers, Colley spent 50 years helping to shape the course of social reform across Sacramento, California, and the nation," reads the home page of the exhibit.

The online display, *The Time Is Now: The Civic Life of Sacramento's Nathaniel Colley*, can be accessed at the URL <http://colley.omeka.net>. It centers on "The Colley Papers," a collection of photos, speeches, statements, editorials, letters and other pub-

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Members of the pioneering attorney's family were on hand for the debut, which included a display of the actual documents that were scanned in to make the online exhibit. These materials are not on display, but can be accessed by researchers who make an appointment to visit the Center.

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The Colley Papers website was made possible by The Sacramento History Foundation, The Wiley W. Manuel Bar Association, The Sacramento Region Community Foundation, Runyon Saltzman & Einhorn, Daniel Visnich, Pastor Jason Sample and the Nathaniel and Jerlean Colley family.

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ation featured a lecture by UC Berkeley professor and author Dr. Mark Brilliant titled, "The Color of America Has Changed: How Racial Diversity Shaped Civil Rights Reform in California, 1941-1978."



Nathaniel Colley was described as "a giant among lawyers." The pioneering attorney fought locally and nationally for equal rights for African Americans.

OBSERVER
Photos by
LARRY DALTON



The event featured a display of photos and other memorabilia from Colley's life and career.



Joanie Kelly pointed out a piece of history while looking at the display.



Dr. Mark Brilliant delivered a speech on past civil rights reform in California.

Page 13 of 16 Resource Name or #: 1810 S Street
 Recorded by : Cory Quon

Young Attorney Gives Leadership to Colored Community

It is no secret and it 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 clientel 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.



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.



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 Cronson, 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.



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.

**Next Issue, COLORFORNIA Will Feature:
 SAN DIEGO, CALIFORNIA'S BORDER CITY**

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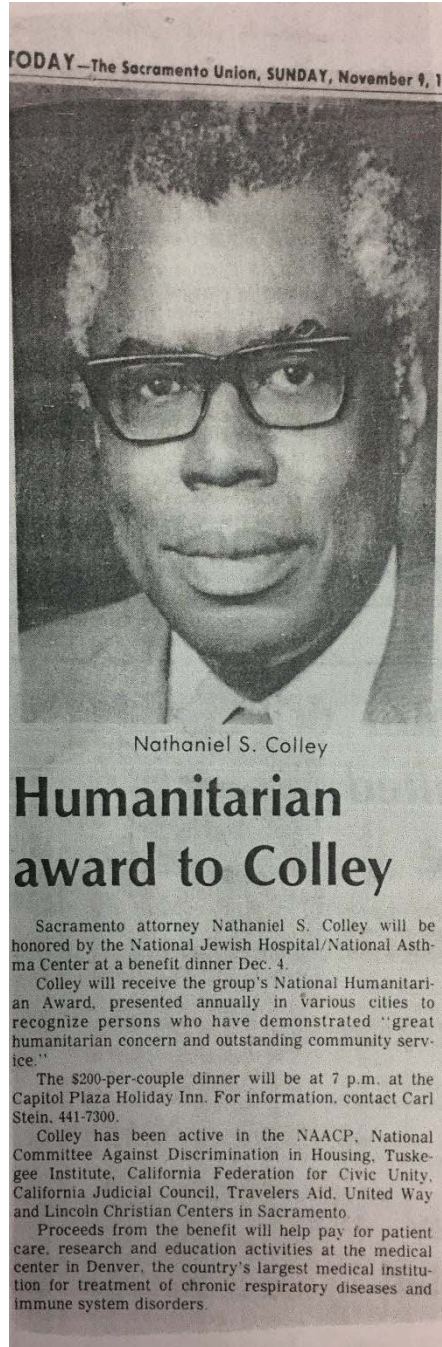
Pride and joy of young attorney is wife, Jerison and four daughters, Sandra Aileen, Noretta Susanne, Ola Marie and Jerison Evelyn, left to right. He met and married the former Jerison Jackson, who is a native Sacramenton, while they were both students at Tuskegee Institute. Mrs. Colley has also served as secretary in law office.

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Recorded by : Cory Quon



Colley supporting the presidential campaign for Lyndon B. Johnson, c.1960; Left to right: Sen. Clair Engle, Eddie Hall, Nathaniel Colley, Sen. Lyndon B. Johnson, Clarence Canson, Rev. Joseph Williams, Gov. Edmund G. "Pat" Brown

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Recorded by : Cory Quon



Newspaper clipping from The Sacramento Union, 1980

Page 16 of 16 Resource Name or #: 1810 S Street
Recorded by : Cory Quon



Colley receiving the Humanitarian Award from the National Asthma Center in Sacramento, 1980

B12. References

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- Young Attorney Gives Leadership to Colored Community. (1954). *Colorfornia*, p.17.

Primary # _____
HRI # _____

Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 13 Resource Name or #: Nathaniel Colley Residence

P1. Other Identifier:

*P2. Location: *a. County: Sacramento

b. Address: 5441 Pleasant Drive

City: Sacramento

Zip: 95822

*c. USGS 7.5' Quad Sacramento West Date: 1955

*e. Other Locational Data: APN#: 016-029-200-20000

*P3a. Description: 5441 Pleasant Drive is a raised custom ranch style residence located in the South Land Park Hills neighborhood in the City of Sacramento, east from South Land Park Drive. The building is a two-story wood frame structure with a L-shaped floor plan (the L wing is at the rear) and a hipped side-gable, low-pitched roof that evokes Japanese influences. There is an attached two-car garage facing the street with a two car concrete driveway to access Pleasant Drive. A brick retaining wall sets the driveway at lower grade than the landscaping where a shade tree is planted. The first floor is clad in a brick veneer with integral brick planters flanking the primary entryway on each side with a concrete walkway leading to the public sidewalk perpendicular to the primary façade. The lawn areas flank the walkway and slope downward toward the street. The lawn is bordered by low profile shrubs and succulents. The entry occurs through a simple single flat panel door accessed from a low brick stoop and set between unadorned brick pilasters to either side. (See Continuation Sheet)

*P3b. Resource Attributes: HP2

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



P5b. Description of Photo:

View facing south

*P6. Date Constructed/Age and

Source: Historic

Prehistoric Both

1955, original building permit

*P7. Owner and Address:

Richard Loney Randall

5441 Pleasant Dr.

Sacramento, CA 95822

*P8. Recorded by:

Cory Quon, Historic Preservation

Intern & Sean de Courcy,

Preservation Planner

*P9. Date Recorded:

February 2020

*P10. Survey Type:

Intensive

P11. Report Citation*:

None

*Attachments: NONE Location Map

Sketch Map Continuation Sheet

Building, Structure, and Object Record

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

Artifact Record Photograph Record Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 13

*NRHP Status Code 553

*Resource Address: 5441 Pleasant Drive

B1. Historic Name: Nathaniel Colley Residence

B2. Common Name: 5441 Pleasant Drive

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Raised Custom Ranch/Japanese Influence

*B6. Construction History: The original building permit was initiated on July 21, 1955. Nathaniel Colley the property owner, hired Gavel and Flanders construction company to build the residence and an attached garage. The building permit was finalized on January 11, 1956. In October 1978, Jerlean Jackson, Colley's wife, retained Fred B. Curtis, Inc. to replace the wood shake roof. In 1995, a fire occurred which resulted in approximately \$38,000 of repairs to the building. The windows were changed into a modern aluminum window system at some point prior to 2011, but there is no permit record indicating when this change occurred. In 2015, a new HVAC system, solar panels, and the faux storm shutters were added to the property, and the wood shake roof was replaced with dimensional composition shingles. under a different ownership.

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

*B8. Related Features:

B9a. Architect: -- b. Builder: Building contractor/designer: Gavel and Flanders

*B10. Significance: Theme: Significant persons associate with civil rights era Area: South Land Park

Period of Significance: 1950s-90s Property Type: Residential Applicable Criteria: City Code 17.604.210.(A)1.a.ii.
City Code 17.604.210.(A)1.b & c

The subject residence is eligible for Sacramento Register of Historic & Cultural Resources (Sacramento Register) per Criterion ii for its close association with Nathaniel S. Colley, an African-American civil rights attorney of local and statewide preeminence (City Code 17.604.210.(A)1.a.ii). The South Land Park neighborhood was developed by L.F. Noonan and Moss & Lucas (later named Moss & Moss) in the 1940s. As soon as World War II ended, Moss & Moss began advertising the newly developed properties in 1946. The area was subdivided as Noonan's South Land Park Terrace and Sutterville Heights (now part of South Land Park) subdivisions, which were considered two of Sacramento's residential showpieces of the period and one of the first post WWII automobile oriented suburbs of the 1950s. Partner Henry M. Moss was a prominent developer, credited with subdividing roughly 2000 custom home sites in South Land Park, Golf Course Terrace, and a tract in the City of Roseville. The neighborhood attracted many residents because of its pastoral landscape that had rolling hills, mature native oak trees, and curvilinear streets with no sidewalks (MCM Context, 2017). (See Continuation sheet)

B11. Additional Resource Attributes:

*B12. References:

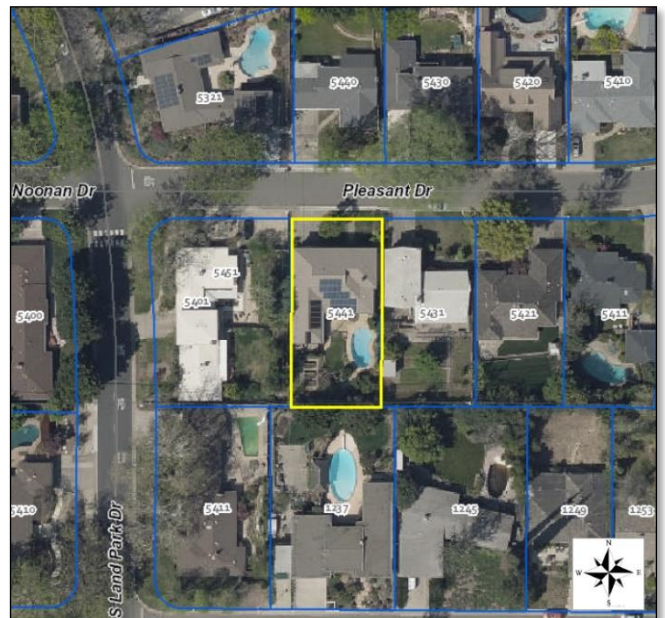
(This space reserved for official comments.)

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation: February 27, 2020



Page 3 of 13 Resource Name or #: 5441 Pleasant Drive
Recorded by : Cory Quon

***P3a. Description (continued):**

An aluminum sliding kitchen window faces the street on the first floor. A row of exposed floor joists between the first and second floor accent the primary façade. The second floor is clad in a combination of board and batten and lap siding. Five aluminum windows are located on the second floor of the primary façade. These windows are a mix of sliding and fixed-pane windows. Two of the windows are accented by faux storm shutters. All windows appear to be modern aluminum windows with a black finish that have replaced the mid-century period aluminum windows. The building has square footprint except for a cross gabled wing that extends into the back yard (south). Brick, board and batten, lap siding, and aluminum window type and style wrap the building onto the secondary facades. No other buildings or structures are located on this parcel.



Southeast view.



Detail of the windows.

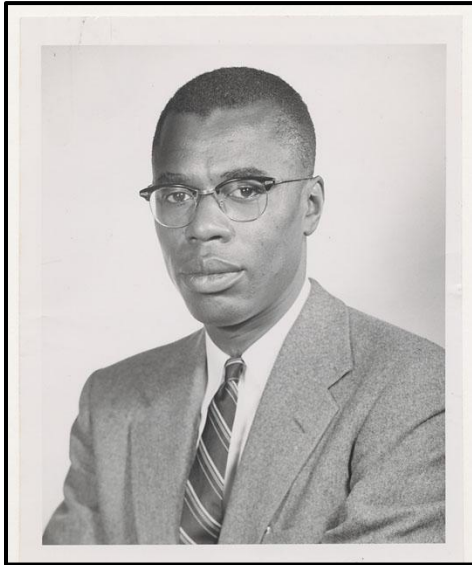
***B10. Significance (continued)**

Nathaniel Colley and his family lived at 5441 Pleasant Drive for 40 years. Colley and his wife Jerlean commissioned the residence, making them the first owners of the building. The Colleys enlisted the help of their white friend to purchase the house for them because the agent refused to sell the property to African Americans. Gavel and Flanders were contracted to build the home in 1955. Construction which was finalized in 1956. Stephen R. Chew was another lawyer who owned the home between 2000-2004. He taught at the Pacific McGeorge School of Law like Colley. There have been several other owners since the Colleys. The current owner is Richard Loney Randall who has occupied the residence since 2008.

Page 4 of 13 Resource Name or #: 5441 Pleasant Drive
Recorded by : Cory Quon

***B10. Significance (continued)**

Significance of Nathaniel S. Colley



Portrait of Nathaniel S Colley, c.1963

The building at 5441 Pleasant Drive is most closely associated with the first and longest owner, Nathaniel Sextus Colley. 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 which overlapped with the period that Colley resided at 5441 Pleasant Drive. 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 in Sacramento, Colley advocated for fair housing 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 in Sacramento against African Americans who tried to purchase private residences in Sacramento and eventually extended that expertise on a nationwide basis. He became recognized national leader in the effort to end racial segregation and discrimination and was a highly regarded attorney in the fight for equality.

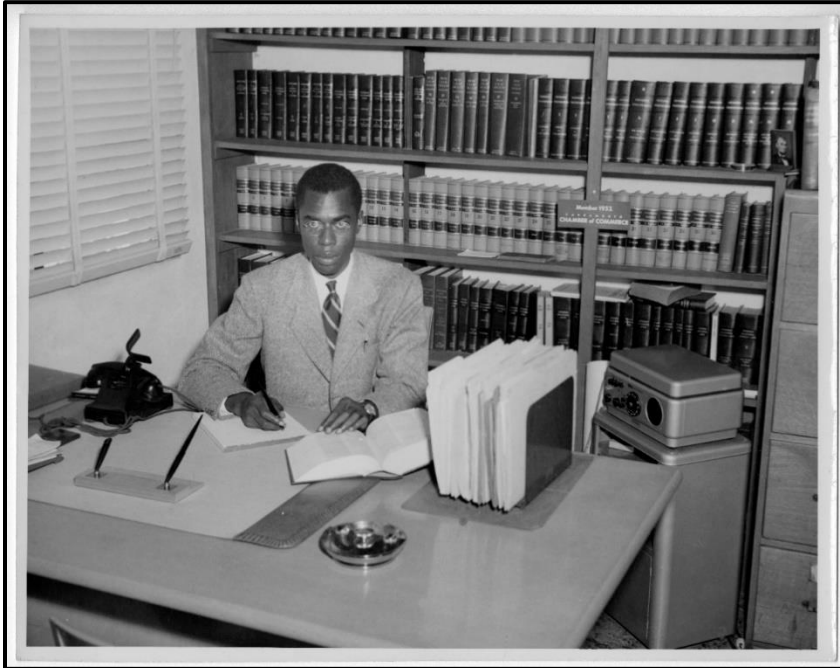
Nathaniel Colley was born on November 21, 1918 in Carlowville, Alabama. In 1941, he graduated at the top of his class from Tuskegee Institute (founded by Booker T. Washington) where he met his wife Jerlean Jackson. Colley was a student of George Washington Carver, and initially wanted to be scientist until Colley was conscripted into World War II. He graduated first in his class at chemical warfare officer candidate school and later was promoted to the rank of captain in the Solomon Islands. Because black soldiers were treated so poorly in the war, he decided to become a lawyer instead so he could fight to improve the lives African Americans via the legal process.

Despite Colley's excellent credentials, after returning from the Pacific theater in WWII, he was rejected from the University of Alabama because he was black. With the assistance of the GI Bill, Colley enrolled at Yale University Law School, where he was awarded the LaRue Munsun prize for most significant contribution to New Haven, Legal Aid Society and the Benjamin Sharp prize for best original student essay. Colley and his wife Jerlean moved to Sacramento after graduation from Yale to be close to Jerlean's family. Colley passed the California Bar Exam on the first attempt and opened his private practice in 1949. He became the first African American attorney in the Sacramento area. His law offices had a clientele of diverse backgrounds. In one article, Colley was described as being the "undisputed leader in the colored community." (McDonald, c. 1954).

As soon as the Colleys arrived in Sacramento, they immediately experienced discrimination which was prevalent at the time. Repeated efforts by Colley and his wife to buy a house in the suburbs were rebuffed because the agent refused to sell to blacks. In response, the couple asked their white friend to buy the property at 5441 Pleasant Drive in South Land Park. The home was commissioned by the Colleys and built by Gavel and Flanders in 1955. When the Colleys moved into their home, they were met with a burning cross at the front door. Later, someone used a BB gun and shot through their window.

Page 5 of 13 Resource Name or #: 5441 Pleasant Drive
Recorded by : Cory Quon

***B10. Significance (continued)**



Nathaniel Colley at work, 1952

Colley was instrumental in ending segregation in public housing, a career that began with his involvement with New Helvetia low-income housing community on Broadway east of the City Cemetery. The neighborhood was the first major public housing project in Sacramento to address the housing crisis before and after the war. Colley discovered that the Sacramento Housing Authority was segregating African Americans by limiting the number of units they could occupy. The average white applicant for such housing 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. Colley organized a coalition of local community groups, known as the "Sacramento Committee Against

Segregation in Public Housing," to work with the NAACP in the fight to end the discriminatory practices at New Helvetia. In 1952, Colley filed a complaint with the Sacramento County Superior Court against the Sacramento Housing Authority.

His efforts in this case ended segregation at New Helvetia, but also helped African Americans purchase private residences in Sacramento and statewide. Colley became the legal counsel for the NAACP. Colley was active in the NAACP for nearly four decades, beginning as the Sacramento NAACP branch's legal counsel and Vice-President, 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 with the goal of eliminating segregation and discrimination against African Americans in California.

Colley continued to fight for fair housing for African Americans throughout his career. In 1954, Colley 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 made discrimination against African Americans and other ethnic minorities who were told they could not purchase residential homes in specific areas of a community illegal. In 1964, Colley assisted other lawyers in overturning Proposition 14 which gave property owners the right to refuse to sell property to anyone for any reason. The Supreme Court ruled that Proposition 14 violated the equal protection clause of the Fourteenth Amendment.

Page 6 of 13 Resource Name or #: 5441 Pleasant Drive
Recorded by : Cory Quon

***B10. Significance (continued)**

Colley also devoted time to employment and education issues. He was co-chair of the California Committee for Fair Employment Practices where he helped secure the passage of the state Fair Employment Practices Act in 1959, prohibiting discrimination in the workplace. A year later, California Governor Edmund G. "Pat" Brown appointed Colley to the State Board of Education, making him the first African American on the board. Colley drafted regulations to eliminate segregation in several school districts. In the 1960s, Colley served on the Democratic California State Democratic Committee. As a member of the National Bar Association's Hall of Fame. Colley taught part-time at the University of the Pacific, McGeorge School of Law for seventeen years. Between 1961 and 1962, he was appointed by President John F. Kennedy to the Committee on Discrimination in the U.S. Armed Forces to report and recommend methods to end on racial prejudice.



Nathaniel Colley and his family taken inside their home, 5441 Pleasant Drive, 1956

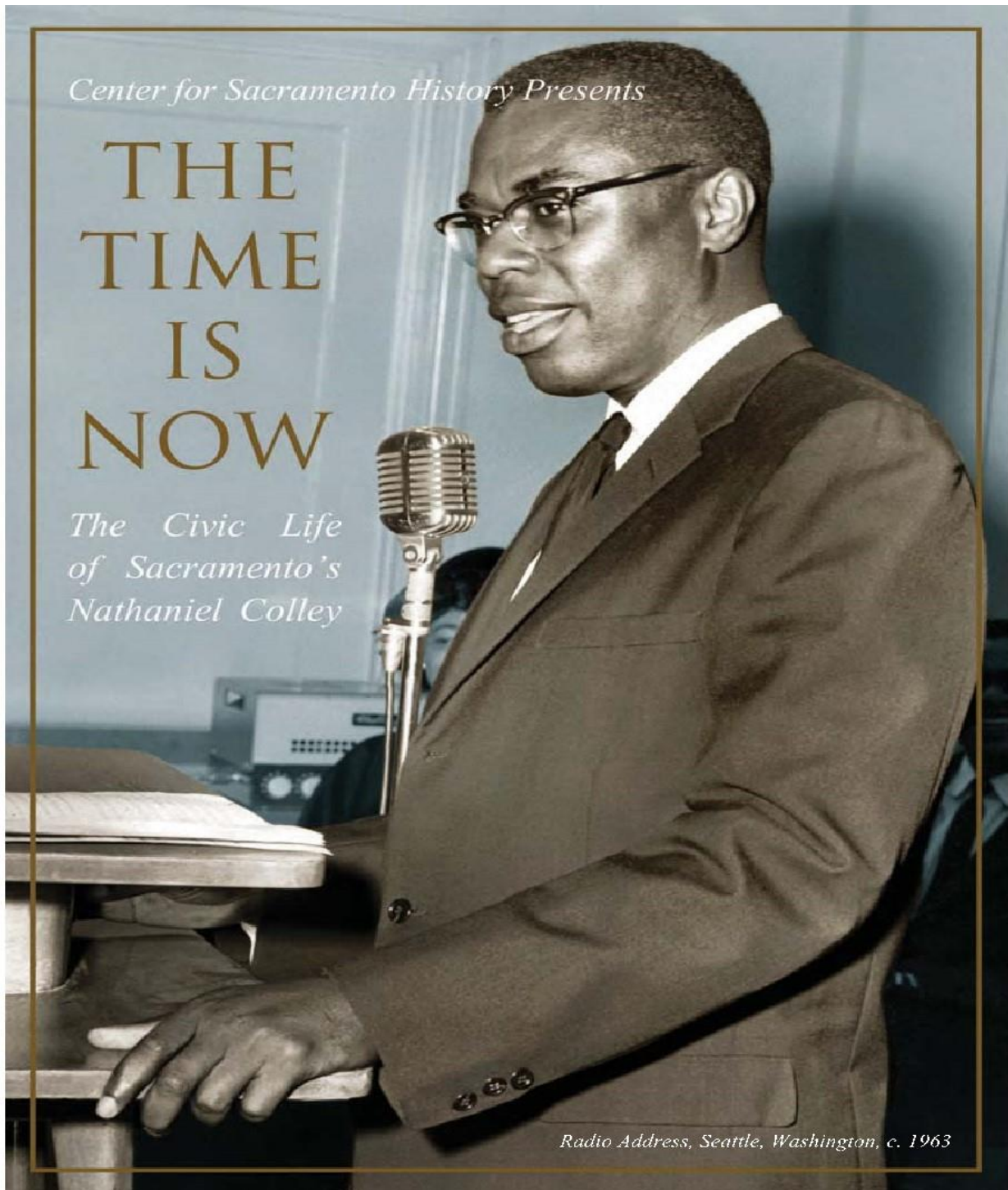
In summary, Nathaniel Colley was known as a talented and gifted attorney who embarked on a prominent and respected legal career that fought to end segregation in housing, politics, and the workplace for African Americans and all people of color. Because of Nathaniel Colley's efforts, public housing practices 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. Colley's civic contributions earned him the Humanitarian Award by the National Asthma Center in 1980. 5441 Pleasant Drive is associated with the life of Nathaniel Colley. The property is 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 Nathaniel Colley, a person significant in the City's past.

While her husband was the public face of groundbreaking anti-discrimination lawsuits and numerous civic organizations, Jerlean Colley was an equally influential behind-the-scenes leader. She cared for their five children and was an active PTA member and volunteer with Campfire and Girl Scouts. She worked closely with her husband as a receptionist, secretary, accountant, and advisor. According to one of their children, Jerlean was "the heart and soul of that law practice." As Nathaniel's career progressed, Jerlean entertained governors, Supreme Court Justices, and other distinguished guests in the family's South Land Park home.



Colley receiving the Humanitarian Award from the National Asthma Center in Sacramento, 1980

Page 7 of 13 Resource Name or #: 5441 Pleasant Drive
Recorded by: Cory Quon



Postcard advertising an exhibit honoring the career of Colley at the Center for Sacramento History, 2012

Page 8 of 13 Resource Name or #: 5441 Pleasant Drive
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Nathaniel Colley was described as "a giant among lawyers." The pioneering attorney fought locally and nationally for equal rights for African Americans.

OBSERVER
Photos by
LARRY DALTON



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Joanie Kelly pointed out a piece of history while looking at the display.



Dr. Mark Brilliant delivered a speech on past civil rights reform in California.

Page 9 of 13 Resource Name or #: 5441 Pleasant Drive
 Recorded by: Cory Quon

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. LaRue Munson Prize for the most significant contribution of any Yale Law School student to New Haven, Connecticut, Legal Aid Bureau, and shored honors for the Benjamin Schorp 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 clientel 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.



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.

**Next Issue, COLORFORNIA Will Feature:
 SAN DIEGO, CALIFORNIA'S BORDER CITY**
 DON'T MISS IT



COATES MOTEL
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 Phone 3042

Clean, Modern, Air Conditioned
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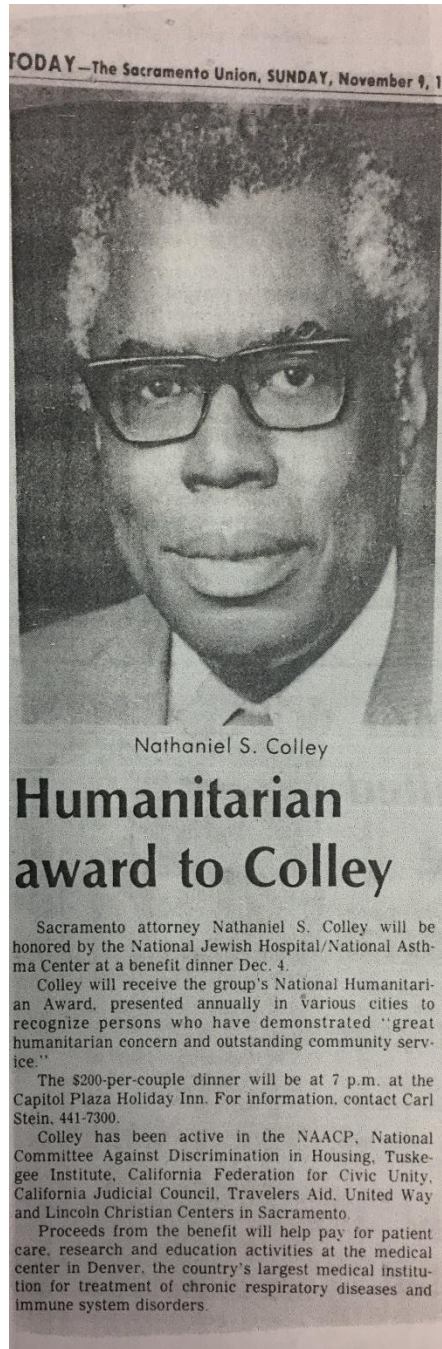
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Recorded by : Cory Quon



Colley supporting the presidential campaign for Lyndon B. Johnson, c.1960

Left to right: Sen. Clair Engle, Eddie Hall, Nathaniel Colley, Sen. Lyndon B. Johnson, Clarence Canson, Rev. Joseph Williams, Gov. Edmund G. "Pat" Brown

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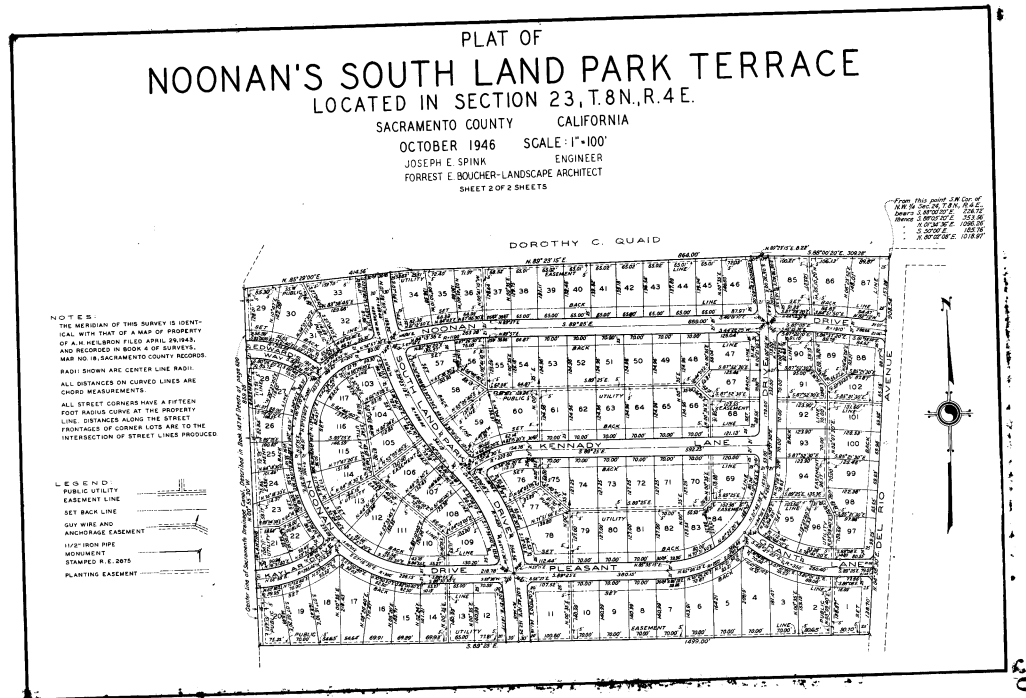
Newspaper clipping from The Sacramento Union, 1980

Page 12 of 13 Resource Name or #: 5441 Pleasant Drive
 Recorded by: Cory Quon

BUILDING DIVISION—BUILDING INSPECTOR'S REPORT CARD					
TYPE BUILDINGS					
PERMIT NO. C-2393	LOCATION 5441 Pleasant Drive				
DATE July 21/55	PURPOSE Erect dwelling and attached garage				
ZONE	OWNER N. Colley				
	ARCH'T				
	CONTR Gavel and Flanders				
VAL. 29,000	STORIES	ROOMS	APTS.	SIZE	3200
INSP.	DATE	INSPECTOR			
FORM	7/25/55 8-3-55	<i>P. C. Quon (parent)</i> <i>P. C. Quon</i>			
JOIST					
FRAME	9-23-55	<i>P. C. Quon</i>			
LATH					
FINAL	1-11-56	<i>P. C. Quon</i>			
DATE	SPECIAL CONDITIONS OF WORK—REMARKS				
	COMPLETE AND OK				INSPECTOR

Original building permit for 5441 Pleasant Drive, 1955

Page 13 of 13 Resource Name or #: 5441 Pleasant Drive
Recorded by: Cory Quon



Tract Map for South Land Park, 1946

B12. References

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- Colley Nathaniel S. and Jerlean J. Papers, c. 1940-1992, Collection Number 2010/036, Center for Sacramento History; Sacramento, California.
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 14000109

Date Listed: 4/4/2014

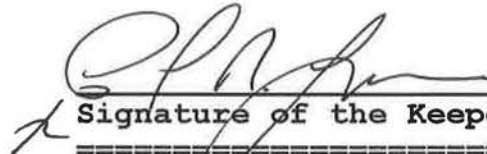
New Helvetia Historic District
Property Name

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

109

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



Jenan Saunders/Deputy State Historic Preservation Officer **Date** 2/12/14
California State Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

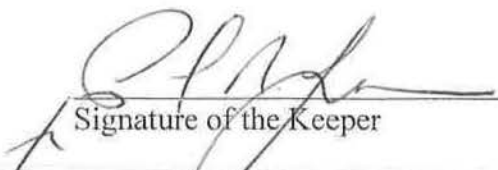
New Helvetia Historic District
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4. National Park Service Certification

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
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Sacramento, CA
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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
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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.

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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).

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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

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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.

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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.

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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.

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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.

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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

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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

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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.

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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.

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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.

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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.

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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.*

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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.

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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.

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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.

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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 Utah⁴⁷ “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.

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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

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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.

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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.

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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.

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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

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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.

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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.

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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): _____

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10. Geographical Data

Acreeage 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

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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.

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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.

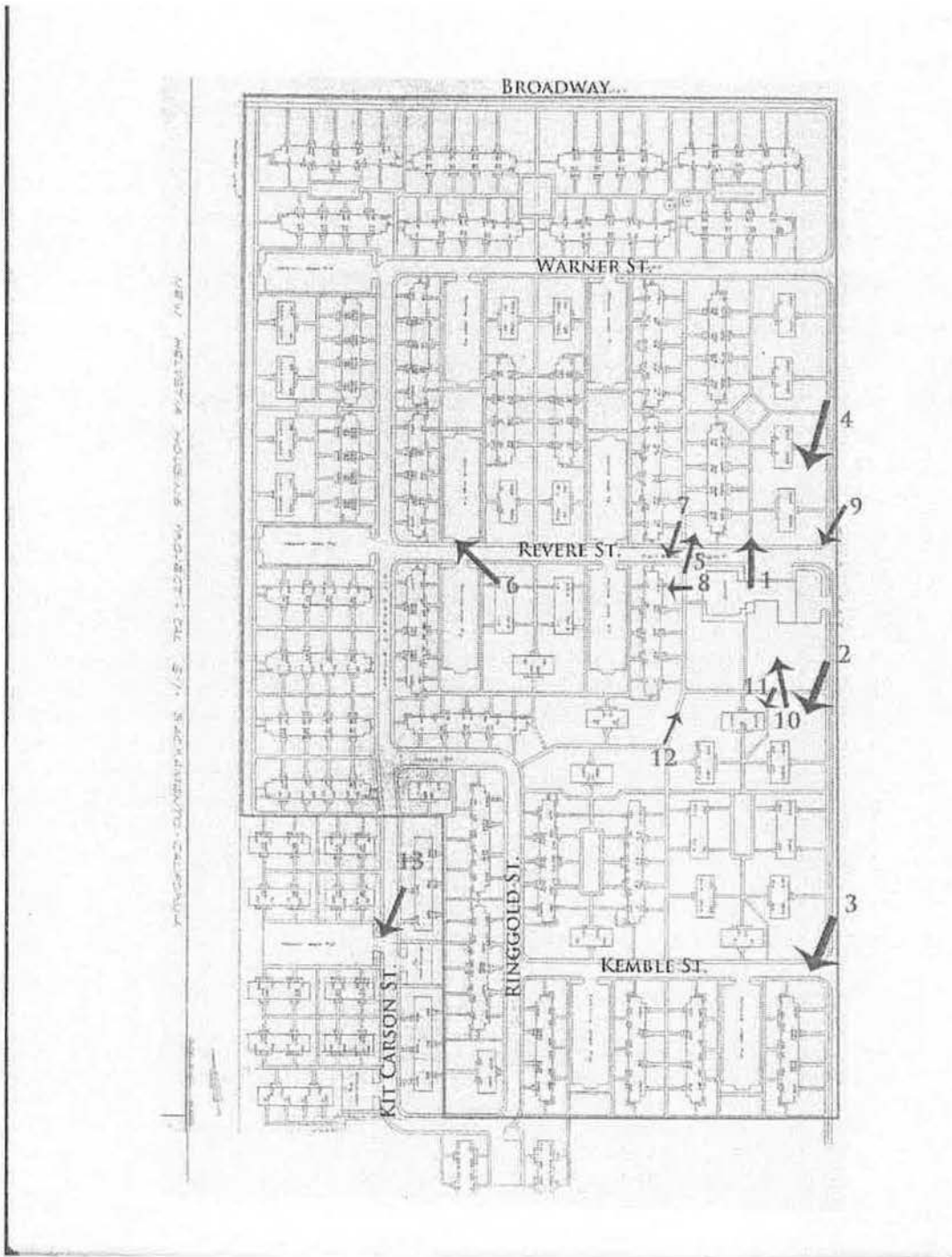
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

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Figure 1. Photo Key Map



Source: Original Site Plan Provided by Sacramento Housing & Redevelopment Agency (SHRA) June 2013; Modified by Historic Environment Consultants 2013.

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Figure 2. Historic photo of New Helvetia, 1943



**Source: Sacramento Public Library, AASAC1035.
Note: these original windows were replaced 1990.**

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Figure 3. Latitude/Longitude Coordinate Map

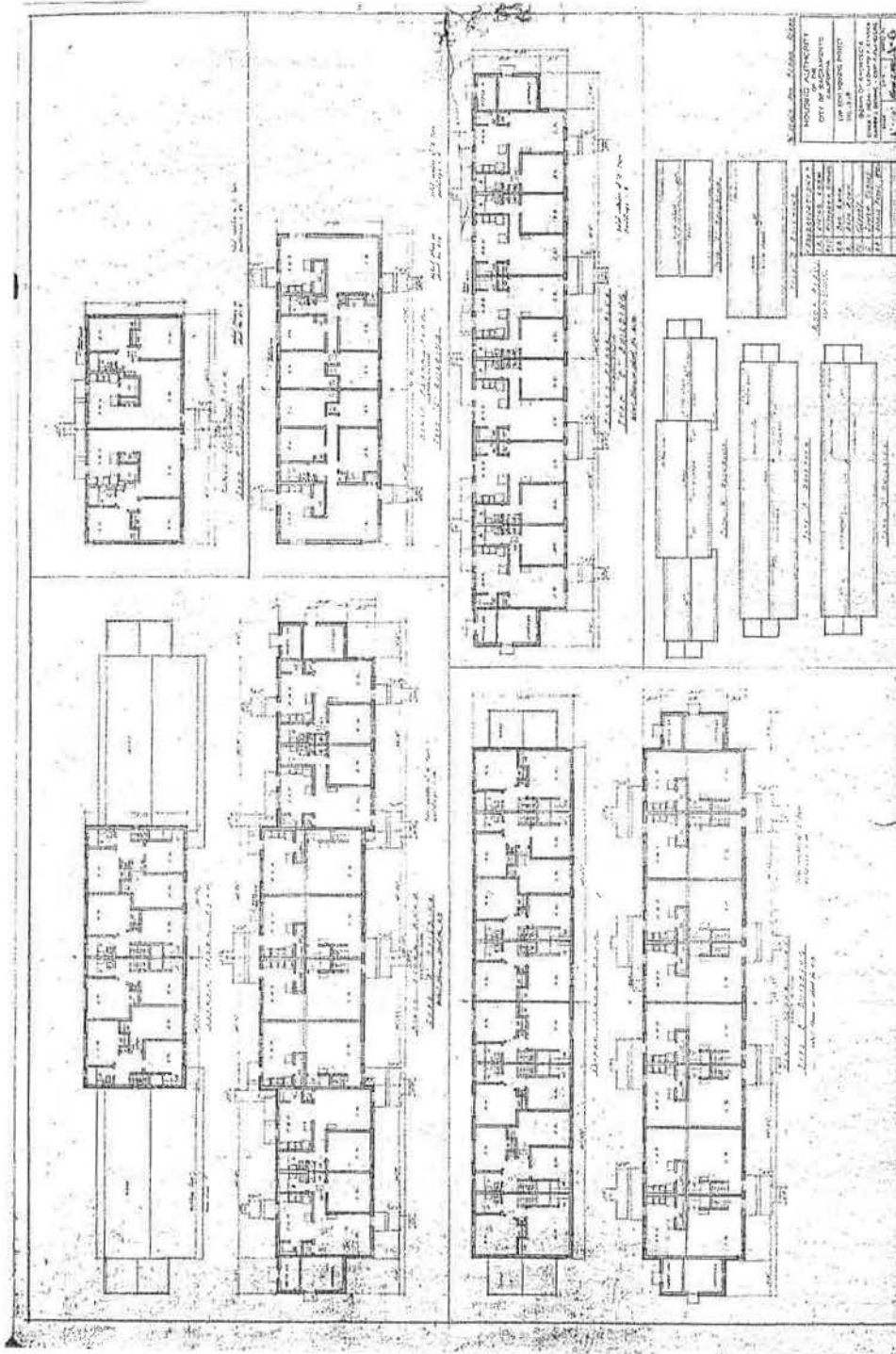


Source: Google Maps, December 2013;
Modified by Historic Environment Consultants, 2013.

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Figure 4. Original Floor Plans (Drawings for each of 5 different floor plans)

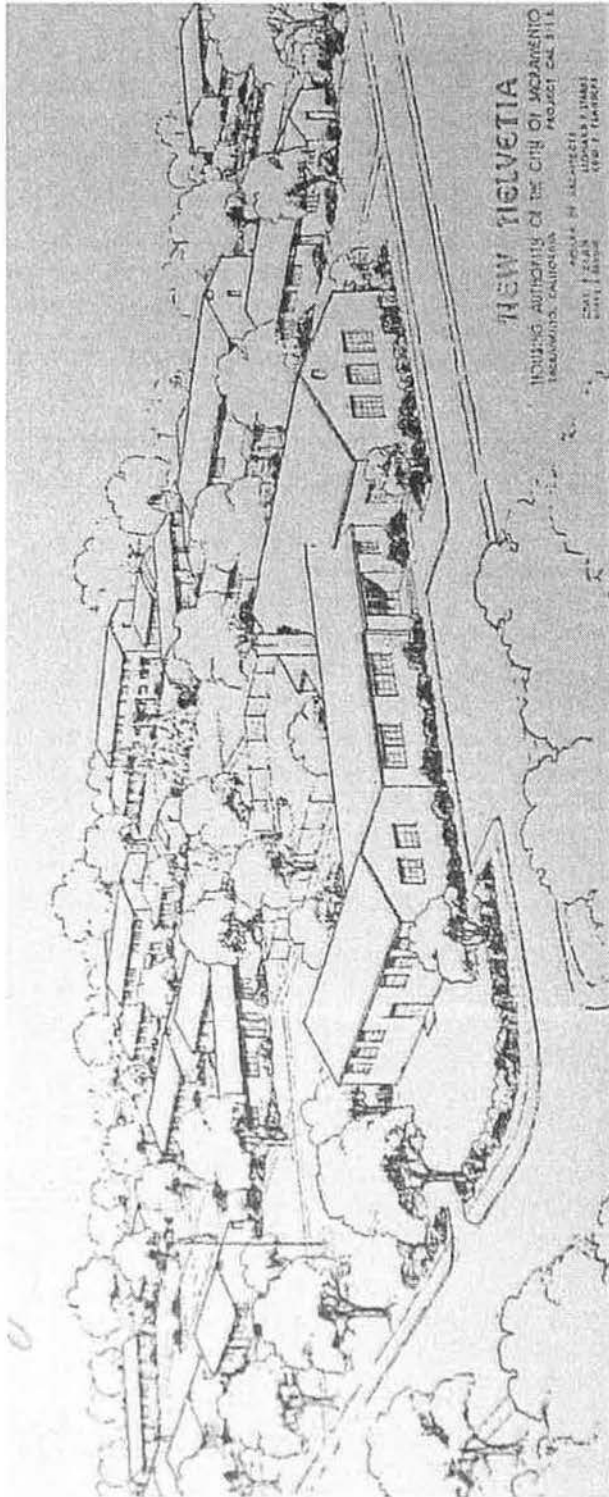


Source: Original Sacramento City Housing Authority Drawing, March 11, 1941;
Provided by Sacramento Housing & Redevelopment Agency, June 2013.

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Figure 5. Architects' Sketch, circa 1941

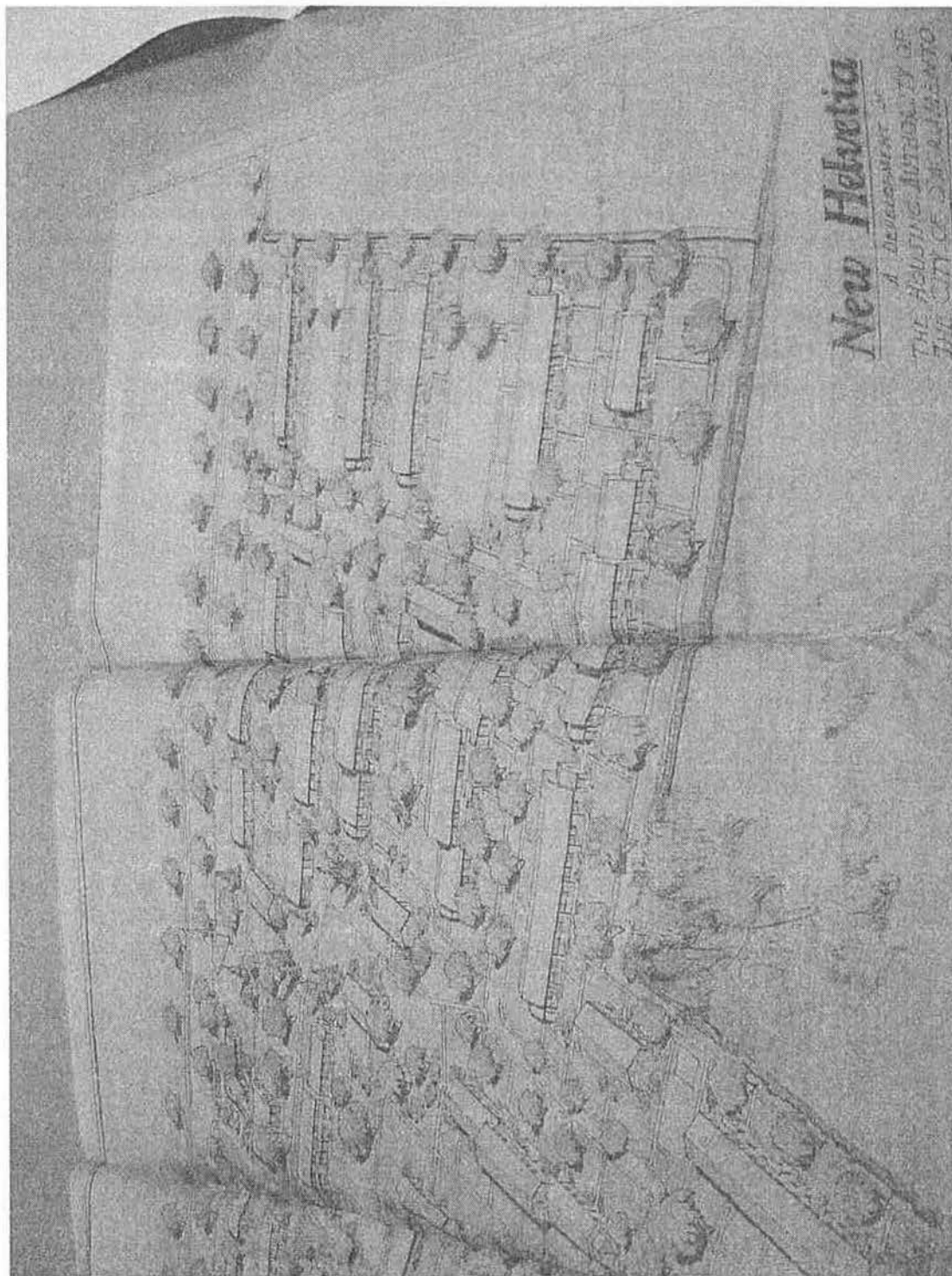


Source: Original Plans, Center for Sacramento History.

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Figure 6. Architects' Sketch – Plot Plan, circa 1941

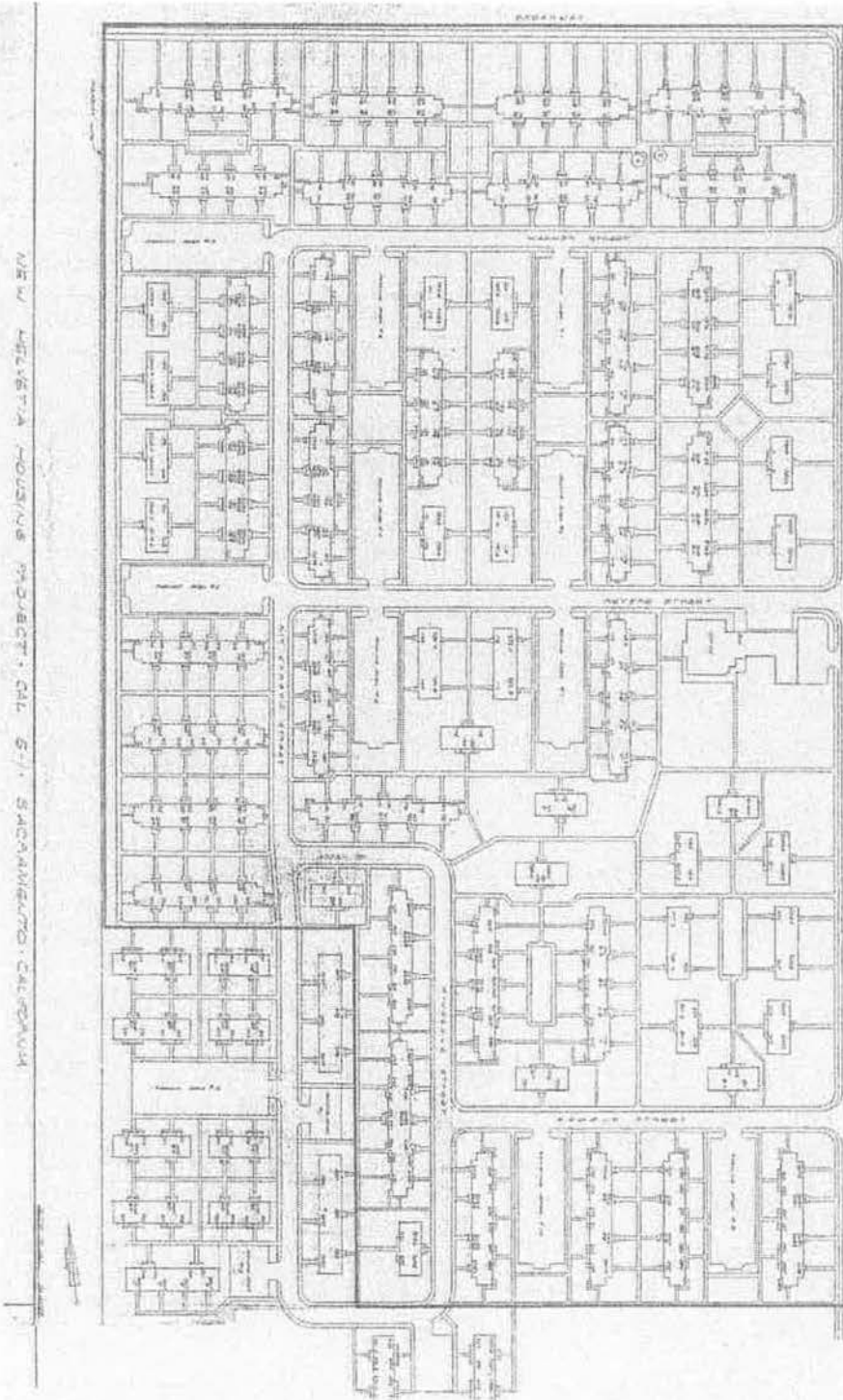


Source: Center for Sacramento History.

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Figure 8. Site Map & District Boundary

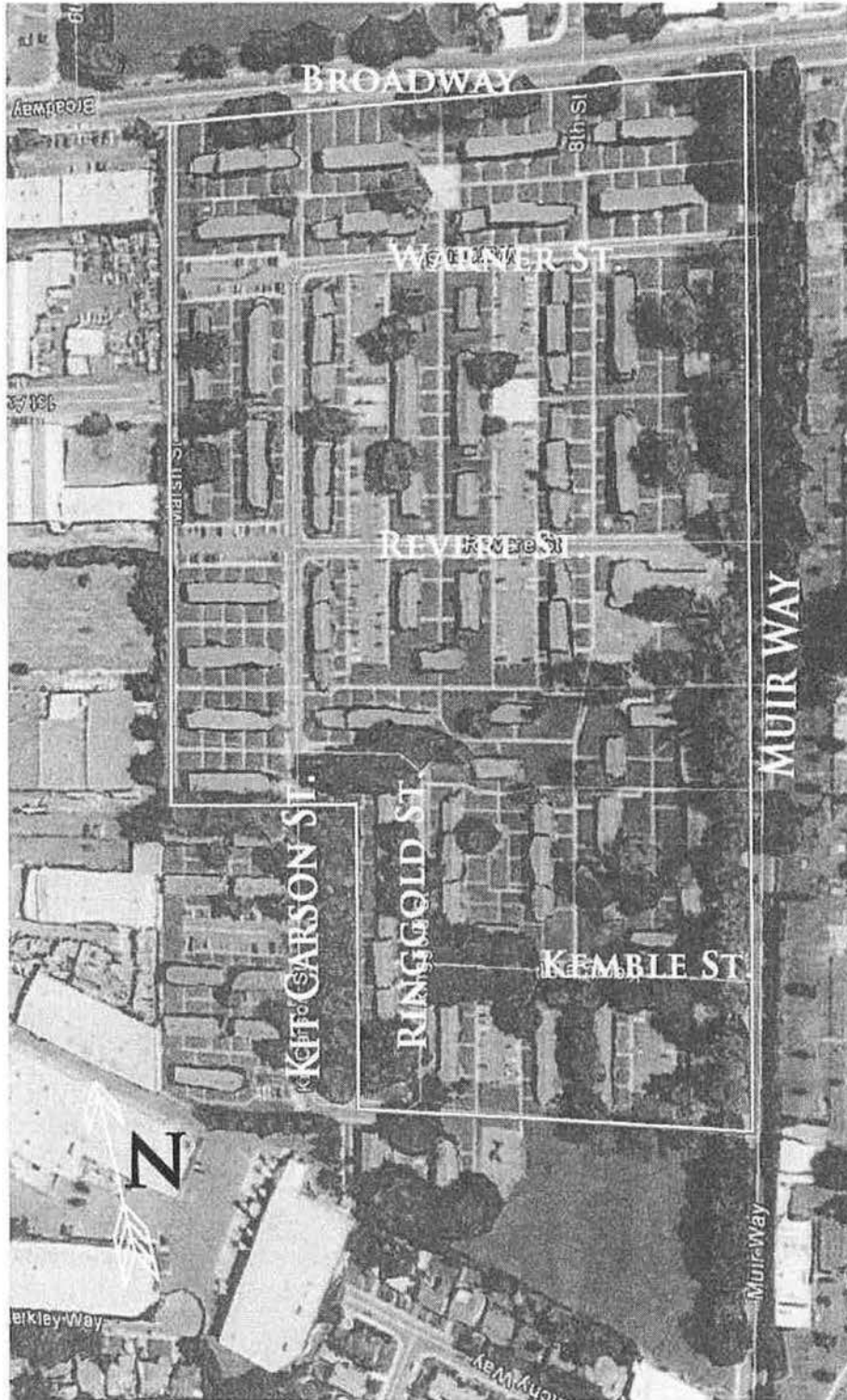


Source: Original Site Plan Provided by Sacramento Housing & Redevelopment Agency (SHRA) June 2013.

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Figure 9. Aerial Map of District Boundary

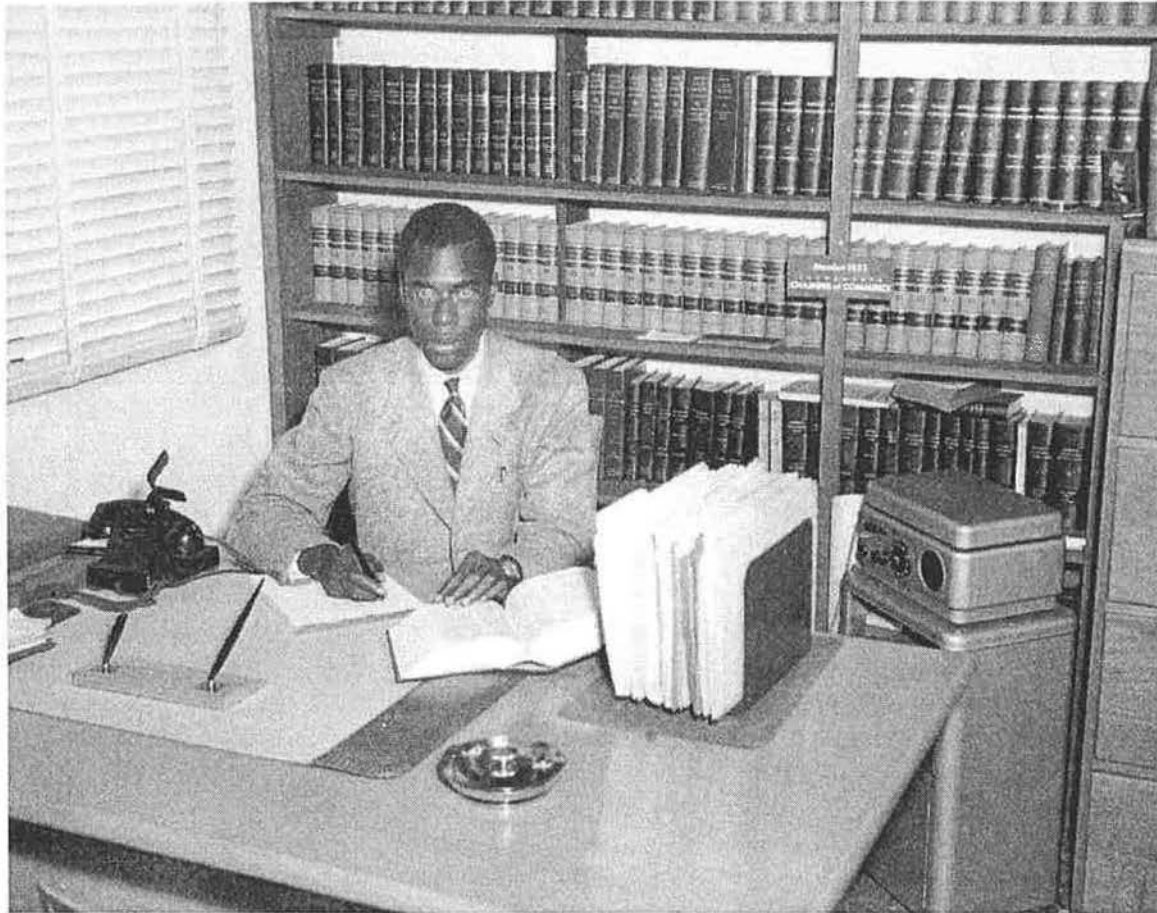


Source: Google Maps, 2013; Modified by Historic Environment Consultants 2013.

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Figure 10. Nathaniel Colley in his law office, circa 1952



Source: Center for Sacramento History

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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 in 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 Manson Prize for the most significant contribution of any Yale Law School student to New Haven, Connecticut, Local 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 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 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.



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 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 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



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Merced, California

Phone 3042

Clean, Modern, Air Conditioned

Spend a Weekend Here and Beat
 DIRTROADERS! In Merced turn off Highway
 99, 20 South on Los Banos Highway to
 First Service, turn right to Coates Motel.

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Pride and joy of young attorney is wife, Jerlean, and four daughters, Sandra Aileen, Natalia Suzanne, Clo Marie and Jerlean Evelyn, left to right. He met and married the former Jerlean Jackson, who is a native Sacramentoan, while they were both students at Tuskegee Institute. Mrs. Colley has also served as secretary in law office.

Source: Center for Sacramento History

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





OFFICE

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6

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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. Lusignea 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 history 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.

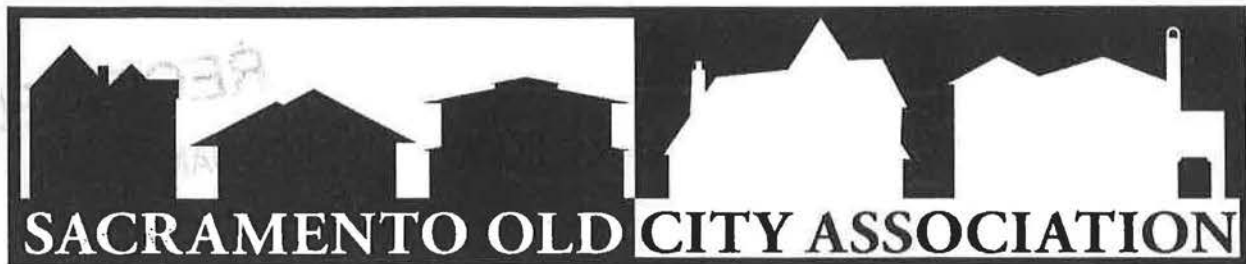
Nathaniel Colley battled discrimination to ensure that these homes would be available to families of all races, and we do well to remember his efforts. As a young attorney in the federal court, I remember Nat Colley's appearance to represent his clients in a variety of cases. His deep and powerful voice 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



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

RECEIVED



INVESTING IN COMMUNITIES

January 17, 2013

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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

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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.

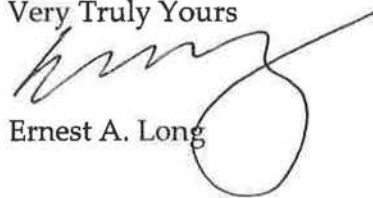
It is my understanding that efforts are underway to develop the land now the home of the brick buildings I've described. At the same time, there is a movement to preserve, in some permanent way, the historic brick structures with a monument or some other designation that will live on to remind the populace 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,



Nicole A. Amador, Ph.D.



CALIFORNIA STATE CONFERENCE OF THE NATIONAL
ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE

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OHP

January 23, 2014

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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 black ink, appearing to read 'Alice Huffman', with a long horizontal flourish extending to the right.

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:

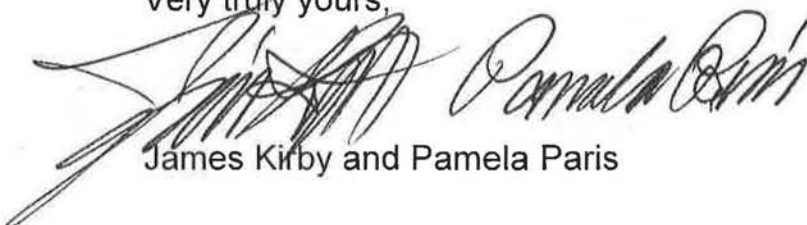
We are long time residents of the Land Park neighborhood in Sacramento. We would like to add our voices to the request to designate a New Helvetia Historic District at Broadway and Muir Way in Sacramento.

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 ‡
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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 Callaham, 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:

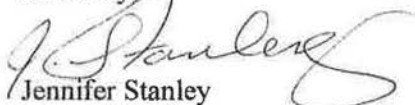
As a long time resident of the City of Sacramento I wish to express my support of Upper Land Park's application for the designation of the New Helvetia Public Housing complex to the National Register as an historic district.

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:

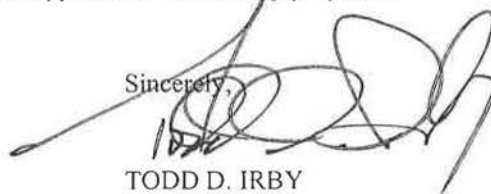
I am writing to request that you add my name to the ranks of those individuals who have given their unequivocal support for the drive to designate New Helvetia as a protected Sacramento historical district.

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
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(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,

A handwritten signature in black ink, appearing to read "Jenan Saunders", written over a horizontal line.

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
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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,

A handwritten signature in cursive script, appearing to read "Carol Roland-Nawi".

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. Augsburger
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

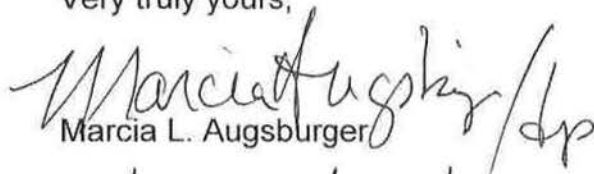
Re: Land Park Issue

Dear Ms. Roland-Nawi:

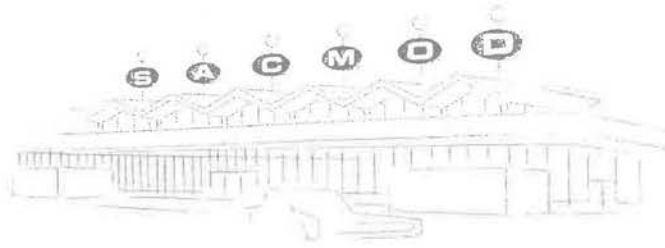
As residents of Land Park who work down town, we regularly pass the New Helvetia brick housing units on Broadway. Brick buildings are rare in California. They bring a polished, sophisticated look to the area – a look of something lasting and substantial. They set a high bar for “low cost housing,” creating 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. Augsburger


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**

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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

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D, 3CD, 5D3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 30

*Resource Name or # (Assigned by recorder) South Land Park Hills Unit No. 7 Eichler Historic District

P1. Other Identifier: N/A

*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 1967 (Rev. 1980) T 8N; R 4E; ___ ¼ of Sec ___; ___ B.M.

c. Address See Tables 1 and 2 City Sacramento Zip _____

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)

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

General Residence Characteristics

Designed by the firm of A. Quincy Jones and Frederick Emmons (Jones & Emmons), the Eichler homes in South Land Park Hills Unit No. 7 are unattached and one story in height. As was typical for similar subdivisions, when the South Land Park Hills Unit No. 7 subdivision was originally developed, new home buyers usually selected their home design from several Jones & Emmons models offered by Eichler Homes, Inc. Advertising materials for the period indicate that between 4 and 6 floor plans were available for selection. For an additional expense, buyers could request custom variations, usually to the interior, at the time of purchase. It also appears that some styles were offered that were developed in the San Francisco Bay Area (Bay Area). (See Page 2 – 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.)

P5b. Description of Photo: (View, date, accession #) Photograph 1, Overview, Oakridge Way, camera facing northwest, September 12, 2017

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1955 / Sacramento Modern

*P7. Owner and Address: Various

*P8. Recorded by: (Name, affiliation, address)
Patricia Ambacher and Mark Bowen
GEI Consultants, Inc.
2068 Prospect Park Drive
Rancho Cordova, CA 95670

Melissa Montag, Volunteer

*P9. Date Recorded: September 2 and 12, 2017

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") GEI Consultants, Inc. and Mead & Hunt. 2017. Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results. Prepared for the City of Sacramento.

*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

Description (cont.)

General Residence Characteristics (cont.)

The Eichler home designs emphasize privacy for the residents, with most fenestration placed on elevations that did not face the street. The houses all feature exposed post-and-beam construction, and usually floor-to-ceiling, wall-to-wall plate glass along the back wall (or on the side, in the case of those with side entrances) and clerestory windows at the front. The houses sit atop concrete slab foundations that incorporate the characteristic radiant heat systems. All houses feature two-car garages with garage doors oriented to the street, with fixed transom glass windows above and often spanning the entire front elevation. Fencing along the lot lines was included with the purchase price to preserve the privacy of the occupants. Radiant heating systems were standard, as well as built-in electric kitchen appliances. Given the Sacramento heat, advertisements listed weather-stripped glass and 'Coolair' evaporative cooling systems. Living space for the neighborhood averaged 1,600 square feet.

The entrance area is usually placed along the side of the house, set back from the street and allowing a further simplification of the front elevation. In keeping with the modern style, exteriors are clean and simple, almost devoid of decoration. Siding is typically vertical-grooved redwood plywood, stained or painted in earth-tone colors. Garage doors are sliding types and finished with matching siding, so they blend into the overall design.

Rooflines are generally flat or approximately at a 2:12 pitch. The roof structures are relatively thin, and the beams exposed giving the impression that the roof floats above the house in some respects. More expansive eaves (approximately 2 feet) provide shade in the summer and let in sunlight in the winter. The two-car garage is placed at the front of the houses, in keeping with the increased reliance on automobiles at that time.

Typically, the homes have narrow setbacks on the sides with obvious walkways extending to the rear of the building. Fence siding in many cases mimics the vertical-grooved redwood plywood siding that covers the exterior walls. The rear of the homes was planned to feature floor-to-ceiling glass and a sliding-glass door that together, in most cases, extend the width of the building. Above the glass is an approximately three-foot or more overhang, below a paved concrete patio.

Surveys of the houses in the district took place entirely from the public right-of-way. Interiors and backyards of residences were not surveyed. Survey of interior spaces is not considered necessary for register evaluations with these residential resource types.

The models used for the South Land Park Hills Unit No. 7 Eichlers are generally confined to five models based on physical cues viewed from the public right-of-way and aerial photographs. These visual surveys were compared with floor plans provided by advertising documentation for the development, building permits for the properties, and previously completed National Register of Historic Places (NRHP) documentation to ascertain the closest models the Sacramento houses aligned to. Given some modifications over time and possible customization options, the alignment with specific plan numbers was approximated to the extent possible. The five models identified are: Fairmeadow (a plan that appears derived from the Fairmeadow Eichler development in Palo Alto); JE-14; JE-83, JE-84, and JE-85. The "JE" prefix refers to the Jones & Emmons architect collaboration. The JE-14 plan houses may have borrowed from Jones & Emmons plans used in the Bay Area. It should be noted that floor plans were often rotated and reversed to provide variety and adapt to the site conditions, customer preferences, etc.

The houses are grouped by model on the DPR 523A (Primary Records) that follow.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D, 3CD, 5D3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 3 of 30

*Resource Name or # (Assigned by recorder) South Land Park Hills Unit No. 7 Eichler Historic District

P1. Other Identifier: Fairmeadow

*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 West Date 1967 (Rev. 1980) T 8N; R 4E; 1/4 of Sec _____; _____ B.M.

c. Address See Table 1 City Sacramento Zip _____

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)

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

These plans feature an almost entire parcel-wide front façade with a flat roof that appears to have a second flat roof floating just above (**Photographs 3–4**). Cooling ductwork is often visible atop the roof and the eaves extend approximately 2 feet. Twin garage doors are located at the extreme end while a small atrium/entry area is set slightly offset of the center. Narrow sets of steel frame casement windows are often located on either side of the atrium/entry area while most of the façade is characterized by the predominant use of textured wood siding. Doors are typically solid wood types. (See Page 4 – 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.)

P5b. Description of Photo: (View, date, accession #) Photograph 2, 6465
Fordham Way, camera facing north,
September 12, 2017

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1955 / Sacramento Modern

*P7. Owner and Address: Various

*P8. Recorded by: (Name, affiliation, address)
Patricia Ambacher and Mark Bowen
GEI Consultants, Inc.
2068 Prospect Park Drive
Rancho Cordova, CA 95670

Melissa Montag, Volunteer

*P9. Date Recorded: September 2 and
12, 2017

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") GEI Consultants, Inc. and Mead & Hunt. 2017. Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results. Prepared for the City of Sacramento.

*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

Photographs (cont.)



Photograph 3. 6320 South Land Park Drive, camera facing southwest
September 2, 2017



Photograph 4. 6441 Fordham Way, camera facing southeast
September 12, 2017

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D, 3CD, 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 5 of 30

*Resource Name or # (Assigned by recorder) South Land Park Hills Unit No. 7 Eichler Historic District

P1. Other Identifier: JE-14

*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 West Date 1967 (Rev. 1980) T 8N; _____ ¼ of Sec _____; _____ B.M.

c. Address See Table 1 City Sacramento Zip _____

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)

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

The JE-14 model is a T-shaped plan with the garage typically located to the front while the bedrooms are located to the rear.

Where the gable end is visible to the street, the JE-14 model features a wide floating eave to front with wide side gable rafters exposed to either side (**Photographs 5–6**). Triangular-shape (both offset and center split) wood-frame transom windows are located above garage doors. Doors are in single-car pairs and larger two-car singular configurations. Most retain composite vertical wood covering while some have been replaced with roll-up doors. In some instances, roofs have been updated in the rear portion but are not easily visible from the street. (See Page 6 – 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.)

P5b. Description of Photo: (View, date, accession #) Photograph 5, 6424 Oakridge Way, camera facing northwest, September 12, 2017

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1955 / Sacramento Modern

*P7. Owner and Address: Various

*P8. Recorded by: (Name, affiliation, address)

Patricia Ambacher and Mark Bowen
GEI Consultants, Inc.
2068 Prospect Park Drive
Rancho Cordova, CA 95670

Melissa Montag, Volunteer

*P9. Date Recorded: September 2 and 12, 2017

*P10. Survey Type: (Describe)
Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") GEI Consultants, Inc. and Mead & Hunt. 2017. Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results. Prepared for the City of Sacramento.

*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

Description (cont.)

Where the model is rotated 90 degrees the front façade features a small recessed entryway towards the center flanked by a garage and wall (often with small sets of steel frame windows). The roof appears flat with bi-level roofing set atop a lower roof. Exposed rafters extend out under the wide eave towards the viewer providing a further hint of a 90-degree rotated plan (Photograph 7).

Photographs (cont.)



Photograph 6. 6457 South Land Park Drive, camera facing northeast
September 2, 2017

Photographs (cont.)



Photograph 7. 6417 Fordham Way, camera facing east
September 12, 2017

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D, 3CD, 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 8 of 30

*Resource Name or # (Assigned by recorder) South Land Park Hills Unit No. 7 Eichler Historic District

P1. Other Identifier: JE-83

*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 _____ Date _____ T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address See Table 1 City Sacramento Zip _____

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)

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

The JE-83 plan is a 4-bedroom unit that is generally U-shaped with a small atrium area to the front flanked by a garage and walled-in living space (**Photographs 8–10**). Some of these small entry atriums have been closed off to allow for privacy. Depending upon the orientation, the flat roof which extends across the façade features wide boxed eaves or wide eaves with exposed rafters. Small windows are set within the atrium areas and within the living-space walls. (See Page 9 – 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.)

P5b. Description of Photo: (View, date, accession #) Photograph 8, 6432 South Land Park Drive, camera facing west, September 2, 2017

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1955 / Sacramento Modern

*P7. Owner and Address: Various

*P8. Recorded by: (Name, affiliation, address)
Patricia Ambacher and Mark Bowen
GEI Consultants, Inc.
2068 Prospect Park Drive
Rancho Cordova, CA 95670

Melissa Montag, Volunteer

*P9. Date Recorded: September 2 and 12, 2017

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") GEI Consultants, Inc. and Mead & Hunt. 2017. Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results. Prepared for the City of Sacramento.

*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

Photographs (cont.)



Photograph 9. 6473 South Land Park Drive, camera facing northeast
September 2, 2017



Photograph 10. 6500 Fordham Way, camera facing northwest
September 12, 2017

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D, 3CD, 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 10 of 30

*Resource Name or # (Assigned by recorder) South Land Park Hills Unit No. 7 Eichler Historic District

P1. Other Identifier: JE-84

*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 _____ Date _____ T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address See Table 1 City Sacramento Zip _____

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)

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

The H-plan model of JE-84 features a garage and all-purpose room to the front and 4 bedrooms to the rear. The JE-84 model is similar to the JE-85 floorplan with one additional bedroom. The models wherein the gable-end is visible to the street, the garage and wall for the adjacent all-purpose room extends across the visible façade (**Photograph 11**). The triangular-shape (both offset and center split) transom windows are located above the garage doors. A small rectangular portal window is in the center of the main façade. With this model the garage doors were constructed in single-car pairs only. Most retain composite vertical wood covering while some are replaced with roll-up doors. Customization observed with this model included additional window placement (**Photograph 12**). (See Page11 – 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.)

P5b. Description of Photo: (View, date, accession #) Photograph 11, 6409 South Land Park Drive, camera facing east, September 2, 2017

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1955 / Sacramento Modern

*P7. Owner and Address: Various

*P8. Recorded by: (Name, affiliation, address)
Patricia Ambacher and Mark Bowen
GEI Consultants, Inc.
2068 Prospect Park Drive
Rancho Cordova, CA 95670

Melissa Montag, Volunteer

*P9. Date Recorded: September 2 and 12, 2017

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") GEI Consultants, Inc. and Mead & Hunt. 2017. Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results. Prepared for the City of Sacramento.

*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

Description (cont.)

The JE-84 models rotated 90 degrees present a different facade toward the street. In this instance, this H-plan model features a central covered terrace area leading to the entryway. This low gabled entryway is flanked by a set of twin garage doors to one side and a wall area to the other, each covered by flat roofs. Both areas that flank the terrace feature long, narrow transom windows located just below extended eaves supported by exposed rafters that protrude through the transom windows (Photograph 13).

Photographs (cont.)



Photograph 12. 6440 Fordham Way, camera facing northwest
September 12, 2017

Photographs (cont.)



Photograph 13. 6424 South Land Park Drive, camera facing west
September 2, 2107

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D, 3CD, 5D3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) South Land Park Hills Unit No. 7 Eichler Historic District

P1. Other Identifier: JE-85

*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 _____ Date _____ T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address See Table 1 City Sacramento Zip _____

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)

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

This H-plan model of the JE-85 floorplan features a garage and all-purpose room to the front and 3 bedrooms to the rear. This model is very similar to JE-84 but with one less bedroom. The models wherein the gable-end is visible to the street, the garage and wall for the adjacent all-purpose room extends across the visible façade. The triangular-shape (both offset and center split) transom windows are located above the garage doors. With this model the garage doors were constructed in single-car pairs only (**Photograph 14**). Most retain composite vertical wood covering while some were replaced with roll-up doors. Customization observed with this model included additional window placement (**Photograph 15**). (See Page14 – 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.)

P5b. Description of Photo: (View, date, accession #) Photograph 14, 6472 South Land Park Drive, camera facing southwest, September 2, 2017

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1955 / Sacramento Modern

*P7. Owner and Address: Various

*P8. Recorded by: (Name, affiliation, address)
Patricia Ambacher and Mark Bowen
GEI Consultants, Inc.
2068 Prospect Park Drive
Rancho Cordova, CA 95670

Melissa Montag, Volunteer

*P9. Date Recorded: September 2 and 12, 2017

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") GEI Consultants, Inc. and Mead & Hunt. 2017. Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results. Prepared for the City of Sacramento.

*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) _____

Description (cont.)

The JE-85 models rotated 90 degrees present a different face to the street view. In this instance this H-plan model features a central covered terrace area leading to the entryway. This low gabled entryway is flanked by a set of twin garage doors to one side and a wall area to the other, both covered by flat roofs. Both the areas that flank the terrace feature long, narrow transom windows located just below extended eaves supported by exposed rafters that protrude through the transom windows (Photograph 16).

Photographs (cont.)



Photograph 15. 6448 Oakridge Way, camera facing south
September 17, 2017

Photographs (cont.)



Photograph 16. 6425 South Land Park Drive, camera facing east
September 2, 2017

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S, 3CS, 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 16 of 30 *Resource Name or # (Assigned by recorder) South Land Park Hills Unit No. 7 Eichler Historic District
Recorded by M. Bowen and P. Ambacher, GEI *Date September 2017

*D1. Historic Name None *D2. Common Name South Land Park Hills Unit No. 7 Eichler Historic District

*D3a. Description: (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The development of South Land Park Hills is comprised of 48 single-story residences (three or four bedrooms, two baths, two-car garages) designed in the Post & Beam style using slab-on-grade post-and-beam construction. The South Land Park Hills Unit No. 7 Eichler Historic District (District) is in the southern part of the city of Sacramento, Sacramento County, California southeast of Reichmuth Park. Eichler Homes, Inc. constructed the South Land Park Hills Eichler development in 1955 on approximately 14 acres of the subdivision named South Land Park Hills Unit No. 7. Located on three streets: South Land Park Drive; Fordham Way and Oakridge Way, the condition of the homes overall is good with properties being well tended as is characteristic of the neighborhood. The District consists of 48 buildings classified as "contributing," and 12 buildings located within the District boundary classified as "non-contributing." The character of the District is in keeping with the original construction period except for the more modern houses constructed south and north of the development. The tract is to the east of Munger's Lake and southeast of what ultimately became Reichmuth Park. The streets are generally characterized by long curvilinear alignments that are flanked by sidewalks and mature landscape that decorate (and sometimes obscure) the residences. (See Continuation Sheet)

*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.)

Beginning at the northwest corner of 6280 South Land Park Drive's parcel line, the boundary follows the parcel line west. It then turns south and follows the parcel lines for 6298, 6300, and 6320 South Land Park Drive. The boundary follows the southern parcel line of 6320 South Land Park Drive until it meets South Land Park Drive and turns south along the drive's western boundary. At the northwest corner of 6424 South Land Park Drive it turns west along the parcel's northern boundary. The boundary turns south and runs along the western parcel lines of 6424, 6432, 6440, 6456, 6464, 6472, 6480, 6488, 6496, and 6500 South Land Park Drive and then follows the parcel line moving east, crossing South Land Park Drive and following the western parcel lines of 6501, 6509, 6517, and 6525 South Land Park Drive. (See Continuation Sheet)

*D5. Boundary Justification:

The boundary for the District encompasses all the contributing and non-contributing residences and that are historically associated with the Eichler residential development.

*D6. Significance: Theme Architecture Area Sacramento

Period of Significance 1955-1956 Applicable Criteria A, 1, i; C, 3, iii.

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The District appears to meet NRHP Criterion C, California Register of Historical Resources (CRHR) Criterion 3, and Sacramento Register of Historic and Cultural Resources (Sacramento Register) Criteria iii, iv, and v at the local level of significance as an important example of post-World War II development by the innovative Eichler Homes Company from Palo Alto. There are 48 contributing properties (see Table 1) and 12 non-contributing properties (see Table 2). The period of significance is 1955-1956, the years the houses were constructed. (See Continuation Sheet)

*D7. References See Continuation Sheet

*D9. Date Recorded: September 2 and 12, 2017

*D10. Survey Type: (Describe) Intensive

*D8. Evaluator: Mark Bowen, M.A. Date: September 2017

Affiliation and Address: GEI, 2868 Prospect Park Drive, Suite 400, Rancho Cordova, CA 95670

Description (cont.)

The streets are mostly curving, with relatively narrow sidewalks immediately alongside the street, and utility poles are generally placed at the backs of lots. Intermittently spaced period electroliers provide lighting for the street and utilities are routed between backyards leaving the district uncluttered by overhead wires and poles. Houses are fronted by small yards that are typically landscaped in ways that complement the scale and orientation of the structures.

While several of the Eichler homes have been subject to varying levels of modification or updating since construction, it should be noted that an increasingly active group of homeowners has taken to advocating for and undertaking more sympathetic rehabilitations and updates of the Eichler houses in the recent years and the good condition of many houses reflects that latest interest.

The character of the neighborhood appears to have generally remained the same since the period of construction. Given the span of years since construction, it is not surprising that some exterior modifications have taken place to allow for repairs and updating for livability. The predominant changes to houses are with garage doors, windows, and roofing materials. The exterior siding and garage doors of many houses in the district are original with a few garage doors replaced with aluminum rollup types¹. Some windows have been updated. Originally tar-and-gravel, roof system applications now include other materials and most often for this district, polyurethane foam and roof-mounted air conditioning equipment.

Access was not attempted at any of the houses in the district. Through information gathered during the pedestrian survey, review of aerial photographs and review of documentation produced during the period of construction, some classification of the various models was possible. The option of customizing standard house plans allowed for a little variety in the neighborhood. Because of this, precise model identification for each house was difficult in most circumstances and model numbers are reflective of visual approximation of overhead views of houses with the sales documentation produced at the time showing various floor plans.

Variations occur within the houses ultimately constructed. Given the amount of customization options available at the time, the lack of adherence to the advertised plans during construction does not in this case reduce the ability of the residence to contribute to the significance of the District. The variations that allowed for the rotation of the building upon the parcel (often by 90 degrees) means that some houses of the same floor plan may show different elevations to the street.

Boundary Description (cont.)

The boundary follows the eastern parcel line of 6525 South Land Park Drive then turns and goes along the northern parcel lines of 6517 and 6509 South Land Park Drive before heading north along the eastern parcel line of 6500 Fordham Way. The boundary crosses Fordham Way and follows the eastern parcel line of 6473 Fordham Way. It then meets the western and southern parcel lines of 6436 Oakridge Way and continues east along the southern parcel lines of 6442 and 6448 Oakridge Way. It then follows the eastern and northern parcel line 6448 Oakridge Way before continuing west and following the eastern parcel lines of 6442, 6436, 6430, 6424, 6418, 6412, and 6406 Oakridge Way before turning west along 6406 Oakridge Way's northern parcel line. It then follows the northern parcel lines of 6409 and 6408 Fordham Way. When it meets the northwest corner of 6409 South Land Park Drive's parcel it moves north along the eastern parcel line of 6401 South Land Park Drive. The boundary then heads north along the eastern parcel lines of 6399, 6381, 6361, and 6341 South Land Park Drive before turning along the northern parcel line of 6341 South Land Park Drive. It then continues north down the center of the drive before following the eastern parcel lines of 6320, 6300, 6298, and 6280 South Land Park Drive until it meets its beginning point.

¹ 6517 South Land Park Drive is somewhat unique in that the clear sliding glass doors that are currently located in the garage door frames are original as the residence served as a both a model home and the Eichler Homes office. An adjacent garage door bay (to facilitate vehicle storage) appears to have been added following construction.

Significance (cont.) Table 1. List of Contributing Properties (Note: The Assigned Model Numbers are Not Definitive) APN	Address	Model *	California Historical Resource Status Code
024-0281-003-0000	6280 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0281-005-0000	6300 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0281-006-0000	6320 S. Land Park Drive	Fairmeadow	3D, 3CD, 5D2
024-0292-008-0000	6401 S. Land Park Drive	JE-14	3D, 3CD, 5D2
024-0292-007-0000	6409 S. Land Park Drive	JE-84	3D, 3CD, 5D2
024-0292-006-0000	6417 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0321-001-0000	6424 S. Land Park Drive	JE-84	3D, 3CD, 5D2
024-0292-005-0000	6425 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0321-002-0000	6432 S. Land Park Drive	JE-83	3D, 3CD, 5D2
024-0323-012-0000	6433 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0321-003-0000	6440 S. Land Park Drive	JE-83	3D, 3CD, 5D2
024-0323-010-0000	6449 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0322-001-0000	6456 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0323-009-0000	6457 S. Land Park Drive	JE-14	3D, 3CD, 5D2
024-0322-002-0000	6464 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0323-008-0000	6465 S. Land Park Drive	JE-84	3D, 3CD, 5D2
024-0322-003-0000	6472 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0323-007-0000	6473 S. Land Park Drive	JE-83	3D, 3CD, 5D2
024-0352-001-0000	6480 S. Land Park Drive	JE-14	3D, 3CD, 5D2
024-0352-002-0000	6488 S. Land Park Drive	JE-14	3D, 3CD, 5D2
024-0351-022-0000	6489 S. Land Park Drive	JE-14	3D, 3CD, 5D2
024-0352-003-0000	6496 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0351-020-0000	6509 S. Land Park Drive	JE-83	3D, 3CD, 5D2
024-0351-019-0000	6517 S. Land Park Drive	JE-83	3D, 3CD, 5D2
024-0351-018-0000	6525 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0292-002-0000	6408 Fordham Way	JE-14	3D, 3CD, 5D2
024-0294-009-0000	6409 Fordham Way	JE-85	3D, 3CD, 5D2
024-0292-003-0000	6416 Fordham Way	JE-84	3D, 3CD, 5D2
024-0294-008-0000	6417 Fordham Way	JE-14	3D, 3CD, 5D2
024-0292-004-0000	6424 Fordham Way	JE-85	3D, 3CD, 5D2
024-0294-007-0000	6425 Fordham Way	JE-83	3D, 3CD, 5D2
024-0323-001-0000	6432 Fordham Way	JE-85	3D, 3CD, 5D2
024-0294-006-0000	6433 Fordham Way	JE-84	3D, 3CD, 5D2
024-0323-002-0000	6440 Fordham Way	JE-84	3D, 3CD, 5D2

Significance (cont.) Table 1. List of Contributing Properties (Note: The Assigned Model Numbers are Not Definitive) APN	Address	Model *	California Historical Resource Status Code
024-0324-017-0000	6441 Fordham Way	Fairmeadow	3D, 3CD, 5D2
024-0323-003-0000	6448 Fordham Way	JE-14	3D, 3CD, 5D2
024-0323-004-0000	6456 Fordham Way	JE-85	3D, 3CD, 5D2
024-0324-016-0000	6457 Fordham Way	JE-83	3D, 3CD, 5D2
024-0323-005-0000	6464 Fordham Way	JE-85	3D, 3CD, 5D2
024-0324-015-0000	6465 Fordham Way	Fairmeadow	3D, 3CD, 5D2
024-0351-001-0000	6472 Fordham Way	JE-84	3D, 3CD, 5D2
024-0351-002-0000	6500 Fordham Way	JE-83	3D, 3CD, 5D2
024-0294-003-0000	6412 Oakridge Way	JE-85	3D, 3CD, 5D2
024-0294-004-0000	6418 Oakridge Way	JE-84	3D, 3CD, 5D2
024-0294-005-0000	6424 Oakridge Way	JE-14	3D, 3CD, 5D2
024-0324-001-0000	6430 Oakridge Way	JE-14	3D, 3CD, 5D2
024-0324-002-0000	6436 Oakridge Way	JE-84	3D, 3CD, 5D2
024-0324-004-0000	6448 Oakridge Way	JE-85	3D, 3CD, 5D2

* The assigned "Model" numbers are not definitive

Table 2. List of Non-contributing Properties

APN	Address	Alterations	California Historical Resource Status Code
024-0281-004-0000	6298 S. Land Park Drive	Extensive roof modifications	6Z
024-0282-008-0000	6341 S. Land Park Drive	Extensive roof modifications	6Z
024-0291-001-0000	6361 S. Land Park Drive	Extensive roof modifications	6Z
024-0291-002-0000	6381 S. Land Park Drive	Extensive roof modifications and partial second story addition	6Z
024-0291-003-0000	6399 S. Land Park Drive	Original lost in fire - 1995	6Z
024-0323-011-0000	6441 S. Land Park Drive	Extensive roof modifications	6Z
024-0323-006-0000	6481 S. Land Park Drive	Extensive roof modifications and rear addition	6Z
024-0352-004-0000	6500 S. Land Park Drive	Extensive roof modifications	6Z
024-0351-021-0000	6501 S. Land Park Drive	Complete remodel/replacement	6Z
024-0324-014-0000	6473 Fordham Way	Original lost to fire - 1965	6Z
024-0294-002-0000	6406 Oakridge Way	Extensive roof modifications	6Z
024-0324-003-0000	6442 Oakridge Way	Non-Eichler Ranch Style Home	6Z

The Eichler model units in South Land Park Hills were advertised within Sacramento newspapers in early May 1955 as a preview of the model units with a more formal opening in the middle of the month. Advertised as an initial development unit of 54 homes, Eichler's initial plan was to eventually complete 143 homes in the Sacramento Eichler neighborhood. Eichler's confidence in the larger plan is evidenced in his inclusion of a street named for the project's patriarch (see Figure 1)². At the time the Eichler company had completed approximately 2,500 homes throughout the San Francisco Peninsula and embarked on an expansion into new markets including Marin, Contra Costa, San Mateo, Santa Clara, and Sacramento counties (Sacramento Union May 15, 1955: 21; Shell Oil Company 1956).

² Fordham Way was originally called Reichmuth Way on subdivision maps and street maps. Unclear when name was changed.
DPR 523L (1/95) *Required Information

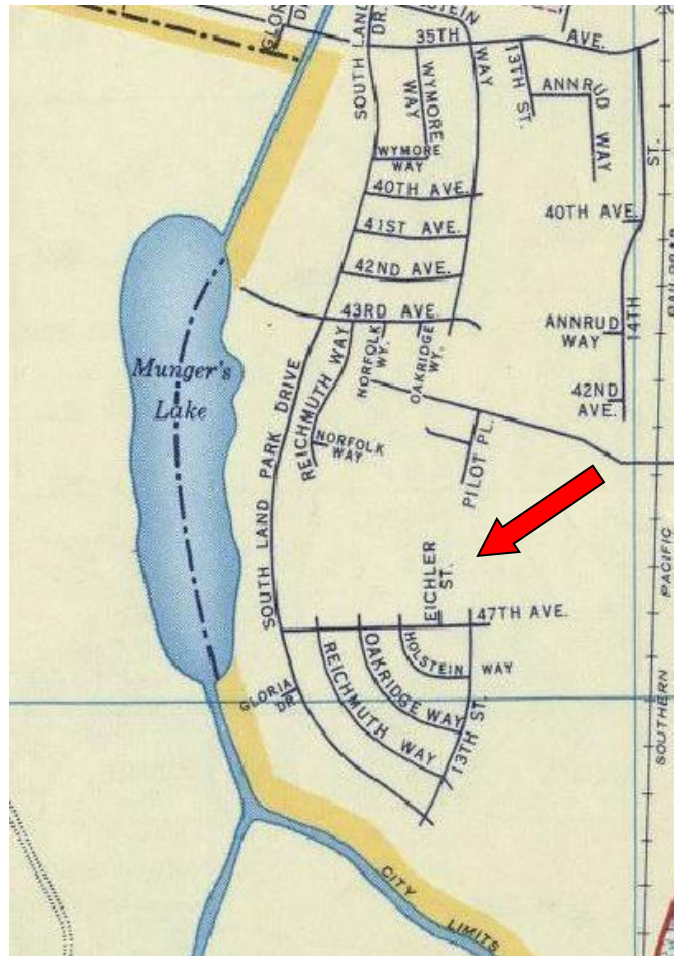


Figure 1. 1956 map of Sacramento, showing new Eichler development area near city limits [Source: Shell Oil Company]

Archibald. Quincy Jones, FAIA and Frederick Emmons, -FAIA lent their architectural skills and previous experience to the house designs and Moss & Moss facilitated construction of the initially planned unit. Moss & Moss was subsequently named as official sales agent for the new development. In an instance of marketing timing, Eichler won a national award for design and construction of dwellings that gave Eichler's Sacramento project a needed advertising boost. Advertisements of the time listed three models which were along South Land Park Drive and up to six possible plans.³ At least two of the plans were possibly borrowed from Fairmeadow Eichler development in Palo Alto, as sales literature noted only 4 plans (See Figure 2). Advertised amenities included floor-to-ceiling glass walls, protected gardens on the sides of the houses and beamed ceilings of Douglas fir and 2X8 redwood as well as radiant heat and air-cooling systems (*Sacramento Union* 1955:21; *The Sacramento Bee* 1956:C20; Adamson 2002:84).

³ Site plans for the development appear to be held within the A. Quincy Jones papers at University of California Los Angeles that may help identify which plans were used for South Land Park Hills. Access at this time of this analysis was not possible.
DPR 523L (1/95) *Required Information

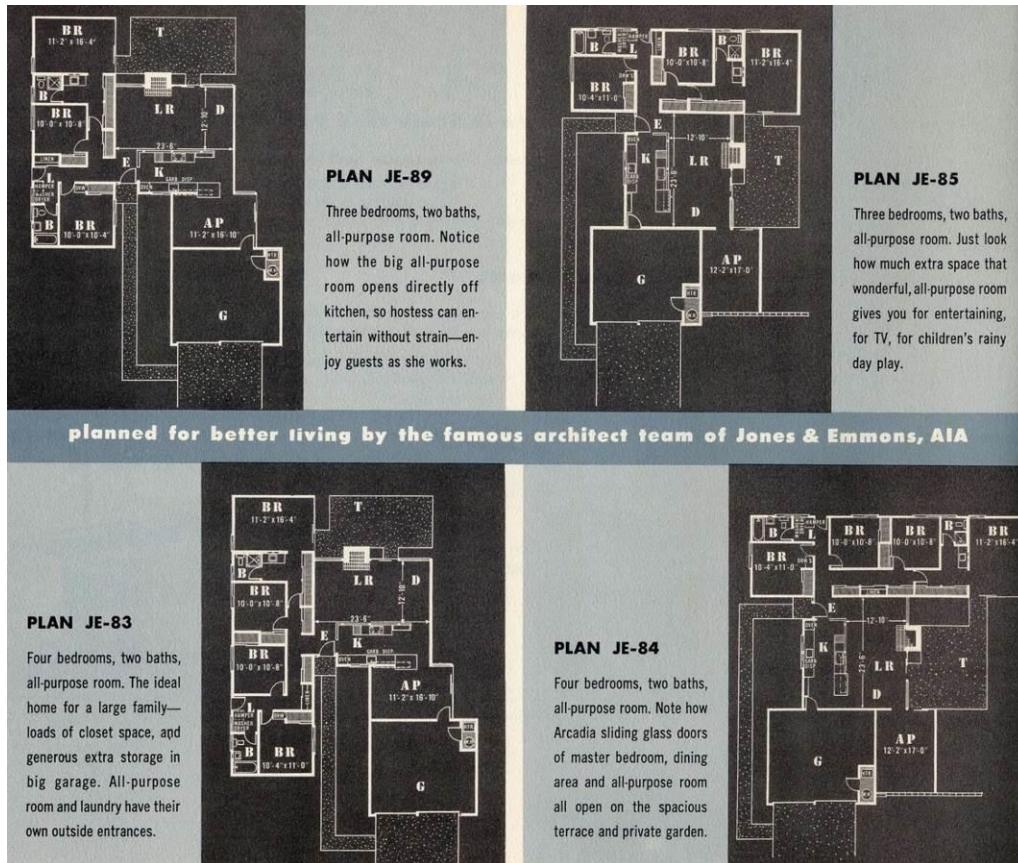


Figure 2: Advertised Floor Plans⁴

Regardless of the awards and advertising Eichler may have received from that achievement, the houses sold slowly likely from the lack of appreciation of the new design and construction concepts. Eichler's architects were promoting in an area known more for being a seat of state government surrounded by agricultural interests. The ability of the Bay Area Eichler company to oversee the Sacramento project (as well as projects in Walnut Creek and Marin) faltered as they had to rely on more distant construction companies that had not been familiar with Eichler's unique construction concepts and requirements. Also, varying and changing codes in different municipalities caused problems in keeping construction going efficiently. By early December of 1956, Alvin Eichler of the Eichler Homes Company was in town attempting to sell the last four houses of the first (and only) unit "by Christmas" and concluding: "Eichler Homes are positively through building in Sacramento" (*The Sacramento Bee*: 1956: D16; Adamson 2002:107).

(Unless otherwise noted, the following narrative significance statement is adapted from the 2005 NRHP Nomination for the Greenmeadow Eichler Development (Arbunich 2005)

The South Land Park Hills Unit No. 7 Eichler Development was built by merchant builder Joseph Eichler and his Eichler Homes, Inc. in 1955 through 1956. The development was one of Eichler's most distant in Northern California from the hub of Palo Alto.

The South Land Park Hills Unit No. 7 Eichler Development's architects, A. Quincy Jones, FAIA and Frederick Emmons, FAIA whose Jones & Emmons firm became internationally renowned during their 18-year partnership (1950-1968), were affiliated

⁴ JE-89 plan does not appear to have been widely used. It was not readily apparent in the 48 contributors, but future research of site plans or interior verification may clarify the existence (with possible modification) of this plan.

with Eichler Homes throughout the building company's life, designing approximately 5,000 of Eichler's 11,000 California homes. The South Land Park Hills Unit No. 7 Eichler Development reflects a local Sacramento example of Eichler's professional and personal beliefs, which remained consistent throughout his career as a builder: that his homes should always be of the best modern design possible; that they be priced moderately; and that they be available to any buyer, without discrimination. In the 1950s, Eichler was the one of the most prominent homebuilders in the country to practice a nondiscrimination policy, a policy that distinguished him from nearly all his contemporaries.

During his time as a homebuilder, Joseph Eichler practiced a policy of open occupancy by refusing to discriminate against potential homeowners based on race, ethnicity, or religion. Historian Ocean Howell has labeled Eichler and those connected to him as 'merchant crusaders' due to their efforts to sell "homes on an open-occupancy basis" while also engaging "in civil rights activism behind the scenes" (Howell, pg 381). An example of Eichler's activism came in 1964, when he joined a committee of ten prominent Californian political and business leaders who came out against those seeking to repeal the Rumford Fair Housing Act (1963) — an act that banned discrimination in housing accommodations. The repeal initiative was sponsored by the California Real Estate Association, the California Apartment House Owners Association, and the California Home Builders Association, groups that Eichler had professional ties with. However, the committee Eichler belonged to maintained that the purpose of the Rumford Fair Housing Act was to "discourage bitterness and bigotry," and that fair housing was not just a "fundamental property right," but a "human right" as well ("Church Heads Fight Bigotry." San Francisco Examiner, 7 Jan. 1964).

Eichler's practice of open occupancy was in stark contrast with the customary discriminatory practices of most homebuilders during the 1950s and 1960s, who assumed that "profit and social progress were at odds" (Howell, pg 381). Instead, Eichler asserted that a policy of open occupancy helped to "stabilize real estate values" (Pierson, D17). On average, Eichler Homes "sold about 30 to 40 houses per year to African Americans and other racial minorities" (California Department of Transportation, pg 34). Occasionally, Eichler was required to publicly defend his commitment to open occupancy and fair housing. In 1958, owing to the association's support for racial restrictions, Joseph Eichler resigned from the National Association of Home Builders. In 1964 at an Eichler subdivision in Palo Alto, a white married couple was worried about having an African American family as their new neighbors. Refusing to listen to the couple's concerns, Eichler bought their house back from them and allowed the African American family to continue to move into their new home (Pierson, D17).

The non-discriminatory practices of Joseph Eichler and Eichler Homes were rare in the 1950s and 1960s. Yet, even when large homeowner associations and lobbies pushed for restrictions, Eichler remained committed to his beliefs of open occupancy and fair housing. Eichler demonstrated these beliefs in all his subdivisions, and his example in Sacramento is no exception.

Joseph Eichler's penchant for modern design was deeply rooted in his psyche, but it was not until the second half of his life that he revealed his feelings and fully developed his interest in it. Born in New York City in 1900 to an Austrian-Jewish father and a German-Jewish mother, he was raised amid traditional circumstances. Although his family was politically liberal (they were devoted supporters of Franklin Roosevelt), Eichler's interest in Modern design emerged gradually.

Eichler's education was pragmatic. A business degree from New York University and a career start on Wall Street helped prepare Eichler for a mainstream career. A competitive man by nature and cultivated in the tough-minded atmosphere of America's financial capital, he was primed for business, yet found his early career as a financial officer in his wife's family business dissatisfying. Some of Eichler's reticence for this work may have been inherited. Ned Eichler pointed out that his own grandparents did not conform with the stereotypical German-Jewish immigrants and were not ambitious about wealth. It was Eichler's in-laws who succeeded on a grand scale, building a large and successful wholesale food business called Nye and Nisson, Inc.

In 1925, Joseph and his wife Lillian Eichler moved to the Bay Area, where the company was the largest independent butter-and-egg wholesaler in the region. Eichler assumed the position of chief financial officer for the business on the West Coast. For 20 years Eichler excelled in his job, and the family that eventually included two sons, Richard and Edward, or "Ned," thrived, despite the nationwide depression and the approaching Second World War. Eichler, however, harbored a repressed resentment for his work; its predictability and the requirement to work for others undermined his sense of personal fulfillment.

Then, in 1943, Eichler spotted a rare opportunity for his family when he rented one of Frank Lloyd Wright's so-called Usonian in Hillsborough (on the Peninsula south of San Francisco), the Bazett residence. Two years of living in the Bazett House may very well have loosened Joe Eichler's spirit enough to allow him to feel his own internal stirrings for creative self-expression. Eichler learned by this experience what others have since concluded: that Frank Lloyd Wright's genius for design often achieved its most profound effect in his small residences, where his singular attention to function and detail were so complete and so deftly handled as to transform everyday life into art. Wright's attention to the intimacies of everyday life sprung from his strongly populist philosophy, and he designed his Usonian houses specifically for middle-class homeowners. Joseph and Lillian Eichler left the house as "devotees of contemporary architecture."

At the close of World War II in 1945, some 10 million veterans returned home from overseas. These service men and women began building families that would require new housing on an unprecedented scale. Among the regions with the greatest need was California, where the population grew at a greater rate than any other state. Many veterans had shipped out of California ports, and upon their return elected to stay in the state. Add to this an influx of new residents that moved west because California offered one of the strongest postwar economies in the nation. A great many independent builders sought to capitalize on the early postwar need for new housing. While their production soon fulfilled the basic requirements for new families, these builders produced a quality of construction that was often poor, and innovative design was rare. Eichler's company would become an exception, responding to the challenges with ingenuity and style.

Eichler began his development career cautiously, pursuing mostly conventional techniques, while schooling himself in the home-building business. In 1947, Eichler launched a company providing prefabricated homes to owners who purchased their own lots. Even these tentative first steps, however, reflected Eichler's modern taste. The "pre-fabs" he chose featured a contemporary look, with rectangular massing and long bands of windows. Over the next two years, his operation expanded to the building of small housing tracts. In 1949, Eichler hired a draftsman who produced more stylish but less overtly modern designs for two new subdivisions, in Palo Alto and Menlo Park. Eichler explained later that he put off a wholehearted plunge into original architectural designs until he acquired enough "experience and know-how" to manage a process that involved top-flight architects and full-fledged modern building techniques. Within a few years, Eichler became a merchant builder by the classic definition, his company functioning to oversee every aspect of selling housing to consumers without intermediaries. This included land acquisition and development, construction, financing, and marketing. One obvious element that separated him from the rest of the pack was his choice of product: architect-designed modern houses.

As his business became established, Eichler defined an individualistic approach that in many ways challenged conventional practice. Not infrequently, building and planning authorities withheld support for his designs. The Federal Housing Administration (FHA), set up to insure home mortgages, made it possible for families just entering the middle class to afford homes in Eichler's price range. However, the agency imposed several restrictive design guidelines that compromised the assistance they could give. As architectural historian Gwendolyn Wright described it, "FHA evaluators were instructed to lower the rating score of houses with conspicuously modern designs because they were not considered to be a good investment. An agency pamphlet expressed doubt whether the modern style of flat roofs and plain asymmetrical facades would prove to be more than a fad." When this policy threatened to exclude the market for Eichler Homes, Eichler, with company co-founder James San Jule as his negotiating partner, went to Washington, D.C. to lobby the FHA for changes to their guidelines. Apart from overcoming the objections of the authorities, Eichler's company would need to appeal to buyers largely unfamiliar with modern architecture. The pure, modern look of his homes limited market appeal. Despite these obstacles, Eichler embraced modern design, appealing to the authorities when necessary and marketing aggressively.

Working with architects set Eichler apart from most builders. Most builders in the postwar, needing to control the designs for economic and aesthetic reasons, preferred not to hire architectural firms as independent consultants. Further, according to Gwendolyn Wright, "most architects looked down on the average builder's aesthetic taste, as well as his cost controls; and they scorned the cautious, conservative FHA design guidelines as well." For these reasons, as well as the limited market appeal of modernist residential architecture, Eichler's first architect-designed developments, designed by the emerging San Francisco-based firm of Anshen and Allen and built in Sunnyvale, California, in 1949, were considered a gamble.

Generally, homebuilders preferred to control design themselves. East Coast-based Levitt and Sons, the most successful of the postwar merchant builders, was a more typical example of merchant builder practice. Despite their company's largescale production, the family members directed much of the design work themselves. William Levitt acted as spokesman and

president, while his brother Alfred helped develop the house plans and their father Abraham oversaw the landscape design. One of the Bay Area's most successful homebuilders during the early postwar was Earl Smith, who built 2,700 moderately priced new homes in 1953 in more than 14 different Bay Area cities. Like the Levitt's in-house process, Smith designed the homes himself.

This trend began to shift by the mid-1950s. The market for new homes softened after 1953, and competition among builders for more demanding buyers led some to commission architects to raise the standards of their products. Mackay Homes was one Bay Area company that began to employ architects, including for a brief period Anshen and Allen. Mackay, however, exhibited the typical builder's concerns about modern aesthetics, and hedged on their designs, building homes that were contemporary in plan, but clad on the outside in more familiar vernacular styles. Eichler's work remained distinctive among Bay Area builders for his consistent use of modern aesthetics. By 1955, when The South Land Park Hills Unit No. 7 Eichler Development was underway, Eichler Homes, Inc.'s headquarters in Palo Alto, which would be home to 3,000 Eichler homes over the next 20 years, served as the hub of its Bay Area peninsula operation. By the mid-1950s, the company had built approximately 1,800 modern houses on the Bay Area peninsula, and the popular press regularly acknowledged Eichler's achievements.

Eichler's architecturally designed subdivisions led to widespread critical acclaim. When Eichler built his first subdivision of architecturally designed homes, observers perceived his efforts as daring. Even the professional journals of the architectural press that had been touting the advantages of modernism for middle-class American homes since before the end of the war seemed surprised with Eichler's boldness. *Architectural Forum*, the most elite of the nation's professional journals during the postwar, in April 1950 called architects Anshen and Allen's first Eichler Homes subdivision a "gamble in modern." In the December issue that year, the publication collectively named four Eichler projects in Palo Alto (El Centro Gardens, Green Gables, and Greer Park) and Redwood City (Atherwood) "Subdivision of the Year."

Arts + Architecture, the premier west coast trade journal devoted to modern design and distributed internationally, published several features on Eichler Homes in the early 1950s. Notable was a pair of articles featuring the Ladera subdivision in Portola Valley, designed by Jones & Emmons. The first, in 1950, described the designs. Then, in the November 1951 issue, an article documented the completed first phase of the development, citing the "enormous value of real cooperation between the architect and builder." It concluded that the results assured a "better way of living at a much more reasonable cost."

Popular "shelter magazines" aimed at the consumer market also featured Eichler Homes during the 1950s. *House and Home*, published by McGraw Hill, who also produced *Architecture Record*, the establishment architectural journal, became a consistent supporter of Eichler Homes. The magazine's editor, Perry Prentice, an influential advocate for improved residential design who hosted numerous symposia at the annual conventions for the American Institute of Architects and the National Association of Homebuilders, came to champion Eichler's work. Writing in 1955, the year after the completion of the first phase of Greenmeadow, the editors praised Eichler for recognizing the benefits of modern architecture. His architects, they noted, "designed better living into houses," enabling buyers to "live the way they really wanted today."

Eichler's architects brought knowledge of modern building techniques and their skills with California Modern design. Robert Anshen, of the San Francisco-based firm of Anshen and Allen, had worked for the National Housing Authority in Vallejo during World War II. In 1945, realizing the need for inexpensive, quick-to-build houses, he drew upon his experiences to write a series of papers proposing much-needed home building industry reforms. A. Quincy Jones, FAIA, with his partner Frederick Emmons, FAIA, was the designer most responsible for the first (and only) phase of the South Land Park Hills Unit No. 7 Eichler Development. Jones was a leader in California modernism; an educator and a celebrated practitioner, Jones taught at the architecture school at the University of Southern California for more than 20 years, ascending to the deanship in the 1970s. The architect of the experimental steel-framed X-100 Eichler-built house, Case Study House 24, three other steel houses of note, Jones won numerous awards for design in several building types, yet he remained committed to the improvement of single-family house design. His practice matured and Jones was commissioned for prestigious institutional buildings. While many offices that ascend to this level decline to participate in residential work, Jones pursued single-family house designs throughout his career.

Archibald Quincy Jones, FAIA garnered national attention early in his career with designs for postwar housing. In 1946, a year after his discharge from the Navy, Jones collaborated on the Mutual Homes development in the Santa Monica Mountains, above Los Angeles, where his designs for post-and-beam houses—featuring redwood siding, concrete masonry, floor-to-

ceiling glazing, and sweeping roof forms—gained wide recognition. In 1948, Jones designed a prototype for Southern California builder A.C. Hvistendahl that earned him an American Institute of Architects First Honor Award in 1950.

Jones committed his early career to improving the affordable single-family house. His successes in this field include work for several developers apart from Eichler Homes. Like Robert Anshen, Jones devoted a great deal of thought, and a significant portion of his career, to the issue of suburban speculative development. In addition to his contributions to home design, Jones was a consistent advocate for planning reform. He was among the first architects to call for greater density in suburban planning, preceding popular acceptance of that idea by at least 15 years.

Jones brought his experience and status to Eichler Homes, putting his recognized talents to work on the design of individual house models as well as site design and community planning. His addition to the design team helped to establish the Eichler Homes developments as a high-design product. Specific contributions credited to Jones & Emmons included refining Eichler's construction methods by integrating an economy of means with architectural expression. Jones' designs were distinctive because of his use of pronounced roof profiles, which despite their lofty shape were free of expensive trusses or redundant framing typically used in builders' so-called "cathedral ceilings." Jones' interior planning was known for its free-flowing dining/living areas and clearly zoned public and private areas, both products of his early postwar developer designs as well as his numerous experiments with his own personal dwellings.

The style of the Eichler homes is endemically Californian. The look may seem in some ways almost generically 1950s, but that is partly because during the postwar period the fashion in residential architecture often resembled work originated in California. California modernism was a social and aesthetic movement that derived ideas and practices from the modern movement in European. Many of the innovators of postwar American residential design, particularly designs suited to moderate-income buyers, were California architects. William Wurster, a Dean of the College of Environmental Design at University California Berkeley, Joseph Esherick, John Funk, Gordon Drake, and many other lesser-known practitioners constituted a loose-knit but consistent school of designers that helped define a Californian aesthetic. This style emphasized modest-scaled homes with informal open plans and indoor-outdoor relationships, and often employed post-and-beam structures and natural finished wood inside and out.

Eichler and his architects brought California modernism to a middle-class mass market. Eichler initially looked to Anshen and Allen for a construction system that would be efficient to build but inherently flexible enough to provide opportunities for individual designs. Anshen recommended employing post-and-beam construction, which had the twin benefits of speedy erection time and plan flexibility. The Eichler architects' design strategy of post-and-beam structure and exposed redwood or mahogany-veneer plywood panels was a simple one that, nonetheless, imbued their mass-produced product with a custom-designed feeling.

Architects overcame difficulties that Eichler Homes encountered because of their desire for innovation. Hiring architects proved valuable in terms of construction and cost efficiencies. Anshen and Allen planned the buildings on a four-foot module, and their clearly delineated drawings simplified Eichler's materials purchasing and construction management. Further, the architects standardized the building components. A kit-of-parts system, similar in some ways to Frank Lloyd Wright's Usonian concept, enabled multiple variations of the same basic plan. In Palo Alto's Green Gables Eichler development, a single plan type was used to compose four variations, allowing the design to adapt to different lot orientations. This strategy gave Eichler Homes a competitive edge in the market because the company could provide greater variety than other developers at comparable cost.

By the time Eichler broke ground at South Land Park Hills in 1955, he already had built hundreds of architect-designed homes in more than a dozen individual subdivisions on the Bay Area peninsula. After a string of successes in Sunnyvale, Menlo Park, Redwood City, and Palo Alto, Eichler made a decision to move up the market and leave the lower, midrange pricing that typified most of his earlier developments. In the higher, \$16-\$22,000 price bracket, as Eichler pointed out in a 1955 interview, he found that "people are more interested in better living than in terms." By 1953, the postwar housing shortage had eased, and Americans were growing increasingly prosperous while becoming more demanding consumers. They wanted larger houses with new levels of amenities, and Eichler knew he had to meet their expectations in the highly competitive housing market. The Greenmeadow development in Palo Alto met this demand by introducing a fourth bedroom or an all-purpose room (aka "family room") to its models, and was Eichler's first significant step in this direction. The South Land Park Hills Unit No. 7 Eichler Development followed this lead by offering houses between the \$17,750- \$21,000 price range.

These new four-bedroom layouts featured large, double-car garages instead of carports; a multipurpose room separate from the adult living area, allowing privacy; kitchens with built-in appliances instead of freestanding units; compartmentalized baths; laundry areas inside the house for increased convenience; and light-toned ceilings that made the rooms seem bigger. These plans were based on a consistent set of principles, including a clear separation of functions, rigorous geometric proportions, and private living areas that expanded to the outdoors. Here, the architects further developed the planning relationships introduced into the earlier subdivisions, refining the elements that defined Eichler's approach to family living, including the central multi-purpose room and the second bath for children with its own exterior entrance.

Like Greenmeadow before it, the homes in the South Land Park Hills Unit No. 7 Eichler Development are larger than those of the previous developments, show more complex planning, much more articulated building massing, and a sophisticated blending of natural and machined building materials. Perhaps most importantly, the new models advanced the theme, initiated in Eichler's earliest architecturally design models, of indoor-outdoor living, enabling owners to better experience the benefits of the region's hospitable climate.

The architectural achievements in the South Land Park Hills Unit No. 7 Eichler Development homes are based upon advances in internal planning. A key example of this advance is found in a series of Jones & Emmons-initiated 'T-shaped' plan types. In these models the bedroom wing and living areas are defined as separate volumes, lending a distinct feel to each realm. The kitchen occupied its usual central position, but greater transparency of the living area walls meant the user, usually a wife and mother, could see both internal spaces and right through to the garden beyond. The front entry is ideally located between the garage and kitchen, overcoming the need for a back-door connection (common to most tract homes) that so often reduces the owner's entry experience to a service-like feeling. Of particular significance and a very important achievement for homes of this class was the addition of a second bath. This enabled the planning of a master suite. The children's bath was provided with an independent door to the side yard. This would minimize children tracking dirt through the living areas. These advances led Eichler's competitors to follow suit, advancing the quality of an entire class of speculative homes.

The T-shaped plan layout enabled building massing that defined multiple outdoor spaces, increasing and enriching the living spaces throughout the house. First, placing the garage separately from the house defined a protected court off the kitchen, advertised in Eichler's sales literature as an "outdoor dining nook." The bedroom wing was positioned such that the master bedroom projects beyond the living room volume, defining a rear-yard terrace. Sliding-glass doors in full height glass walls offer access to this patio from both rooms. Front-yard courts are enclosed with a street-side concrete masonry wall bounded on two other sides by the bedroom wing and the garage. This feature alludes to the atrium, a later innovation that might not have emerged without this precedent.

The theme of integrating building and landscape was further advanced with the use of varied materials. Street-side concrete masonry walls built up to the eave height enriched the texture of the buildings while blurring the distinction between landscape and building. Low-pitched roof forms alluded to more traditional imagery of forms while also enabling more day lighting through clerestories beneath the eaves. Finally, the massing of the houses, derived from the separate volumes for bedrooms and living areas, enhanced this interplay of exterior and interior spaces.

The architects' attention to design extended to site planning and placed homes in ways they felt best fit individual lots, provided the best solar orientation possible, and ensured privacy for neighboring residents. In this way the architects made Eichler's houses feel like custom homes. Although a specific landscape architect was not listed for South Land Park Hills, it is known that landscape architects were hired to finish exterior spaces. This was another example of the improved design quality.

Eichler's continued work until the mid-sixties left a legacy of design integrity, and set new standards for developer housing, which remain unparalleled in the history of American building. During the construction of South Land Park Hills, Eichler was expanding his operation into Marin County (the Terra Linda development of San Rafael), San Mateo County (Highlands), and the East Bay (Rancho San Miguel in Walnut Creek). In all, by 1974, he would build nearly 11,000 tract houses and hundreds of custom homes in scores of developments in 32 Northern and Southern California cities and towns.

In 1961, Eichler Homes became a public stock company, although Joseph Eichler disliked being beholden to the stockholders. Having to put sales goals ahead of his intuitive schemes and continual tinkering with designs frustrated Eichler's creative ambitions and contributed to a brooding dissatisfaction. Loath to have any control wrested from him, he was skeptical of

financial advisors and mistrustful of those who counseled for more cautious strategies for the company. Eichler resisted even his own son Ned's counsel when he pleaded with his father to take fewer risks. Eventually, Eichler's continuous quest to pursue progressive ideas overwhelmed the company's ability to remain profitable. Construction in the urban core of San Francisco was more expensive, and conditions far more complicated, than those the company had faced in the suburbs. Several of Eichler Homes' urban projects were in transitional neighborhoods in which Eichler gambled that his developments could turn conditions around. In addition, Eichler made what some saw as fundamental marketing mistakes. While the suburban projects continued to do well, the difficulties with the urban projects began to jeopardize the operations as a whole, and Eichler Homes began to lose money. In 1966, Eichler's company was taken over when two southern California investors bought a controlling share of the company's stock, perhaps not realizing that the firm's worth was almost completely depleted from the overambitious projects of the by-then glamorous, but doomed, Eichler Homes. Eichler continued to build housing through a series of reincarnations of his original company until his death in 1974. However, none of these subsequent efforts matched the earlier projects in their enthusiasm for new design ideas or social aspirations.

The District meets NRHP/CRHR Criterion A/1 and Sacramento Register Criterion I as it is an early example of a residential development that deviated from the standard practice of racially restricting new subdivisions in the United States. Research suggests that this district and its developer played a significant role in promoting fair-housing and non-discriminatory housing practices that contributed to the historical development of the region. The District does not appear to meet NRHP/CRHR Criterion B/2 or Sacramento Register Criterion ii. Research did not support that any of the residences have direct associations with individuals who made significant contributions in Sacramento or the larger region.

Architecturally, the District appears significant as an important example of Eichler Homes Modernist style in Sacramento and represents the collaborative work of Joseph Eichler, Archibald Quincy Jones, FAIA and Frederick Emmons, FAIA. The District expresses a unified entity that expresses the Mid-Century Modern design elements of Jones & Emmons designs for Eichler Homes, Inc. The District represents Eichler and Jones & Emmons, leaders in modern design. It is Eichler's only development in Sacramento and it conveys an architectural cohesiveness through its design, setting, materials, and association. The District displays the character-defining features evidenced in several aspects of noted Eichler design. These aspects include: 1) complex geometric floor plans for the exposed post-and-beam constructed one-story residences; 2) public-facing facades that eschew the use of typical eye-level fenestration for greater use of simple vertical composition wood siding, thus suggesting a deference to owner's privacy; 3) flat or low-pitch gabled roof forms that lack attic spaces but feature extended eaves and frequent use of clerestory windows; 4) varied orientation of residences along the streets and customization details such as patio enclosure walls, trellises, and floor to ceiling window configurations within the non-public-facing areas.

As a built environment resource, the building does not appear to meet NRHP/CRHR Criterion D/4 or Sacramento Register vi because it is not the sole source of important information to history.

In addition to being architecturally significant, the District retains the necessary aspects of integrity to represent that significance. Integrity of location remains because the District contributors remain in their original location. The overall design of the District is intact with few residences having been modified extensively. The District's design is reflected in its curvilinear street alignments along which the District was laid out; the series of model homes along South Land Park Drive (north of 47th Ave) that provided the welcoming entryway to the larger district; its planned orientation options for residences to allow for a variety of facades; and its innovative spacing by using professionally designed landscape between houses that focused occupants views into the backyard areas instead of out to the front areas. In some instances, rear roofs have been upgraded but are not highly visible from the street. In its 62 years, the District has retained integrity of materials for most contributors with few residences having updated metal garage doors or vinyl window replacements. Very few non-historic materials have been introduced. Those that have been altered are primarily major roof reconfigurations from flat to hipped in the front and conversion of garages to living space. These few non-contributing resources do not detract from the overall integrity of contributors with regards to their visible materials, which is evidenced in retention of composite wood siding, wood frame transom windows, and exposed wood beams. The setting for the District has not been significantly altered as it has always been part of a larger subdivision of similar period houses. Integrity of feeling is displayed because the District expresses the aesthetic and historic sense of the mid-1950s when Eichler Homes was at its peak of production and success.

In summary, the District is significant architecturally and for its association with non-discriminatory housing practices and is therefor also considered a historical resource under the California Environmental Quality Act.

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*Resource Name or # (Assigned by recorder) South Land Park Hills Unit No. 7 Eichler Historic District

*Recorded by P. Ambacher, M. Bowen, GEI, M. Montag, Volunteer

*Date September 2, 12, 2017 Continuation Update

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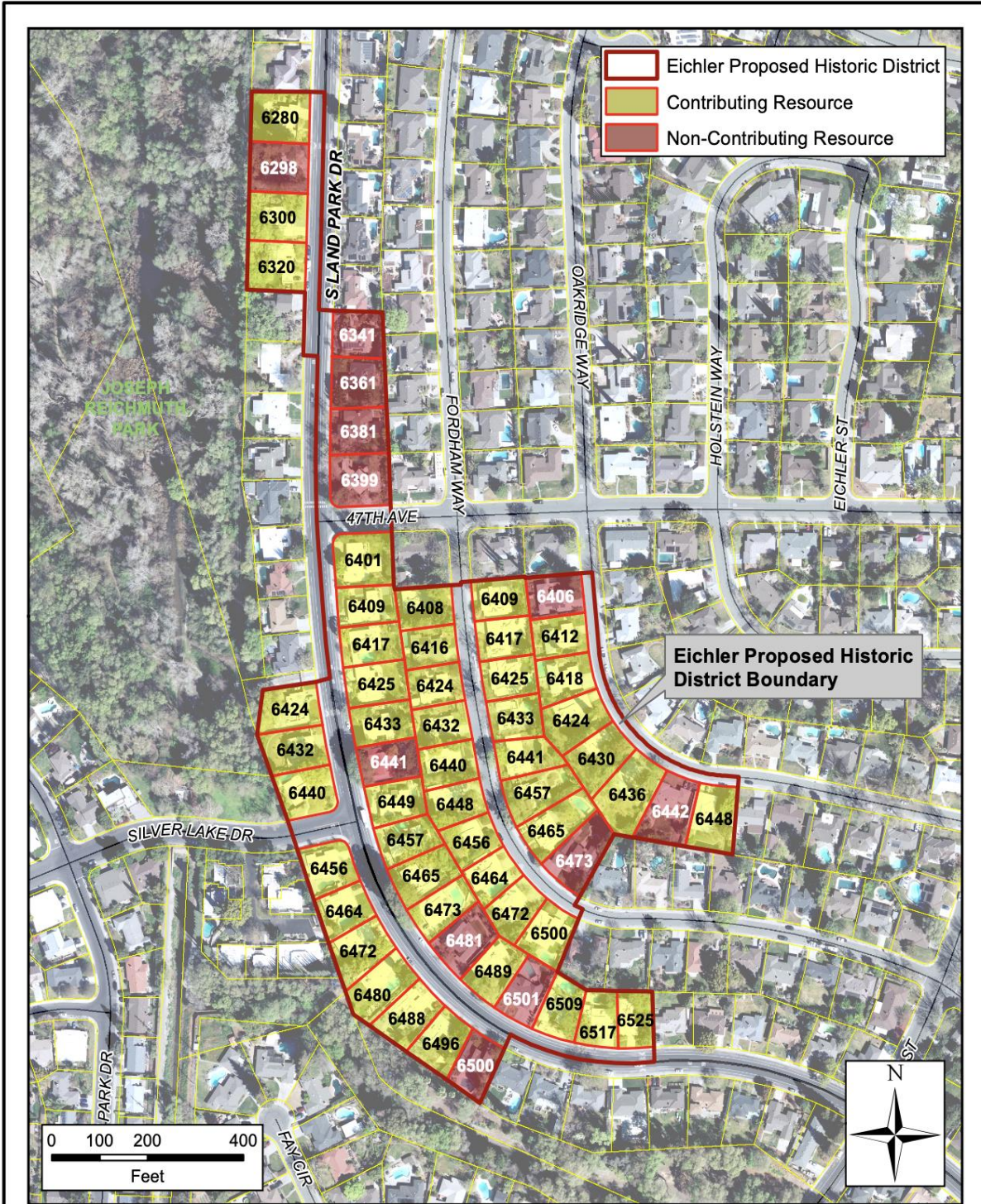
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⁵ Accessing relevant portions of the A. Quincy Jones papers held at the University of Southern California Library Special Collections was not part of this evaluation but could be considered in the future to augment understanding of the history of the South Land Park Hills development and to provide a clearer identification of model types, etc. used by Eichler Homes.



City of Sacramento, CDD Geographic Information System



Vicinity Map Eichler Proposed Historic District

JC | 10/28/2022
 Aerial Photogaphy 2022

Kyles Temple African Methodist Episcopal Zion
Church
Name of Property

Sacramento, California
County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form—in application to City of Sacramento for Landmark Nomination

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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Kyles Temple African Methodist Episcopal Zion Church

other names/site number _____

2. Location

street & number 2940 - 42nd Street

<input type="checkbox"/>	not for publication
<input type="checkbox"/>	vicinity

city or town Sacramento

state California code CA county Sacramento code 067 zip code 95817

3. State/Federal Agency Certification - Not Applicable for City of Sacramento Landmark Nomination -

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ 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 ___ 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 ___ local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

Kyles Temple African Methodist Episcopal Zion
 Church
 Name of Property

Sacramento, California
 County and State

4. National Park Service Certification - *Not Applicable for City of Sacramento Landmark Nomination* -

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

Date of Action

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
 public - Local
 public - State
 public - Federal

- building(s)
 district
 site
 structure
 object

Contributing	Noncontributing	
1	2	buildings
		sites
		structures
		objects
1	2	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Religious/Religious Facility = Church

Current Functions
 (Enter categories from instructions.)

Religion/Religious Facility = Church

7. Description

Kyles Temple African Methodist Episcopal Zion
Church
Name of Property

Sacramento, California
County and State

Architectural Classification

(Enter categories from instructions.)

Modern Movement: Mid-Century Modernism

Materials

(Enter categories from instructions.)

foundation: _____
walls: Concrete block; stucco; glass

roof: Other: Composition shingles
other: Interior of Sanctuary: Wood paneling

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Approaching its 100th anniversary, Kyles Temple African Methodist Episcopal Zion Church was originally organized in 1916 under the administration of Thomas Allen Harvey, the church’s first pastor, and was located in downtown Sacramento at 7th and J Streets. The current church is now located in Sacramento’s Oak Park neighborhood on 42nd Street near Broadway. The current main sanctuary’s design was by Whitson W. Cox of Cox & Liske (now Lionakis, Sacramento’s largest architectural firm,) built at the east portion of the site, and includes an open meeting area to the south of the sanctuary. This portion of the church complex, constructed between 1956 and 1961, is a relatively rare example in Sacramento of non-residential, mid-century modern architecture. The building’s architecture includes a steep two-story gable roof with shallower, angled extensions along the roof base, distinct diamond-shaped glazing that completely fills the gable of the primary facade, and a minimally ornamented interior and exterior. Additionally, first-person information provided by a member of the Church’s Board confirms that Sacramento’s first licensed African-American architect, James C. Dodd, aided in the design and construction of the building, most likely responsible for the change in the east window/framing pattern from the original building plans. The remaining structures on the site, extending west of the main sanctuary are non-contributing. One portion of the non-contributing structure, although severely altered, is what remains of an earlier, 1930s, church structure that was moved to the site in the 1940s. The registration information, herein, generally pertains to the mid-century modern, east-most, structure, the current main sanctuary.

Narrative Description

The main sanctuary is arranged in an approximate rectangle and its north and south walls run parallel to the lot lines and its’ main entry faces east, and is parallel to 42nd Street. The church itself sits on a block otherwise composed of residential buildings. The main sanctuary’s steep gable roof, with partial reverse, though shallower, sloped wings, is composed of composition shingles. The building’s walls are stucco with the exception of the two front corners on either side of the main entrance; these walls are horizontally-arranged concrete block walls, and they meet the stucco walls at the top level of the doorway on both front corners. A small, rectangular flat roofed addition adjoins the main sanctuary to the south, with a larger, rectangular Sunday school/Social hall/offices structure west of this addition and adjoining the main sanctuary along its south wall. This structure has a steeply sloped roof, following the slope of the main roof’s partial roof wings, and results in a south-facing wall mostly filled with glazing. Redwood fascia also composes the edge dimensions.

Kyles Temple African Methodist Episcopal Zion
Church

Name of Property

Sacramento, California
County and State

Primary Façade/ East Elevation

The primary façade features diamond-patterned glazing that entirely fills the gabled end. Early in the building's history, approximately 1961, according to Church Board members, the bottom-most panes of glass were filled in to provide safety and discourage break-ins. On the western end of the north elevation, the main sanctuary attaches to the non-contributing original church building.

Horizontally-arranged concrete blocks comprise the first level of the primary façade, and a steep, two-story gable roof extends down toward the blocks. The roof features a partial upward-sloping wing at the bottom of each side of the gable roof, and this wing extends back (westward) to match the shed roof of the building's "Sunday school/Social hall" wing. The main, east entrance area, divided by a pair of red, solid doors, sits atop an elevated concrete landing contained on the northern and southern edges by iron rails. A full eave also extends over a section of the entrance platform. Entry glazing fills in sections on both sides of the doorway and extends upward to completely fill the entire gable end. The original building plans demonstrated a narrow rectangular, vertically-oriented pattern to the glazing, but the design was changed, apparently just prior to construction, to its current diamond pattern appearance. According to first person accounts of church members from the time of construction, architect James C. Dodd was involved in the design and construction of the church and it is his design input that is considered the likely influence for the diamond-shaped gable end glazing pattern. Additionally, a 1956 newspaper rendering, along with an early photograph of the building, demonstrate that the diamond-shaped glass patterns are original features of the primary façade when constructed. A recessed area with a walkway, elevated concrete platform, iron handrail, and an alternate door is located on the southernmost section of the primary façade.

North Elevation

The one-story north elevation includes two doors and repeating, vertically-oriented windows along the main sanctuary wall. A red door occupies the first portion of the wall bordering the concrete blocks. Immediately above this door is one large window divided diagonally to form two triangle-shaped panes. The glass on the upper side of the divider is not colored, but the glass on the bottom side is colored yellow. One vertical two-lite window is slightly west of the door along the north elevation. Further west along the wall is another two-lite window, except the top portion of this window features the same divided, triangular shaped panes as the window above the north elevation's first door. Further along the wall is another identical window arrangement. On the western side of this window is a door identical to the first door on the north elevation, but the second door has two concrete steps below it. Directly beside the door to the west is a window arrangement identical to the previous two. The three westernmost windows on this elevation all feature colored glass. On the western-most corner, the wall recesses back slightly and the roofline changes to a flat surface where the gable would otherwise meet the upward-sloping wing featured on the rest of the elevation. A single three-lite window covered by metal security grates occupies the entire center section of the recessed wall. Beyond this point to the west, the church connects to the non-contributing buildings.

South Elevation

A black, metal security fence contains a portion of the building's exterior mechanical equipment. Directly westward on this elevation is a door covered by metal security-grates located above two concrete steps (the top step is much larger than the bottom). On this section of the elevation, the walls meet a flat roof, instead of the winged roof, and form a square one-story projection of the building. On the west end of the flat roof a small wall extends upward to meet the upward-

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sloping wing for the shed roof, covering the Sunday School/Social hall wing. West of this is a very large four-lite window with panes of varying dimensions. Beside this window is a set of wooden doors; a single two-lite window occupies the space above the doors and matches the top portions of the rest of the windows on the south elevation. Additionally, an accessibility concrete ramp with metal railing extends up to the doorway from the parking area. Four large four-lite windows identical to the first window compose the rest of the Sunday school/Social hall's south elevation.

West Elevation

Most of the building's west elevation is connected to the property's non-contributing resources. Looking at the elevation from the northern side shows the bottom story wall is constructed of concrete blocks until it attaches to the non-contributing buildings. The gabled roof on the west elevation is offset; the northernmost part of the gable extends several feet farther west than the southern end, but both have the same steep angle. An air-conditioning unit and other mechanical equipment occupy the flat roof area below the gable between the building and the non-contributing resources. On the wall between the gabled roof and the southern wing is a large single-lite window directly next to a single door above two concrete steps. Perpendicular to this back wall is another short wall facing south. This wall attaches the contributing and non-contributing buildings together, and it contains one single-lite window with a metal security grate; this window is directly attached to a filled-in window with a small, exposed air-conditioning unit.

Interior

The distinct front (east elevation) glazing extends from floor to ceiling in the building's entry area and flanks both sides of the doors; the glass sections on the bottom of both sides of the front door have been filled in to discourage break-ins. The concrete walls visible from the exterior extend through the interior and open up to form doorways westward and perpendicular to the front door. One doorway leads to the crying room on the northern side of the entry area and the other leads to restrooms and a hallway to the southern flat-roofed addition on the building.

Directly opposite the front door is another door that leads into the main sanctuary. Wood paneling, extending from floor to ceiling, covers roughly the southern two-thirds of the wall, vertically, above the altar area. The pulpit area is raised three steps and features lecterns on the left and right. The main lectern (left) is located behind a short concrete block wall with wood trim. On the right side of the stage is section for choir seating and an area for musical instruments. The room features a high, wood-paneled ceiling that matches the dramatic roofline. Additionally, exposed wooden beams run from floor to ceiling supporting the general A-frame shape of the roof. Several white, non-functioning vents also exist in some areas of the paneled ceiling. Large, circular air-conditioning ducts were added along the length of the room and attach to the area above the pulpit; their paint color matches the wooden frames. The ceiling also features four light fixture arrangements running the length of the aisle above the church seating. Each fixture contains a group of three lights hanging at uneven levels. A rich, red colored carpet covers the entire floor area in the main sanctuary, and the wooden pews match the paneling above the pulpit. Glass and colored glass windows run lengthwise (east to west) in the sanctuary on both sides of the aisles. The southern wall of this room is composed of a series of wood-paneled sliding doors which can open into the Sunday school/Social hall area.

Secondary interior areas of the building are located on the southern elevation and western elevation behind the pulpit. The southern elevation contains the Sunday school/Social hall area, which is a large open room with an elevated stage area. This room's south wall is almost entirely glazing, and its' western wall is composed of wood paneling from floor to ceiling following the roofline. The wooden ceiling is white with crossing white beams. The south wall is mostly

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windows. On the north, a wall composed of a series of hinged, sliding doors separates the main sanctuary from this secondary space. A kitchen and office rooms occupy the western end of this part of the building.

Landscape Features

Kyles Temple A.M.E. Zion Church is located mid-block on 42nd Street between Broadway and 4th Ave. Residential structures surround the church on the other sides of the block. A very small cultivated lawn area exists at the front face of the church, and shrubs are located in front of the concrete block walls to the immediate right of the main steps and in a recessed area to the left of the main entrance near another small set of steps. Several trees line the northern and western perimeters, and two other mature trees exist in the planting strip between the sidewalk and 42nd Street in front of the church. An iron gate also lines the eastern side of the property parallel to 42nd Street and a portion of the property's southern boundary. The fence features retractable gates in front of the church on the walkway leading up to the steps and on driveways on either side of the building. Both driveways connect to form a U-shaped parking lot that surrounds the church and original structures on the property.

Other structures on property

The property also contains a ca. 1930s Kyles Temple A.M.E. Zion Church building, which the congregation moved into in the 1940's, and moved west on the lot in 1955.ⁱ This structure is connected to the eligible building. Despite its age and its location on the property since the 1930s, the original building is a non-contributor because significant alterations and remodeling have rendered the structure bereft of its historic integrity. The building and other additions to the west have been remodeled on the interior and the exterior, including added stucco siding. These additions form a one-story L-shaped building with two gabled roofs (one for each segment of the "L" shape) covered with grey shingles. The building features a variety of two-lite windows, and doorways on the northern and southern elevations. The double-door section on the south elevation faces east, and it includes a four-step elevation with a metal handrail.

On the eastern end of the property and south of the eligible portion of the building is separate, non-contributing building, a house owned by the Church.

Integrity Assessment

The 1961 portion of Kyles Temple A.M.E. Zion Church retains the important aspects of its historic integrity. The church resides on its original location and possesses its original design, setting, material, association, and craftsmanship that render the building eligible. The building has not undergone significant changes to the exterior or interior since its establishment; thus, it remains eligible under Criterion C. Some aspects of the church's settings have changed, such as the establishment of a parking lot and other improvements, but these changes have not adversely affected the historic fabric of the building and its setting.

The infill of the glazing on the two sides of the front door of the sanctuary have minor integrity impacts, but were completed not long following the construction of the building. The two large ceiling air conditioning ducts that run along each side of the interior of the sanctuary are not original to the structure. There is no indication from building permits when these were constructed but may date to the 1970's. While they intrude visually in the high-ceiling space of the sanctuary, these ducts are removable and the Church Board is working on a replacement air conditioning system which would allow the removal of these ducts.

ⁱ Building permit

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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.)

Property is:

- 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.

Areas of Significance

(Enter categories from instructions.)

Architecture _____

Ethnic Heritage, Black _____

Social History _____

Period of Significance

Mid-20th Century _____

Significant Dates

1956: Groundbreaking. _____

1961: Completion _____

1964: Hosted International Session Board of Bishops of AME Zion Churches w/civil rights & freedom focus. _____

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Whitson W. Cox, Cox & Liske (Lionakis), architect _____

James C. Dodd, architect and associated with the church's design and construction _____

Hiram McMurtry, builder _____

Period of Significance (justification)

Kyles Temple A.M.E. Zion Church was built between 1956 and 1961.

Criteria Considerations (explanation, if necessary)

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The church is a religious property and meets the requirements of Criteria Consideration C because it derives primary significance from its architectural distinction (the work of architect Whitson W. Cox, and participation in the design attributed to architect James C. Dodd,) and (Consideration A) association with broad patterns and events of historic importance (the church's role in the ethnic and social history of African-Americans in Sacramento).

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Kyles Temple African Methodist Episcopal Zion Church is eligible under Criteria A and C due to its significance in social and community history in Sacramento and its mid-century modern architecture designed by master architect Whitson W. Cox. The Cox & Liske firm designed and managed this project, and the company later became Lionakis, Sacramento's premier architectural firm. James C. Dodd, Sacramento's first licensed African-American architect, also played a key role, particularly with the design of the east façade's fenestration pattern, and its construction. The property's period of significance ranges between 1956 and 1964. During that period the church completed construction of the current building (1961), and that building served an important function to local and statewide civil rights discourse and the galvanization of the African-American community in Sacramento to stand behind new pieces of civil rights legislation. The property meets Criteria Consideration A because it derives primary significance from historical importance other than its religious role, as well as its architectural distinction under Criteria Consideration C.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Kyles Temple African Methodist Episcopal Zion Church is historically significant for its distinctive architecture and involvement in the African-American community throughout the twentieth century, especially in terms of pushing for civil rights advancement. Whitson W. Cox created the church designs, but the community participated heavily in its construction. Under the administration of Rev. Morgan W. Tann, the D. D. Mattocks Masonic lodge, Mr. Hiram McMurtry, and numerous men and women from the church devoted countless hours and financial resources to many facets of the construction operation. The laborers completed construction during Rev. George Kendall's administration in 1961, and the structure still serves as a reminder to the church's history of community service and the sense of solidarity, activism, and dedication it fostered within the African-American community.

Under **Criterion A**, Kyles Temple African Methodist Episcopal Zion Church is significant because it is associated with events and broad patterns of Sacramento's history. Sacramento's third African-American church became an important and lasting component of the African-American community in the early 1960s. Kyles Temple A.M.E. Zion Church is a key symbol of the development, presence and continuity of Sacramento's African-American community and has a rich history of community service. The church also became an important location for a series of civil rights meetings in 1964, it hosted figures of national importance to the NAACP and the Civil Rights Movement, and helped to galvanize the community to use political power to make changes to improve the quality of life for African-Americans in Sacramento and California. The events and contributions of Kyles Temple A.M.E. Zion Church occurred simultaneously with the activities other African-American churches in Sacramento, such as Shiloh Baptist Church and St. Andrew's A.M.E. Church.

Under **Criterion C**, Kyles Temple African Methodist Episcopal Zion Church is a striking example of mid-century modern architecture designed by Whitson W. Cox, a partner in Sacramento's architecture firm of Cox & Liske. This firm would eventually become Lionakis, Sacramento's preeminent architectural firm. James C. Dodd, another prominent

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architect, played an active role in the design and construction of the building. Church officials confirm that some of his ideas manifested in the church's architecture, and are likely the source of deviations between Cox's original architectural plans for the front façade glazing pattern, and the way the church was actually built.

Criterion A: Kyles Temple African Methodist Episcopal Zion Church

Early History

Kyles Temple African Methodist Episcopal Zion Church is Sacramento's third oldest African-American church. It was initially organized in 1916 under the administration of Thomas Allen Harvey, the church's first pastor. The original church building occupied a lot on 36th and Broadway in Sacramento's Oak Park neighborhood.

Early members of the church lived within a tumultuous political and social environment. During the early-twentieth century, African Americans grappled with poor economic conditions and racial bigotry throughout the United States, and circumstances in Sacramento were no different.ⁱⁱ In 1909, civil rights activists established the National Association for the Advancement of Colored People (NAACP) to combat the practices of lynching, segregation, and other forms of racial intolerance.ⁱⁱⁱ The NAACP reached the west coast in 1916 when the Sacramento Branch of the NAACP was organized, and Reverend Thomas Allen Harvey, the first pastor of Kyles Temple A.M.E. Zion Church, became its first president.

From this point, the Kyles Temple Church community became intertwined with civil rights and civic duties in Sacramento. Churches encouraged their constituents to participate in the actions of the local NAACP, which included the support of federal anti-lynching legislation, protests against local Ku Klux Klan activities, support for the struggle against job and residential discrimination, and the fight against the negative media portrayal of African-Americans. In 1917, Harvey gave the keynote speech at a function for the 418 black soldiers passing through Sacramento on the way to Camp Lewis, Washington; his address at the event established his position, and Kyles Temple by extension, as a community leader. In an event that further extended his reputation, Harvey became the first African-American to win a lawsuit for racial injustice in Sacramento. On July 25, 1918, Judge Frank O'Brien awarded Harvey \$50.00 in his suit against a local restaurant which refused him service.^{iv} The founders established Kyles Temple A.M.E. Zion Church in the midst of a period of American history largely unfriendly to African-Americans, and it was this historical context that largely defined the church's actions, civil rights participation, and community involvement throughout the twentieth century.^v

In the 1940s, the church housed a Boy Scout troop under the leadership of Joshua Baker, Sacramento's first African-American Boy Scout leader. Kyles Temple A.M.E. Zion Church also held a range of plays, musicals, pageants, fundraising and charity events, religious celebrations, education programs, and commemorations for Black History Week prior to the later incorporation of Black History Month in the United States.^{vi} The church successfully fostered a strong relationship with Oak Park's African-American community and took initiatives to improve the overall quality of life for

ⁱⁱ Cordia Wade, Church History, Kyles Temple African Methodist Episcopal Zion Church: 90th Anniversary & Homecoming Pamphlet (Revised September 13, 2006).

ⁱⁱⁱ "NAACP: 100 Years of History." National Association for the Advancement of Colored People (NAACP). <http://www.naacp.org/pages/naacp-history> (accessed October 8, 2012).

^{iv} Clarence Caesar, *An Historical Overview of the Development of Sacramento's Black Community, 1850-1983* (Thesis, California State University, Sacramento, 1985) pp. 115-6.

^v Cordia Wade, Church History.

^{vi} Ibid.

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its constituents and the neighborhood. These actions demonstrate the solidarity between the church and the surrounding Oak Park neighborhood and symbolize the enduring, resilient nature of Sacramento's African-American community.

Construction History

During the 1930s, Reverend D.D. Mattocks' administration sold the original church lot on 36th and Broadway and used the profit to purchase property at the church's present location. During Reverend Morgan W. Tann's administration, workers broke ground for a new building on Thanksgiving Day in 1956.^{vii} The new building construction followed the plans of Whitson W. Cox, a prominent Sacramento architect. From first-hand accounts of church board members, James C. Dodd, Sacramento's first licensed African-American architect, also played a role in the building's design and construction.

The D.D. Mattocks Masonic Lodge participated in the placement of the cornerstone, an event which honored of the community activist and former pastor, Reverend Mattocks. The property on which the 1961- building occupies became available when workers moved the original church building west on the lot. The churchgoers became primary contributors to the construction effort and endured numerous financial and physical struggles throughout the process. Mr. Hiram McMurtry, a longtime member of Kyles Temple, participated in the project supervising the work of other members. In a truly group-wide effort, the women of the church community also rallied to complete and accelerate the construction endeavor. Work on the new building continued through other leaders, including Rev. William J. Hunt, and was finally completed under Rev. George Kendall in 1961.^{viii}

Sacramento's Early Twentieth-Century African-American Community

In the early 1900s, Sacramento had a relatively small African-American population. With segregation in public-sector jobs, black Sacramentans worked in the service industry as cleaners, cooks, maids, janitors, farm workers, and yard workers. Others owned small businesses such as shoe shiners, barbers, tailors, or restaurateurs. Racial discrimination was also manifested in most commercial establishments, including bars, restaurants, sporting venues, and hotels. The only hospital open to black patients at the time was also segregated, and hospital workers confined African-Americans to the building's lower level without providing necessary and regular staff care. Racial discrimination also spread into the housing market; African-Americans faced a high degree of limitation when renting or buying property. Generally, Sacramento mirrored the post-Civil War conditions for African-Americans found in non-slaveholding states throughout the nation.^{ix}

Aside from the occasional teacher, dentist, or doctor, Sacramento was almost devoid of a black professional class in the early 1900s. The first black street-sweeper gained employment in 1912, and, more importantly, the city finally hired African-American men as garbage workers in the 1920s. This significantly altered the lives for many of Sacramento's black community due to the occupation's steady wages and regular working hours. The hiring did not occur without outside influence; the Sacramento branch of the NAACP, founded in 1916, spearheaded the process.^x Numerous members of Kyles Temple African Methodist Episcopal Zion Church represented the group of recently-hired city garbage men and

^{vii} Ibid.

^{viii} Ibid.

^{ix} David Covin, *Black Politics after the Civil Rights Movement: Activity and Beliefs in Sacramento, 1970-2000* (Jefferson, North Carolina: McFarland Publishers, 2009), 17.

^x Ibid.

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the church played an important role in Sacramento's Garbagemen's Picnic, a large social gathering which commemorated the garbagemen's employment triumph.^{xi} Many black Sacramentans attended this event as well as others from Los Angeles and the Bay area. The enthusiastic attendees transformed the event into a widely popular annual community celebration.^{xii}

The African-American community, especially in the case of Kyles Temple A.M.E. Zion Church, bonded together with the NAACP and local churches to make changes in society and celebrate their progress in the arena of civil rights. Although these occurrences in the early 1900s differed from struggles found during the middle of the century, harmony within the African-American communities, largely fostered through churches and community institutions, remained prevalent in Sacramento and this included Kyles Temple A.M.E. Zion Church.

The Oak Park Neighborhood: A Brief History

The 230 acre tract southeast of Sacramento's city limits was originally owned by William Doyle, an Irishman who immigrated to the United States in 1853.^{xiii} This tract became the location for Oak Park's initial development.^{xiv} In 1887, Doyle sold the land, except for his home site, to Edwin K. Alsip. The home site area remained intact until 1948 and is now occupied by the Highway 99 and 50 Interchange. Alsip purchased the land because he possessed an idea for a new real estate subdivision with his focus on the land south of Y Street beyond the city limits. Alsip desired to divide up the land tract to provide affordable housing for Sacramento's large working-class; an endeavor which he perceived would snare larger profits than selling the land in estate-sized plots. Additionally, Alsip and his associates hoped that the rapid influx of small houses would trigger commercial developments and the creation of a city.^{xv}

Alsip divided the Doyle property into fifty-six blocks. The north-south streets ran along Sacramento's gridiron plan, and Alsip labeled them 31st through 37th Streets. He named the east-west streets Orange (now 1st Avenue), Magnolia (now 2nd Avenue), Madrone (now 3rd Avenue), and Cypress (now 4th Avenue). Lower Stockton Road became Oak Avenue on the west (now Franklin). Sacramento Avenue (now Broadway) dissected these streets in a diagonal manner. Sixteen individual lots measuring 40 feet by 150 feet composed each city block.^{xvi}

Following an 1887 public auction of the individual lots in the Doyle property, Oak Park became Sacramento's first suburb. Additionally, Alsip and other real estate developers used the Oak Park model to create more subdivisions during Sacramento's growth years. Between 1891 and 1898, the Oak Park area began to grow as the recently established Central Street Railway gradually became a viable method of transportation.^{xvii}

The new Oak Park community expanded quickly in the early 1900s. Oak Park Baptist Church and Oak Park Methodist Church became the first churches in 1900. The following year, the community possessed sufficient population, identity, and business presence to house its first newspaper, the Sacramento County Ledger. By 1911, Oak Park had five churches,

^{xi} Cordia Wade, Church History.

^{xii} Covin, *Black Politics*, 17.

^{xiii} Today this area is bounded by Stockton Boulevard, Franklin Boulevard, Fourteenth Avenue, and Broadway.

^{xiv} Historic Environment Consultants, "Oak Park Survey, 2005" (Prepared for the City of Sacramento, June 2005), pp. A-1.

^{xv} Ibid, A-2.

^{xvi} Ibid, A-3.

^{xvii} Ibid, A-4.

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two fire stations, two schools, and a respectable amount of industrial businesses and commercial companies.^{xviii} Oak Park's several thousand residents at this time possessed a thriving business district, and Sacramento annexed the neighborhood in 1911; the annexation represented the first expansion of the city's boundaries since the initial 1848 layouts.^{xix}

Between 1920 and 1929, Oak Park experienced rapid growth due to the expansion of the working-class. Most of these workers became involved in Sacramento's agricultural, canning, railroad, and transportation industries. Jobs in these industries became the largest employment sector in Oak Park. As the working-class segment grew, so did the demand for construction and service employees to meet the needs of Sacramento's blossoming major industries. As a result, Oak Park became a blue-collar area; many white-collar workers and the more well-to-do moved to new East Sacramento neighborhoods.^{xx}

The large working-class concentration in Oak Park allowed for a dramatic change in the area's ethnic composition; many immigrants began to cluster in their own respective communities. Oak Park's earliest residents largely possessed a northern European background, such as English, Irish, and German, but by the 1920s the ethnic make-up shifted into a southern European dominance. Sacramento did not have a large African-American community during its formative years, although black families dated back to the Gold Rush era. A small number of African-American families did move into Oak Park during the neighborhood's developmental period, including George and Ann Louise Dunlop. The Dunlop's moved to the neighborhood in 1906 and opened a restaurant in 1930, an institution which became a local favorite for the next thirty-eight years.^{xxi}

During World War II, there was work at the Army Signal Depot, now Army Depot Park, and many African-Americans moved into Sacramento, especially Oak Park, and they soon became the neighborhood's primary demographic.^{xxii} Although the reasonable rent prices pulled African-Americans to Oak Park, the neighborhood was actually one of the only places in the city where blacks were allowed to rent or purchase property.^{xxiii} Additionally, the Post World War II demolition and redevelopment of the West End, a neighborhood in downtown Sacramento largely populated with railroad and agricultural industry workers, influenced even more blacks, as well as many Japanese-Americans, to move into Oak Park.^{xxiv}

Beginning in the 1960s, economic, political and racial turbulence led to an enormous negative impact on Oak Park; this occurred simultaneously with a rise in property values in other areas of Sacramento. The flight to the newer suburbs, loss of working-class jobs in Oak Park fostered substantial economic hardship and fostered civil unrest. From this civil unrest in Oak Park, with the involvement of the Black Panther Party, the Urban League and the NAACP, the Sacramento Police Community Relations Division was created, and still exists today.

^{xviii} Ibid, A-5.

^{xix} Kathleen Forrest, Shiloh Baptist Church National Register of Historic Places Registration Form (January 2012), pp. 10.

^{xx} Historic Environment Consultants, "Oak Park Survey, 2005," A-12-13.

^{xxi} Historic Environment Consultants, "Oak Park Survey, 2005," A-13.

^{xxii} Forrest, Shiloh Baptist Church Nomination, 10.

^{xxiii} Historic Environment Consultants, "Oak Park Survey, 2005," A-13.

^{xxiv} Forrest, Shiloh Baptist Church Nomination, 10.

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Sacramento's black community operated in unison with the national Civil Rights Movement of the 1960s. The community took the steps to establish their own agenda and gain political power in Sacramento; as a result, the community conveyed their agenda to local political leaders and accomplished some of their goals.^{xxv} Collectively, the historic conditions present in mid-twentieth century Oak Park provided the context for the participation of churches, such as Kyles Temple A.M.E. Zion Church, in pro-civil rights activities, and the church's long history of community solidarity, outreach, and service.

Kyles Temple Church in Oak Park: 1961- Present

In the context of the Civil Rights Movement during the mid-twentieth century, Kyles Temple A.M.E. Zion Church hosted and participated in a series of meetings over a five-day period based on the theme of freedom. In January 1964, the church hosted the international session of the Board of Bishops of the African Methodist Episcopal Zion Church. Dr. E. Franklin Jackson of Washington, D.C., president of the Ministers and Laymens Association of the AME Zion group, attacked discrimination, segregation, racial hate, and bigotry in his annual address at Kyles Temple. Jackson urged the convention delegates to galvanize the local community by encouraging African Americans to register to vote, write their congressman, and act in favor of the Rumford Fair Housing Act of 1963, a controversial piece of civil rights legislation. This bill aimed to help eliminate racial discrimination between landlords, property sellers, and minority property seekers. Although the California Legislature initially passed the law, opponents responded in 1964 with Proposition 14, an initiative aimed to reverse the Rumford Fair Housing Act, which the California Supreme Court declared unconstitutional in 1966 and which decision was affirmed by the US Supreme Court in 1967.

Dr. Jackson Bishop S. G. Spottswood, a figure of national civil rights importance and the chairman of the Board of Directors of the NAACP, also attended the conference and made a demand for freedom. He insisted that African-Americans would not stop the push for equality until they enjoyed all rights available to other American citizens.^{xxvi} Importantly, Spottswood believed in the democratic process as the means by which to achieve successful and lasting change. However, he warned that the possibility for violent measures might become a reality if the California Legislature failed to uphold the fair housing bill.^{xxvii} These conferences occurred during an important time of the legislative process for the Rumford Fair Housing Act and Proposition 14, as citizens voiced their opinions during sit-ins around the Capitol Rotunda.^{xxviii}

Churches were a primary support group for pushing the Rumford Fair Housing Act of 1963 through the California Legislature, and the overturn of Proposition 14 in 1966.^{xxix} Within Sacramento, Kyles Temple A.M.E. Zion Church members established themselves as a leading group in the midst of numerous churches and labor-leaders statewide who supported the passage of the bill. The 1964 conferences at Kyles Temple compelled the African-American community to participate in the democratic process in order to usher in real, lasting changes for local and statewide communities.^{xxx}

^{xxv} Caesar, *An Historical Overview of the Development of Sacramento's Black Community*, ix.

^{xxvi} The Sacramento Bee, January 10-12, 1964.

^{xxvii} The Sacramento Bee, January 10, 1964.

^{xxviii} Cordia Wade, Church History.

^{xxix} William Byron Rumford, *Legislator for Fair Employment, Fair Housing, and Public Health*, an interview conducted in 1970 and 1971 by Joyce A. Henderson, Amelia Fry and Edward France Regional Oral History Office, The Bancroft Library, University of California, Berkeley, 1973.

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By 1960, Kyles Temple began celebrating Black History Week, a commemoration nearly two decades before the federal government established a national Black History Month. Church membership increased in the late-1960s as new arrivals migrated from Mobile, Alabama, due to a military base closure; this influx brought new leadership and excitement for community involvement to Kyles Temple. In the 1960s and 1970s, the church under Joseph Blair fostered numerous community service efforts, including a tutoring program and other extracurricular activities. Kyles Temple, along with other Oak Park churches, established these activities and many others as a way to constructively channel the energy and feelings of minority youths growing up in a volatile political and social atmosphere. As a result, other predominantly African-American neighborhoods in Sacramento copied this strategy with the intent to spread community service.^{xxx} As a result of the social and political participation of Sacramento's black community, through which the churches retained a high level of involvement, the area gained national recognition as one of the ten best cities for African-Americans. *Ebony Magazine* was one publication who praised the involvement of black Sacramentans to make the city one of the best and most democratic for minorities.^{xxxi} In the early 1980s, Rev. E. Eugene Parker began a feeding program for the needy members of the community. In the late 1990s, the church revived the Friday Feeding Program, which still continues to feed the local community. Throughout the twentieth century, church leaders worked to expand and improve the church and its facilities, as well as offer lasting contributions to the community.^{xxxii}

The church, now under the administration of Rev. Gloria Clemons-White, established a produce distribution program and a holiday gift-basket program for the needy members of the church and Oak Park. Kyles Temple continues to promote education programs for the youth and participate in local and regional events aimed to better lead the community, act as mentors and role-models, improve healthcare, and create a local sense of solidarity.^{xxxiii} In 2011, Kyles Temple invited members of the community to attend a forum designed to inform and persuade local citizens to take action against a rising threat of gang violence. Kyles Temple continues to act as it has since its inception—as an organization that seeks to serve and improve the community.^{xxxiv}

The activities of Kyles Temple and its contributions to civil rights and the local community throughout the twentieth century occurred consistent with other preeminent local religious institutions, such as Shiloh Baptist Church and St. Andrews A.M.E. Church, and supports Kyles Temple's role in its' contribution to broad patterns of Sacramento's twentieth century history. The latter two churches date back to the 1850s. Like Kyles Temple, Shiloh Baptist Church and St. Andrew's both had connections to the NAACP, civil rights activities in California, and a wide range of community service engagements throughout the mid-twentieth century.

Criterion C: Architecture

Under Criterion C, Kyles Temple A.M.E. Zion Church possesses the distinctive features of mid-century modern architecture designed by master architect Whitson W. Cox, an architect for Cox & Liske (now Lionakis), with influences from James C. Dodd, Sacramento's first licensed African-American architect. This building represents a distinguished

^{xxx} The Sacramento Bee, January 10-12, 1964.

^{xxxi} Caesar, *An Historical Overview of the Development of Sacramento's Black Community*, 207.

^{xxxii} *Ibid.*, 213.

^{xxxiii} Cordia Wade, *Church History*.

^{xxxiv} *Ibid.*

^{xxxv} Rashad Baadqir, "Oak Park Church Works to Make a Difference to End Youth Violence," *Sacramento Press*, December 9, 2011.

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example of the mid-century modern style in Sacramento. Buildings with this architectural style utilize often simple geometric forms and lines, limited ornamentation, and expansive glass surfaces.

During the zenith of the mid-century modern architecture movement, designers frequently explored new and unique rooflines for their buildings; Kyles Temple exemplifies this style with its steep gabled roof form with upward-sloping partial wings at the bottom edges of the gable. Along with Sacramento's Shiloh Baptist Church, designed by James Dodd, as well as numerous religious institutions nationwide, Kyles Temple demonstrates national trends of ecclesiastical architecture shifting from traditional, period-revival styles to "modern" forms of architecture.^{xxxvi} These design patterns also reflected the aggressive social and political currents of the time period. After World War II, in the midst of rapid societal changes of the 1950s and 1960s, increasingly abstract forms of architecture coincided with America's growing tendency to embrace creative new ideas and progressive notions of art, politics, and social norms.^{xxxvii} Kyles Temple represents a significant example in Sacramento of how mid-century modern architecture echoed popular trends in the evolving American social, political, and cultural scenes during the 1950s and 1960s.

Mid-Century Modern Style

Following World War II, many Americans optimistically looked ahead to the future and aimed to move on from feelings associated with the previous years of destructive conflict. As the economy flourished, a building boom occurred alongside a period of falling land and construction prices. During the post-war years, the "traditional" period-revivals and highly ornamented architectural styles lost favor and the "modern" style became the mainstream as architects and clients frequently chose to utilize new materials and fresh ideas in their architectural plans. Many prominent architectural journals and publications predicted that this new modernism would quickly become ubiquitous in the United States.^{xxxviii} These designs swiftly appeared in residential areas, commercial buildings, churches, civic centers, and schools.^{xxxix} Since this emerging form of architecture expanded into many different areas, the buildings often acquired a local significance to their communities because they met the functional demands of its users and made a statement about the future and the shift away from traditional architectural, social, and cultural norms.

What is today referred to as the Mid-Century Modern style developed from the International style of architecture that emerged in the 1920s and 1930s. The Mid-Century Modern style became a less formal and more pragmatic version of the International style, and it focused on using new materials, exploring simple geometric forms, and creating a functional space. The "form follows function" mantra took hold. The modern approach also resulted from the efforts of Frank Lloyd Wright, including his principles of organic architecture and attention to landscape and site relationships.^{xl} Architects often opted for indoor/outdoor connectivity, open floor plans and expansive window walls, as well as exceedingly simple designs largely devoid of ornamentation and extravagance.^{xli} Additionally, new manufacturing processes led to the potential for mass-production, and technological innovation following WWII allowed for cost-effective techniques to incorporate steel, glass, plastic, aluminum, and reinforced concrete into new architectural

^{xxxvi} Forrest, Shiloh Baptist Church Nomination, 10.

^{xxxvii} Kerry Phillips, "Modern Art: In Wilhaggin, a midcentury classic is ready for a new era," *Inside Arden* (June 2005): 14, 16.

^{xxxviii} Carrie Ann Puckerson, "Historic Preservation of the Recent Past: Challenges Facing the Preservation of Modern Architecture," (MA Thesis, University of Florida, 2007), 31-32.

^{xxxix} City of Fresno Mid-Century Modernism Historic Context, 54.

^{xl} Ibid.

^{xli} Puckerson, "Historic Preservation of the Recent Past," 54.

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applications.^{xliii} In essence, the shift toward modernism meant a break with earlier, traditional methods and types of architecture.

This style of architecture also carried over into the realm of ecclesiastical buildings. Twenty-five percent of churches constructed in the post-war years (1945-1965) represented works of modern architecture as opposed to the previous traditional status quo.^{xliiii} The architecture of Kyles Temple A.M.E. Zion Church exemplifies the shift in design from traditional to a unique or conceptual form while more frequently utilizing common surface materials.^{xliiv} The building's projecting eaves, exaggerated roof form, and use of concrete and stucco coincide with the Mid-Century Modern movement.^{xlv}

Many architects during this time period referenced Wright's First Unitarian Society Meeting House, an early defining example of Mid-Century Modern ecclesiastical architecture, while creating plans for modern religious buildings. The architecture of Kyles Temple mirrors certain aspects of the First Unitarian Society Meeting House, including a steep, gabled roof design, bold lines, and expansive glass walls. Cox's concept for Kyles Temple A.M.E. Zion Church also followed Wright's church design and the growing national trend of including classrooms, meeting rooms, and activity areas within the church building. These architectural and spatial inclusions facilitated the church's ability to fill the role of an unofficial community center. The Unitarian's publication in 1948 stated that churches using designs inherent to the modern style would become the locus of the most important community activities, including education, sporting events, and public forums.^{xlvi} This prediction proves true in the case of Kyles Temple, an organization significant in Oak Park's African American community since the early-twentieth century.

Locally, Sacramento's Shiloh Baptist Church represents another example of Mid-Century Modern architecture in religious buildings. James C. Dodd, the architect of Shiloh Baptist Church, also derived much of his design from Wright's First Unitarian Society Meeting House. In a design reminiscent of Wright's building, Dodd also created a diamond-shaped church with abstract roofline geometry, widespread glass surfaces, and other defining characteristics of Mid-Century Modernism.^{xlvii}

Whitson W. Cox clearly based his architectural designs for Kyles Temple A.M.E. Zion Church on growing national trends as Mid-Century Modernism flourished in the post-war years and established itself as a dominant style until the mid-1960s. Kyles Temple is a relatively early example of Mid-Century Modernism in Sacramento, constructed in the midst of a redefinition of mid-twentieth century ecclesiastical architecture.^{xlviii} As intended, the designs fit the needs of the church members and allowed the building to become a symbol of progressive change and an engine for community service. In both its architecture and the historical context surrounding its design, Kyles Temple reflects the growing national architectural trends of the mid-twentieth century and the use of the modern architectural style in Sacramento.

Architects

^{xlii} Mary Brown, "City of San Francisco Modern Architecture and Landscape Design, 1935-1970," Historic Context Statement, 91.

^{xliiii} First Unitarian Society Meeting House National Historic Landmark Nomination Form, 19.

^{xliv} Forrest, Shiloh Baptist Church Nomination, 10.

^{xlv} Brown, "City of San Francisco Modern Architecture and Landscape Design," 116.

^{xlvi} First Unitarian Society Meeting House National Historic Landmark Nomination Form, 20.

^{xlvii} Forrest, Shiloh Baptist Church Nomination, 11.

^{xlviii} First Unitarian Society Meeting House National Historic Landmark Nomination Form, 21.

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Whitson W. Cox, FAIA

Whitson W. Cox, a partner of the Cox & Liske architectural firm, designed the Kyles Temple A.M.E. Zion Church building in 1956. The building was finished in 1961 and it remains essentially unchanged since its construction. Cox graduated with a degree in architecture from the University of Oregon in 1948. Shortly thereafter he merged with J.R. Liske, AIA, to continue the firm created by California's first State Architect, George Sellon, in 1909. Cox served as a director on the national board of the American Institute of Architects (AIA) and local chapter president of the AIA during his long, illustrious career as an architect in Sacramento. In 1983, five years after his retirement, Cox took the position as California State Architect, an event which marked the second time a firm member accepted the prestigious position.^{xlix} During his tenure as State Architect, Cox helped design the California African American Museum, a facility which opened during the 1984 Olympics in Los Angeles.ⁱ

In 1951, Cox & Liske recruited George Lionakis, AIA, to expand the design team. During the 1960s and 1970s, the firm engaged in numerous projects important to local Sacramento communities as well as Northern California, including the Sacramento Bee headquarters, Sacramento County Administration Building, and several Pacific Telephone buildings. In 1985, the fifteen-man company recruited Bruce Starkweather, FAIA, to facilitate new opportunities and expand business. As a result of the expansion, the firm employs 230 people in six offices today.ⁱⁱ

George Lionakis was born in West Hiawatha, Utah, a small coal-mining town, in 1923. Before his career in architecture, he served as a navigator in the Pacific Theater of World War II. After the war he completed a degree in architecture from the University of Oregon. Lionakis worked with Sacramento's Cox & Liske firm after college, and he became a full partner in 1967. A decade later he attained the position of general manager of Liske, Lionakis, Beaumont, and Engberg (LLBE). LLBE later became known as Lionakis-Beaumont Design Group (LBDG) and eventually renamed to Lionakis in 2009.ⁱⁱⁱ George Lionakis also became President of the Sacramento Chapter of the Construction Specifications Institute in 1962 and the President of the Central Valley Chapter of the American Institute of Architects in during the mid-1970s. Lionakis also participated in the activities of the Sacramento Builders Exchange, the Sacramento County Building Board of Appeals, and the California State Board of Architectural Examiners. Lionakis retired in 1991, but he maintained an active consulting presence for local construction projects, such as the remodeling of the Northridge Country Club and the construction of St. Katherine Greek Orthodox Church.ⁱⁱⁱⁱ

The identification and subsequent elaboration of Cox & Liske and George Lionakis is significant because it establishes a direct connection between the architectural design of Kyles Temple A.M.E. Zion Church and the preeminent architectural firm in Sacramento. The company now known as Lionakis changed names numerous times throughout the twentieth century, but the firm itself has been a major player in Sacramento architecture for over 100 years. During the period of significance of this building (1956-1964), the firm designed the Kyles Temple church, a building which possesses

^{xlix} "California Architecture Firm with UO Ties," *University of Oregon Alumni Association Newsletter* (July 2009), <http://uoalumni.com/s/1202/blank.aspx?sid=1202&gid=1&pgid=534> (accessed October 29, 2012).

ⁱ "California Architecture Firm with UO Ties Celebrates 100 years," *University of Oregon School of Architecture and Allied Arts* (June 18, 2009), <http://aaa.uoregon.edu/node/151> (accessed October 29, 2012).

ⁱⁱ "California Architecture Firm with UO Ties."

ⁱⁱⁱ Obituary of George Lionakis, *Sacramento Bee*, April 17-18, 2012.

ⁱⁱⁱⁱ Robert D. Dávila, "Obituary of George Lionakis," *Sacramento Bee*, April 19, 2012.

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distinctive characteristics of mid-century modern architecture. These characteristics, combined with its status as the work of a master architect, and retention of a high degree of integrity, render the building an eligible historical resource.

James C. Dodd, FAIA

While James C. Dodd is not formally recognized for the architecture of Kyles Temple A.M.E. Zion Church, he did play a role in its design and construction. Cordia Wade, a longtime church member recalls Dodd participating in the design and construction process for the church and attributes the design of the large, diamond-shaped front glass sections to him. Originally, Cox's design called for the glass section to have narrow, vertically arranged panes, but early renderings and photographs of the building in its construction phase shows that it was completed with its current diamond-shaped designs. Wade attributes the clear departure from the originally planned window designs to the work of James Dodd,^{liv} and the design is consistent with his other work.

In the 1980s, Kyles Temple A.M.E. Zion Church nearly built a new primary church structure on the same lot. Dodd developed the plans for a new sanctuary building on the portion of the Church's property along Broadway. His design called for a new rectangular classroom wing to connect the new sanctuary building to the original structure. The comprehensive plans include full design plans for the entire exterior, interior, and landscape of the property. Although Dodd's 1984 plans for Kyles Temple never came to fruition, it is important to note that the church has an additional historical connection to this prominent Sacramento architect.

James C. Dodd Sr., Sacramento's first licensed African-American architect, was born in Texarkana, Texas on January 17, 1923. Before his years in architecture, Dodd served as a first lieutenant in the U.S. Army.^{lv} Following his military service during World War II, Dodd changed his focus from journalism to architecture, his lifelong passion.^{lvi} After his military career, Dodd enrolled in the University of California, Berkeley, and earned his degree in architecture. In 1952, Dodd and his family moved to Sacramento, where he began his professional career. After a short time working for the State of California, Dodd joined Barovetto and Thomas, a prominent architectural firm. However, Dodd only remained with the firm for four years and established his own firm, James C. Dodd and Associates.^{lvii}

Dodd successfully operated his firm in Sacramento for over forty years, during which he participated in the design of numerous city landmarks and residential buildings. These projects included additions to the Crocker Art Museum, the redesign of Sacramento High School, numerous elementary schools throughout Northern California, sections of the Women's Civic Improvement Club in Sacramento, and several local churches, including Shiloh Baptist Church, and Capitol City Seventh-Day Adventist Church. Some of his other projects included the Sacramento Community Convention Center and the science building at the University of California, Davis.^{lviii} In total, Dodd designed 158 units of "environment" apartments in a low-cost development in Richmond. He enjoyed facing the challenges associate with low-

^{liv} Cordia Wade, conversation with the form preparer, November 1, 2012.

^{lv} Yvonne Chiu, "Obituary of James C. Dodd," *Sacramento Bee*, February 10, 1999.

^{lvi} Curtis Burau, "Architect James Dodd is Glad He Ignored Counselor's Advice," *Sacramento Bee*, March 30, 1989.

^{lvii} Chiu, *Sacramento Bee*, February 10, 1999.

^{lviii} Ibid.

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cost housing and educational structures because solving problems in both fields meant resolving the needs of human beings.^{lix}

Dodd was an active participant in the American Institute of Architects as a member of the board of directors and various officer positions. He served at the state-level as the director of the local chapter of the AIA Board of Directors and nationally as Regional Director on the AIA Board. In 1979, Dodd became one of the first two African-Americans elected to the regional board, and two years later he became a Fellow of the AIA. In 1982, he was nominated for the position of Vice President of the AIA. The architect also spent time with the operations of the NAACP, Methodist Hospital Board of Directors, and the Board of Governors of the California Community Colleges; the latter position was as a charter member, appointed by Governor Ronald Reagan. Dodd was also a charter member of the National Organization of Minority Architects (NOMA) in 1970.^{lx}

Dodd's career also involved a wide spectrum of business endeavors, such as real estate development and pioneering pre-fabricated panelized housing systems from recycled building materials. The State of California approved his housing system in 1976. Additionally, Dodd became a licensed contractor in order to finish the construction of his multi-family housing project in a low-income urban renewal area.^{lxi} Overall, Dodd's civic and professional work asserts his commitment to improving the community and Sacramento's cultural future.^{lxii}

For his work and community dedication, Dodd received numerous awards and accolades, such as:

- Certificate of Appreciation, United Crusade, 1966
- Certificate of Appreciation, Sacramento City Unified School District, 1966
- Masonry Institute Honor Award, Colley & McGhee Building, 1971
- Outstanding Service Award, California Community College Board of Directors, 1973
- Central Valley Chapter AIA Merit Award, Sacramento Community Center, 1974
- Golden Trowel Award, Flintoke Co./Calaveras Cement Division, Sacramento Community Center, 1974
- Certificate of Recognition, CCAIA, 1974
- NAACP Citizens Award, Outstanding in the Field of Architecture, 1974
- NOMA, Onyx Award, 1975
- Central Valley Chapter AIA Merit Award, Sacramento High School, 1978
- Certificate of Recognition, CCAIA, 1979
- Certificate of Recognition, Mathematics, Engineering, Science Achievements (MESA) Program, 1980.^{lxiii}

Dodd's list of public and private projects includes:

- Shiloh Baptist Church, 3565 9th Avenue, Sacramento (1958)
- C & A Office Building, 1810 S Street, Sacramento (1965)
- Shiloh Arms, 4009 23rd Avenue, Sacramento (1971)
- Vista Arms, FHA Project Buildings 1-6, location unknown (1972)
- Kyles Temple African Methodist Episcopal Zion Church, 2940 42nd St., Sacramento (1984, never constructed)

^{lix} Bureau, *Sacramento Bee*, March 30, 1989.

^{lx} Forrest, Shiloh Baptist Church Nomination, 12.

^{lxi} Ibid.

^{lxii} Bureau, *Sacramento Bee*, March 30, 1989.

^{lxiii} Ibid; Biography provided by the Central Valley Chapter of the American Institute of Architects.

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- Netta Sparks Senior Center, Women's Civic Improvement Club addition, 3555 3rd Avenue, Sacramento (1989)
- The Hill House, 35th and Broadway, Sacramento (1992)
- Dodd Building, 2710 X Street, Sacramento
- Sacramento High School rehabilitation (now St. Hope Academy), 4104 Martin Luther King Blvd., Sacramento
- Capitol City Seventh-Day Adventist Church, 6701 Lemon Hill Avenue, Sacramento
- The R.A. Herold Wing, Crocker Art Museum (with McCabe, Cox, and Liske ((now demolished))).^{lxiv}

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Baadqir, Rashad. "Oak Park Church Works to Make a Difference to End Youth Violence." *Sacramento Press*, December 9, 2011.

Brown, Mary. "City of San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement." (Revised September 30, 2010).

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^{lxiv} Ibid.

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“NAACP: 100 Years of History.” National Association for the Advancement of Colored People (NAACP).
<http://www.naacp.org/pages/naacp-history> (accessed October 8, 2012).
Newspaper articles as indicated in the footnotes.

Obituary of George Lionakis. *Sacramento Bee*. April 17-18, 2012.

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Puckerson, Carrie Ann. “Historic Preservation of the Recent Past: Challenges Facing the Preservation of Modern Architecture.” M.A. Thesis, University of Florida, 2007.

Rumford, William Byron. *Legislator for Fair Employment, Fair Housing, and Public Health*, an interview conducted in 1970 and 1971 by Joyce A. Henderson, Amelia Fry and Edward France Regional Oral History Office. The Bancroft Library: University of California, Berkeley, 1973.

Wade, Cordia. Church History, Kyles Temple African Methodist Episcopal Zion Church: 90th Anniversary & Homecoming Pamphlet (Revised September 13, 2006).

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 repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.30 (entire parcel area)
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Parcel # 014-0152-041

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The property is on a block bounded by 42nd Street on the eastern boundary, San Jose Way on the western boundary, 4th Avenue on the northern edge, and Broadway to the south. The property is located at 2940 42nd Street, an area toward the southern end of the block closer to Broadway. The property's boundaries form an upside-down L shape and its edges touch both 42nd Street and Broadway. Other addresses associated with this parcel are: 2932 42nd Street; 2964 42nd Street; 4163 Broadway.

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel the structure occupies.

11. Form Prepared By

name/title Jonathan Harwood, Graduate Student Intern; and additional research by Ethan Tratner, Graduate Student Intern

organization City of Sacramento, Preservation Office date September 29, 2014

street & number 300 Richards Blvd. 3rd Floor telephone 916-808-8259

city or town Sacramento state CA zip code 95811

e-mail Contact: rdeering@cityofsacramento.org

Additional Documentation

Submit the following items with the completed form:

- Continuation Sheets

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Kyles Temple African Methodist Episcopal Zion Church

City or Vicinity: Sacramento

County: Sacramento State: California

Photographer: Historical Photographs from Church Records and Recent Photographs by City Preservation Staff

Date Photographed: November 1, 2012

Property Owner:

name Rev. Gloria Clemons White, Pastor

Kyles Temple African Methodist Episcopal Zion
Church
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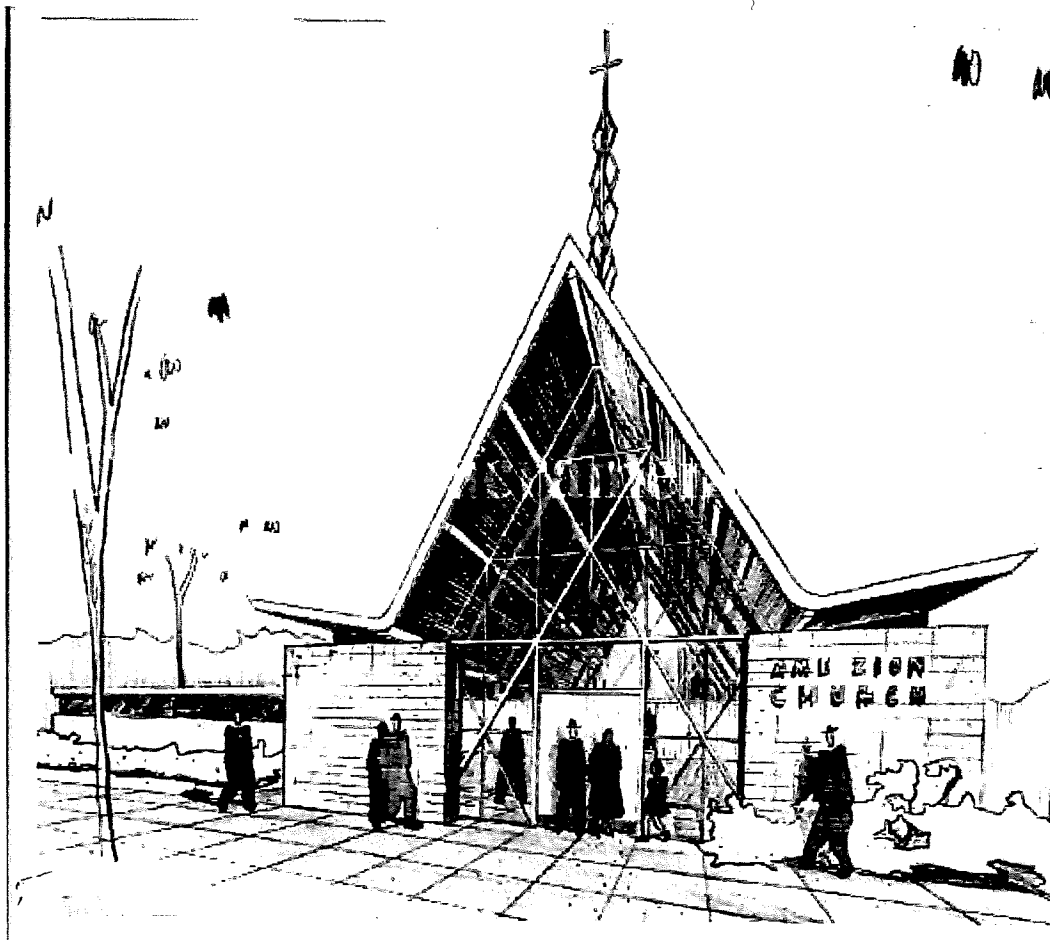
street & number 2940 42nd Street telephone (916) 457-8015 / (916) 863 7603
city or town Sacramento state CA zip code 95817

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 18 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.

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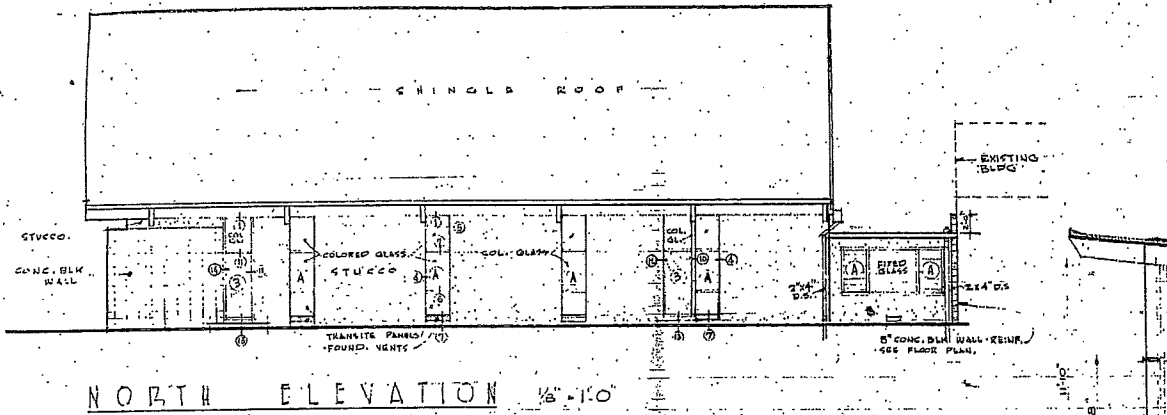
Sacramento, California
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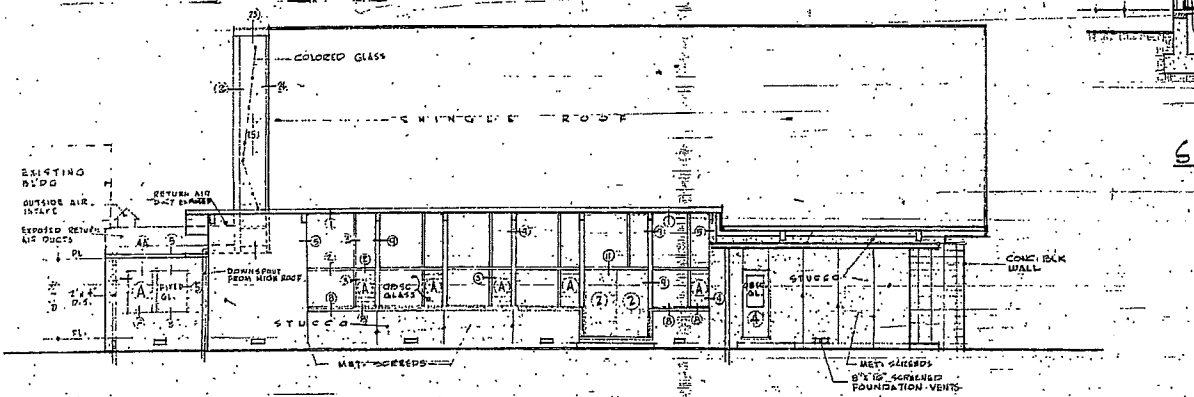
January 5, 1956 "Building Page"

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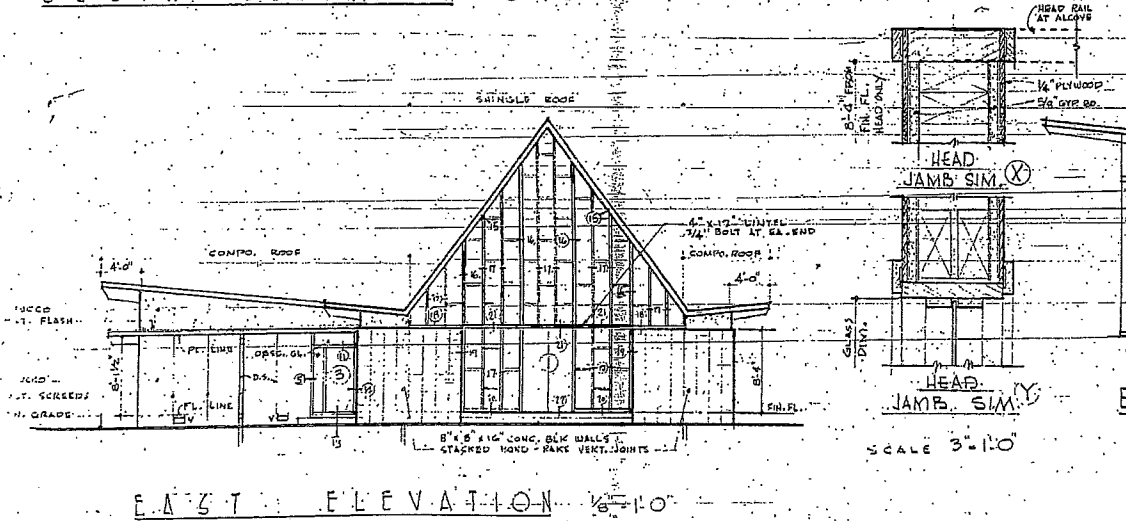
Sacramento, California
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NORTH ELEVATION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"

SCALE 3" = 1'-0"

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Figure 1: This photo was taken during church construction.

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Section number **11** Page **1**

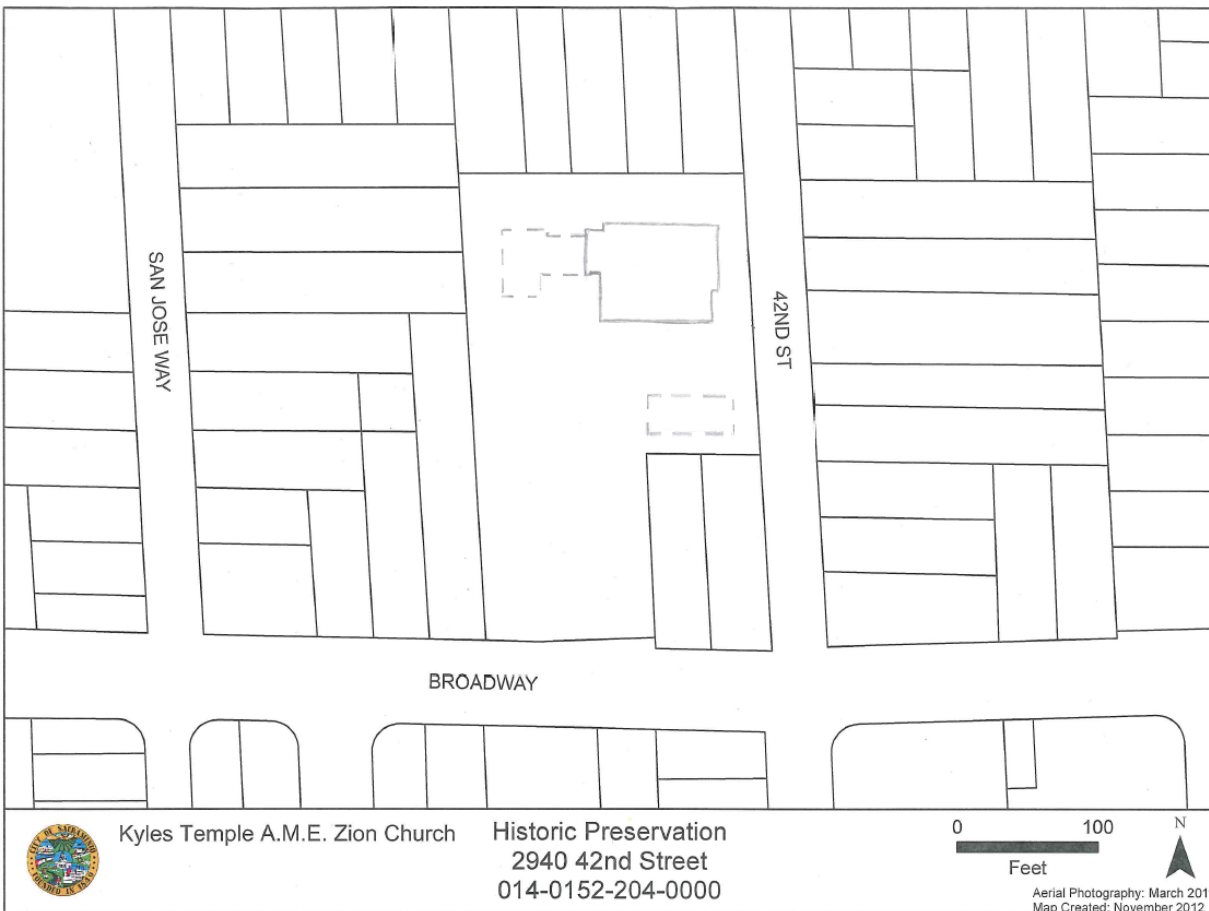
Vicinity Maps

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Sketch Map of Kyles Temple A.M.E. Zion Church



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Aerial View of Kyles Temple A.M.E. Zion Church



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Kyles Temple A.M.E. Zion Church, Sacramento, California

Additional Documentation (attached):

NAACP (Esther B. Nelson): Article about Sacramento Branch of the NAACP

Sacramento Bee Newspaper Articles:

- Article about Bishop Spottswood and Kyles Temple: January 10, 1964
- Article about Kyles Temple Civil Rights and International Meetings (2):
January 10, 1964; January 12, 1964
- James C. Dodd Obituary: February 10, 1999
- James C. Dodd Article: March 30, 1969

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HISTORY OF THE SACRAMENTO BRANCH NAACP

By Esther B. Nelson

In 1914, five years after the National Office of the National Association for the Advancement of Colored People was organized, twenty NAACP leaders traveled to the West Coast to organize NAACP chapters. The purpose of the chapters was to fight segregation and to stop the lynching of colored people. However, there were other issues such as fair employment and the right to live as a human being in America. Chapters were organized in San Francisco, Oakland, Los Angeles, Portland Oregon, and Seattle Washington.

Two years later, August 1916, the Sacramento Branch NAACP was organized. The first president was Rev. T. Allen Harvey, pastor of Kyles Temple, A.M.E. Zion Methodist Church.

Issues facing the Sacramento NAACP ranged from kidnappings (it was not unusual for a white person to kidnap a mulatto boy and take him home to raise as a house boy) to lynchings. The local churches played a major role in organizing the Sacramento NAACP. All of the NAACP meetings were held in local churches. Contributions from black and white churches came regularly to the NAACP.

Other major issues that face the Sacramento NAACP was the Ku Klux Klan that met and organized on Palm Sunday, 1923, in a church at 13th and K streets. Records of a correspondence show that the Klan had recently hanged a colored boy in the city of Oakland, the same year, by the name of Alfred Ellis. Oakland and San Francisco had contacted Sacramento and asked for help to get an anti-lynch bill in the U.S. Congress.

On April 17, 1923, then president of the NAACP, Fred Hughes called a mass meeting to discuss the anti-lynch bill. Supporters, blacks and whites came. At the end of the meeting everyone stood, shoulder to shoulder, sang a fight song, "The Fight Is On," and pledged to keep the Klan out of Sacramento. That same evening a resolution was drafted against the Klan and sent to the leading white organizations in Sacramento, asking them to speak out against the Klan.

However, there was a group of successful leaders, wealthy Sacramento citizens who believed in the Klan. To protest the actions of the NAACP and its white supporters, this wealthy group of Sacramento businessmen sponsored the movie, "Klansmen" in one of the local movie houses. The Sacramento City Manager spoke out against the movie and denounced the activities of the wealthy citizens. The Sacramento NAACP was so pleased that a letter was sent to the city manager commending him for speaking out in their behalf. The businessmen called

the citizens against Americans.

The concern for the image of Negroes' image in books and the local newspapers was another concern of the Sacramento NAACP. On October 19, 1925 the Sacramento Bee published an article entitled, "Pickinny". The Sacramento NAACP discussed the article in a meeting and finally decided to form a delegation of members to visit the Bee. The group was formed and went to see the administration to complain. The Bee representative tried to convince the NAACP delegation that the "Pickinny" story was a good moral story that carried no harm. NAACPers turned to a female employer for help. She tried to get the Sacramento Bee to publish an open apology in the paper. The Sacramento Bee refused. It was then that the Sacramento NAACP went out to gain public support. For four weeks, they walked the streets and asked every Negro they could find if they had read the "Pickinny" story. They also asked the same person to speak out against the Sacramento Bee. The NAACP could not find one Negro to say anything against the Sacramento Bee, nor would they say anything against the "Pickinny" story. The issue was dropped.

The Sacramento NAACP challenged another issue relating to Negro imagery. The issue was, in 1925, in the Sacramento Union, an article on the merits of the local KKK. A series of discussions on the investigation of this issue proved fruitless, so the issue was dropped. The National Office encouraged the chapters to begin an aggressive letter writing campaign; a weapon to fight racism in the media.

When author, lecturer, W.E.B. Du Bois came to Sacramento to speak to the Sacramento Branch on January 19, 1925, the Negroes could not find a public hall to use. Dr. Du Bois had requested the opportunity to speak to a racially mixed audience. Several white citizens had offered to help find

a place, though unsuccessful. Several citizens had tried to get the County Supervisors' Hall and were refused. However, both blacks and whites heard the famous speaker at the St. Andrews Church. There was standing room only that day.

In May of the same year, 1925, Congressman L.C. Dyer requested permission to speak to the Sacramento Branch NAACP on anti-lynching, a bill he was writing in the congress. After much consideration, the NAACP was granted permission to use the Supervisor's Hall of the County Court House. The meeting was a success. One hundred-and-twenty people joined the NAACP that day.

In 1929, the stock market broke. Banks closed. Bread lines began to form. Sugar sold for 3 cents a pound and a bushel of corn was 25 cents. The NAACP meeting attendance dropped off. The President, Fred Brooks and Vice President Netta Cotes Sparks met to discuss the future of the organization. There was no money, no jobs, and no interest. The Sacramento

Branch NAACP lost its charter.

In 1931, two years later, a small group of black men huddled in secrecy, down by the river, to discuss the economic conditions of the poor blacks in Sacramento. Large signs that read, "WE DO NOT SOLICIT COLORED TRADE" were displayed in hotel windows and public places throughout Sacramento. There was Frank Canson, a tailor, born and reared in Alabama, Rev. D.D. Matlocks, pastor of Kyles Temple A.M.E.Z. Methodist Church, born in South Carolina, Bill "Odd Card" Williams, and Douglas McFarland. As the four men sat eyeing the rows of shanties that lined 7th Street, they discussed the problem of flooding that was so prevalent in the area. Educational opportunities for the Negro children, jobs for the citizens on the police force, the fire department, in the schools, the list was long. A campaign to launch an active NAACP Chapter was discussed. On April 13, 1936, the Sacramento Branch NAACP received its official charter.



Mrs. Netta Cotes Sparks joined the Sacramento Branch in 1918. She was one of the first officers. Served as president 1951 and 1952.

Rev. T. Allen Harvey in 1918, pastor of Kyles Temple Church, was the first president of the Sacramento NAACP.

Frank Canson helped to reorganize the Sacramento Chapter in 1931. Served as president 1934 and 1935.

National Association for the Advancement of Colored People
Sacramento Branch
2620 - 21st Street, P.O. Box 8231
Sacramento, CA 95818

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THE SACRAMENTO BEET

Friday, January 16, 1964

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Bishop Is Doubtful Of Satisfactory Rights Law

By Curtis R. Burau

President Lyndon B. Johnson is expected to be an effective spokesman for civil rights but a civil rights measure wholly satisfactory to the American Negro does not seem likely to pass this session of congress.

This opinion was expressed by Bishop Stephen Gill Spottswood of Washington, D.C., chairman of the board of directors of the National Association for the Advancement of Colored People.

Speaking at a news conference late yesterday, Bishop Spottswood said, "We expect great things from Mr. Johnson in civil rights legislation and the program of desegregating America.

"In his state of the Union message, he made the strongest pronouncement for civil rights for all Americans ever made by a president of the United States.

"By and large, as a southerner, he will have more influence than a northerner in speaking for civil rights."

The civil rights issue, Spottswood predicted, "will be an effective and possibly decisive factor for the election of Mr. Johnson" in the forthcoming presidential race. Regarding the future of the

civil rights legislation pending in congress, Spottswood said he is "afraid it will be compromised."

The measure, he said, has great promise of passing the house largely in its present form.

But he expressed the fear the civil rights proposals regarding public accommodations and fair employment practices will be "emasculated and compromised in the senate."

If this happens, Spottswood said, "we will begin working on a satisfactory bill as we did in 1957. We believe strongly in the democratic process."

Bishop Spottswood pointed out non violence is a basic principle of the NAACP. But he warned that mass demonstrations "fraught with the possibility of violence" may occur if the civil rights measure is not satisfactory.

He noted he observed some racial discrimination in employment in Sacramento stores but said he "would imagine racial discrimination in Sacramento is about the same as in any average city.

Church.

"I think California as a whole has a good reputation in civil rights."

Spottswood added a pledge that should the NAACP in California "request, need or want help on the Rumford Fair Housing Act, they will get unlimited help from the national board."

Spottswood is in Sacramento attending the international session of the board of bishops of the African Methodist Episcopal Z10 n



Bishop Stephen G. Spottswood
Bee Photo

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AMEZ Official Calls For US Civil Rights Push

A call for increased voter registration and an appeal to push for a federal civil rights bill adoption was made upon delegates to the international African Methodist Zion Church meeting late yesterday. Meeting in the Kyles Temple AME Zion Church, the convention was urged by Dr. E. Franklin Jackson of Washington, DC, to help get voters to register and to write to congressmen for passage of pending civil rights legislation.

Jackson is the new president of the Ministers and Laymens Association of the AME Zion group. The association is meeting in conjunction with the annual board of bishops conference in the Kyles Temple at 2940 42nd Street.

In another session of the parley which will end tomorrow, Dr. S. E. Duncan declared:

"Negro colleges will prepare their students for greater participation in all phases of Democracy. In the endeavor, the support of business, industry and government can be of great service by on the job training in peace time as was the case in war time."

Duncan is president of Livingstone College in Salisbury, NC, the largest educational institution of the AME Zion denomination.

The 12 bishops at the conference will end their business sessions tomorrow and many of them will remain in the Sacramento area or be in the bay area Sunday to take part in worship services in AME Zion churches.

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Freedom Was Main AMEZ Theme

The theme of freedom resounded throughout the semi-annual meeting of the board of bishops as the annual meeting of the Ministers and Laymens Association of the American Methodist Episcopal Zion Church at a five day meeting which closed in Sacramento today.

The meeting opened Wednesday with Bishop W. J. Walls of Chicago telling how the late Bishop John Jamison Moore planted the tenets of freedom as practiced by the denomination on the Pacific coast in 1852.

Bishop H. B. Shaw of Wilmington, NC, retiring chairman, reechoed the pronouncement as he turned the gavel over to Bishop S. G. Spottswood of Washington, DC.

Bishop Spottswood not only made a pitch for freedom but in a press conference held in the Senator Hotel said the Negro has grown impatient and will not cease and desist until he enjoys all the rights afforded other American citizens.

Dr. E. Franklin Jackson of Washington, DC, president, Ministers and Laymens Association, continued the barrage on discrimination, segregation, race hate and bigotry in his annual address.

The board of bishops heard reports from general officers as to the condition of the various departments of the denomination. It also delved into many administrative matters pertaining to the denomination. The meetings were held in the Kyles Temple AME Zion Church.

Many of the bishops and ministers will remain in California and preach in various churches tomorrow. Bishop Spottswood will speak in the Kyles Temple Church.

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JAMES C. DODD SR., PIONEERING BLACK ARCHITECT IN CAPITAL

The Sacramento Bee - Wednesday, February 10, 1999

Author: Yvonne Chiu Bee Staff Writer

Known as Sacramento's first African American architect, James C. Dodd Sr., who worked on the Sacramento Community Convention Center and the science building at the University of California, Davis, died Feb. 3 at Mercy Methodist Hospital. He was 76.

Mr. Dodd died from pneumonia contracted after he suffered a stroke, according to his daughter, Florence D. Mitchell.

Mr. Dodd ran a successful architectural firm in Sacramento for more than 40 years. During that time, he helped design several city landmarks and many residential buildings.

Mitchell said her father was especially proud of the first project he did on his own - an apartment complex in downtown Sacramento that was one of the first in the city built for families with children.

Mr. Dodd began his career in Sacramento in 1952, when he went to work for the state. He then joined the prominent architectural firm of Barovetto and Thomas. Anxious to start his own firm, he left after about four years to form James C. Dodd and Associates.

"I think Jim listened very well to his clients, and he had excellent attention to detail," said Ronald Carissimi, president of Carissimi Rohrer Associates, formerly Barovetto and Thomas.

He said Mr. Dodd was the first African American licensed architect in Sacramento.

Mr. Dodd's first office was just a room in his house on S Street. Later, he moved to Fruitridge Road and finally to 27th and X streets.

His work includes an addition to the Crocker Art Museum, the St. Hope Academy of Sacramento, the redesign of Sacramento High School, part of the Woman's Civic Improvement Club in Sacramento and several elementary schools throughout Northern California.

Mr. Dodd also designed the Capitol City Seventh-day Adventist Church, which he attended. His daughter said much of his work on that project was donated.

In addition to his church, Mr. Dodd was active in his community. He was a Big Brother and raised money to form a local choir for children. The singing group, called the Inspirational Choir, even competed nationally.

"These kids were ecstatic because a lot of them never left Sacramento, never got on a bus and when they flew to Washington, D.C., they were overwhelmed," Mitchell said.

Mr. Dodd was born in Texarkana, Texas. After serving in the Army as a first lieutenant, he entered the University of California, Berkeley, and earned a degree in architecture. In 1952, he moved to Sacramento with his wife and two young children.

He was extremely dedicated to his work, his daughter said. "When we went on vacation, he had to call the office. When we left, we had to stop in the office. When we returned, no matter what time it was, we had to stop by the office," she said.

Mr. Dodd also served on many boards. He was a past president of the Central Valley Chapter, American Institute of Architects; a member of the board of directors of the American Institute of Architects; and chairman of the Board of Governors of the California Community Colleges.

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But more than his work, Mr. Dodd was dedicated to his family.

"He had his priorities correct. The first thing in his life was his wife," Carissimi said.

When his wife, Connie, suffered a stroke about 16 years ago, Mr. Dodd eased his work schedule and spent more of his time nursing his wife back to health. Although doctors recommended a convalescent hospital, Mr. Dodd hired around-the-clock medical care so his wife could stay at home.

"My mom is very healthy and very alert, and it's all because of his perseverance and his love," Mitchell said.

Besides his wife and daughter, Mr. Dodd is survived by a son, James C. Dodd Jr. of Washington, D.C.; two grandchildren; and a great-granddaughter.

Services are at 11 a.m. today at Capitol City Seventh-day Adventist Church, 6701 Lemon Hill Ave.

Caption: James C. Dodd Sr. Among projects he worked on was the capital's Convention Center.

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THE SACRAMENTO BEE Sunday, March 30, 1968

Personality In The News

Architect James Dodd Is Glad He Ignored Counselor's Advice

By Curtis Barua James C. Dodd is a successful architect who feels he would have been a "total failure" if he had followed the advice of his high-school counselors and gone into journalism. He was saved from a reporter's life by being drafted into the Army during World War II. "I think being drafted was one of the luckiest breaks I've ever had," Dodd observes. "It got me away from thinking about journalism and back to thinking about what I'd always wanted to be — an architect. "We had a good journalism class in high school and I did well in it. The counselors felt I should go into journalism and I believed them."

at 3565 9th Ave. is his concept as is the law office of Colley and McChes at 1810 S St. and the Moray Avenue School in North Sacramento. He also has done the Jackson Elementary School in El Dorado Hills and schools in Rescue, El Dorado County, and Colfax, Placer County. He designed 158 units of "environment" apartments in a low-cost housing development due soon to start construction in Richmond. Dodd enjoys the challenge of designing educational facilities and low-cost housing. In both fields, he feels, "the real needs of human beings can be solved. The need for viable, imaginative facilities is so great."

1966. He was fifth in a field running for four posts. He has fared better on the state level. Gov. Ronald Reagan appointed him to the board of governors of the California Community Colleges and he is a member of the Coordinating Council on Higher Education. Dodd finds these activities as rewarding in their way as his architectural school work. "In school design," he says, "I try to build the building to fit the program, to meet the actual needs that exist. On the board and the council I've discovered other ways to do this."

After graduation, his trust took him from Houston, Tex., to Chicago in 1943 to work and visit with relatives before his planned enrollment that fall in the University of Wisconsin as a major in journalism. Dodd's draft notice came that summer, however. He entered the Army Air Corps and was accepted for training as a pilot.

"I washed out there and they sent me to the infantry at Ft. Benning, Ga. That's where they sent all the washouts."

Won Commission Dodd managed to salvage something out of his Georgia duty. He entered Officer Candidate School and in March 1945 was commissioned and assigned as a rifle platoon leader. Then his all-Negro company was assigned to the 31st Infantry Division in the South Pacific. "They were an all-white outfit from Mississippi," Dodd remembers. "We called it the 'Dixie Division.' It may not have been the most segregated division in the Army but we thought it was." His company never saw combat. They spent a little more than a year in the Pacific area doing quartermaster and military police work in such places as Blik and Mindanao.

Dodd was discharged in 1946 in Oakland where his family then lived. He went to work as a civilian for the Navy doing inventory and supply handling.

The labor involved helped him make up his mind to go back to school. "You go down into the holds of some of those ships," he says, "and you'll be a changed man when you come out. But I guess the real thing was that I saw some of the others who had been around for years and were only junior clerks or something. That made me realize what I could do, what I could attain."

Back To Architecture So the Texarkana, Tex., son of a railroad section hand turned back to his first occupational love — architecture. As did thousands of veterans, he used the GI Bill to underwrite his studies at the University of California at Berkeley where he obtained his bachelor of arts degree in

rich man's luxury is the poor man's necessity. The rich man doesn't need that extra bedroom or that patio. He doesn't have to stay around the junk yard and look at it. He can get away to the hills into different surroundings. But the bedroom is important to the poor man.

"Why, some kids have never seen themselves in a mirror. They don't know what they look like. I've put full-length mirrors in schools so a kid can take a look and 'see who the heck I am.'"

Community Center Dodd will take any architectural challenge that comes along. His most important current local project is as a member of the Sacramento Architects Collaborative team which is designing the proposed community center.

He has been working on research, summary, findings and recommendations for presentation to the City Council. Dodd enjoyed the preliminary work on the project and has high hopes for its eventual contribution to Sacramento's cultural future.

Dodd's interest in education led him to try, for a seat on the city board of education in

Professionally, his associates have elected him president of the Central Valley Chapter of the American Institute of Architects.

If he has a hobby, civic affairs would be it. Dodd serves as a director of the Golden Empire Council, Boy Scouts of America; the Community Welfare Council and the National Association for the Advancement of Colored People. He is the chairman of the School Dropout Committee of the welfare council and has served on a citizen's advisory committee to the city school district.

Dodd has been a director of the local chapters of the American Red Cross, Big Brothers and the Sacramento Area Mental Health Association.

A Republican, Dodd was defeated in 1966 when he tried for the fifth senate district post held by Sen. Albert Rodda of Sacramento. But losing has not curtailed his relish for community efforts and activities.

"Civic affairs," he says, "are a part of citizenship — or maybe this human dignity thing we're always talking about. It's hard to say. Civic affairs is what makes your life meaningful, I think."



James C. Dodd Bee Photo

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CHICAGO officials report they will entertain a bid for the resignation of President Nixon's special representative to the North Vietnamese.

Land Use Hearing Is Set At Tahoe

McCLINTOCK News Service - INCLINE VILLAGE, Lake Tahoe — The first public hearing on the interim plan of the Nevada Tahoe Regional Planning Agency has been set for April 10, at 2 p.m. in the Incline Village High School. The agency's advisory planning commission will review goals and policies and will use color-coded maps to illustrate land uses planned in the Tahoe basin. Raymond M. Smith, planner for Douglas and Ormsby Counties, said land-use plans for Washoe, Ormsby and Douglas Counties are based on currently adopted master plans in each jurisdiction.

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Back To Architecture
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As did thousands of veterans, he used the GI Bill to underwrite his studies at the University of California at Berkeley where he obtained his bachelor of arts degree in 1950.

Dodd got some on-the-job training during his senior year by working as a carpenter for contractors and doing design work for architects. He pounded nails, he says, because he felt he should learn how a house is built.

Dodd gave up the hammer work after graduation and continued design jobs for buy-area architects until he came to Sacramento in 1950 as a draftsman for the then State Division of Architecture. He left in 1956 to work for what was then the architectural firm of Barovetto and Thomas. In 1961 he started his own small firm where his wife, Connie, acts as his office secretary.

At 46, Dodd is a progressive professional man, recognized in his own field, who also holds a deep and active interest in the affairs of his community.

His designs are scattered throughout Sacramento and elsewhere in Superior California.

The Shiloh Baptist Church

Roseville High's Class Of '39 Sets Reunion

McClatchy News Service Service
ROSEVILLE — Roseville Union High School's graduating class of 1939 will hold a 30-year reunion party on June 21 at the Sierra View Country Club here. Plans have been made for a social hour and dinner dance.

to the poor man.
"Why, some kids have never seen themselves in a mirror. They don't know what they look like. I've put full-length mirrors in schools so a kid can take a look and see who the heck I am."

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2 of 2 Land Use Hearing Is Set At Tahoe

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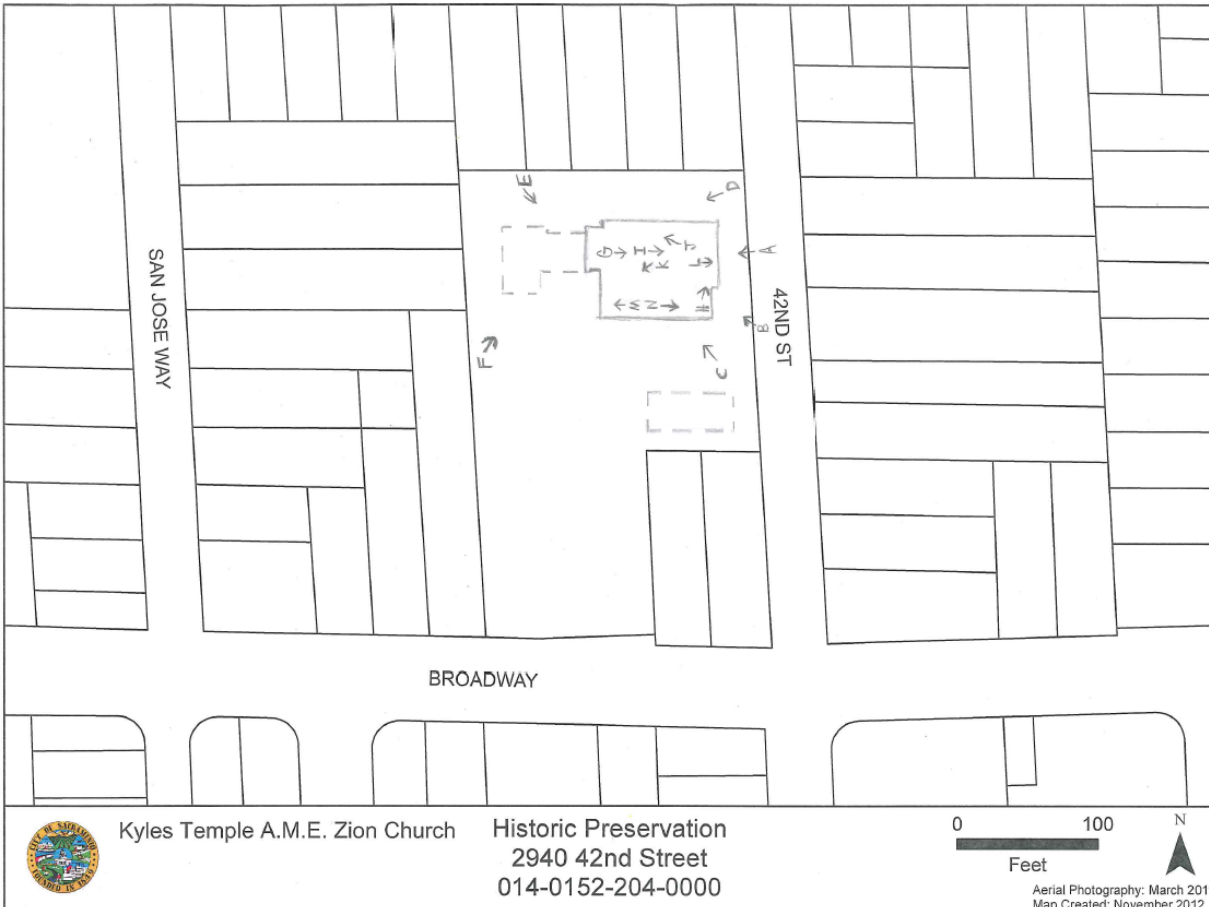
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Sketch Map of Kyles Temple with Lettered Photo Key



Kyles Temple A.M.E. Zion Church Historic Preservation
2940 42nd Street
014-0152-204-0000

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Feet



Aerial Photography: March 2011
Map Created: November 2012

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