



Alkali Flat Central, North, South, and West

Historic District Plan

Physical Description & Boundaries

The Alkali Flat Central Historic District, Alkali Flat North Historic District, Alkali Flat South Historic District, and Alkali Flat West Historic District are located in the northwest corner of Sacramento’s original 1848 city limits. The districts are included in the same section of this document, because they were historically part of the same neighborhood, known as Alkali Flat, which was bordered to the north by B Street, to the east by 13th Street, to the south by H Street, and to the west by the tracks of the Central Pacific, later the Southern Pacific, Railroad.¹ Although the districts are geographically broken up by recent infill development, they share a common history and pattern of development, which is described in the Brief Historic District Context section below.

The Alkali Flat Central Historic District is roughly bounded by 9th, E, 11th, and G streets. The Alkali Flat North Historic District is roughly bounded by Chinatown Alley, 12th Street, Democracy Alley, and 11th Street. The Alkali Flat South Historic District contains a row of houses on G Street between 11th and 12th streets. The Alkali Flat West Historic District is roughly bounded by 7th, E, 9th, and F streets.



Figure 21. Alkali Flat Central Historic District contains a variety of architectural styles. The Greek Revival J. Neely Johnson house, right, is next to a Classic Box style house with Classical Revival influences on F Street.



Figure 22. The Isaac Martin Hubbard House at 1010 F Street in the Alkali Flat Central Historic District.



Figure 23. A row of nearly identical Queen Anne houses on 11th Street in the Alkali Flat North Historic District.



Figure 24. A large Queen Anne style house on D Street in the Alkali Flat North Historic District.

¹ *Sacramento's Alkali Flat* (Charleston, SC: Arcadia Publishing, 2010), 7.

Brief Historic Context

Alkali Flat is Sacramento's oldest existing residential neighborhood. Once part of a dry lakebed, it was named after the chalky, white deposits of alkali that were left on the streets after the floods that periodically affected the area.² After a devastating fire in 1852 destroyed 70 percent of Sacramento, the city began to rebuild, often in fireproof brick. This included some houses in the new residential neighborhood of Alkali Flat, which emerged on the undeveloped land north of G Street.

Thanks to its convenient location near the city's central business district, Alkali Flat became the home of Sacramento's elite throughout the mid- to late nineteenth century. Governors, legislators, business and industry leaders, newly wealthy merchants, artists, physicians, and all manner of the local gentry settled in Alkali Flat.³ Among them was J. Neely Johnson, the fourth governor of California whose Greek Revival home still stands at 1029 F Street. Alkali Flat's affluent and influential residents filled the neighborhood with mansions and stately homes that were built in the most fashionable architectural styles of the time, many on lots with verdant gardens surrounded by wrought iron or picket fences.⁴

Sacramento's well-to-do residents built homes in the southern sections of Alkali Flat, while working-class residents settled in the neighborhood's northern sections closer to the Central Pacific (later

² "Past Historic Home Tour-Alkali Flat," Preservation Sacramento, accessed July 19, 2018. <http://www.preservationsacramento.org/hometour>.

³ *Sacramento's Alkali Flat*, 7.

⁴ "Alkali Flat/Mansions Flats Strategic Neighborhood Action Plan," City of Sacramento, 2005, 5.

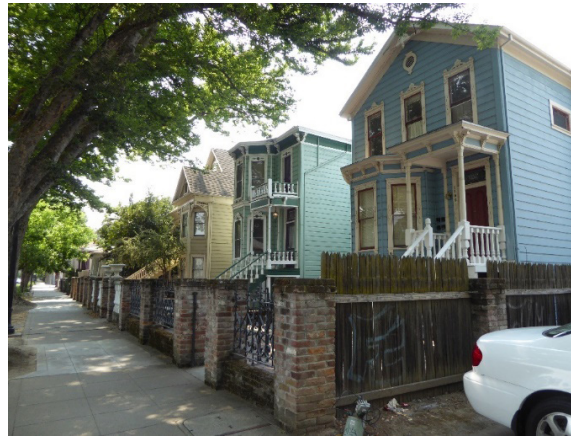


Figure 25. A row of late nineteenth- and early twentieth-century houses in the Alkali Flat South Historic District forms a cohesive grouping on G Street, between 11th and 12th streets. Many of the houses have low wrought iron fences with brick piers.



Figure 26. Evenly spaced street trees (mostly sycamores) create a canopy over the houses in the Alkali Flat South Historic District.



Figure 27. Houses in the Alkali Flat West Historic District were built in a variety of Victorian styles, including Second Empire and Queen Anne, such as these houses on 8th Street between E and F streets.



Figure 28. Decorative woodwork on a house in the Alkali Flat West Historic District.

the Southern Pacific) rail lines, some of which is preserved in the Alkali Flat North Historic District. Cottages with high basements were constructed in the area, primarily during two periods: first in the 1860s and 1870s, and later around 1895. The earlier houses were built in the Italianate style, while the later houses were built in the Queen Anne and Eastlake styles. Among the residents of this section of Alkali Flat was Maria Hastings, a saloon and hotel owner, whose 1860 house at 1119 D Street remains a centerpiece of the neighborhood today.⁵

Sacramento's first streetcar line began operation in 1870 and ran through Alkali Flat along H Street from the Central Pacific Railroad depot to the State Agricultural Society's California State Fairgrounds at 20th and G streets.⁶ In 1893, an electric streetcar line that traveled down G Street to McKinley Park



Figure 29. The J. Neely Johnson House at 1029 F Street (1935). Source: California History Room, California State Library, Sacramento, California.

5 *Sacramento's Alkali Flat*, 16.

6 William Burg, "Mansion Flats Home Tour," *Sacramento Press*, September 13, 2013, <https://sacramentoexpress.com/2013/09/13/mansion-flats-home-tour/>.

replaced the route on H Street. The streetcar service attracted more residential development to Alkali Flat and increased the value of properties located along the line.⁷

As the nineteenth century progressed, the Alkali Flat neighborhood welcomed an increasing number of industries as its population grew and the Central Pacific Railroad, later the Southern Pacific Railroad, gained power at its railyards to the south. Breweries, dairies, grain and lumber mills, and other industries all opened in Alkali Flat, attracting laborers to the area. Meanwhile, civic, academic, and religious institutions were also constructed to meet the needs of the neighborhood's growing and diversifying population. Most of these industrial, civic, religious, and academic establishments have since been demolished.

Alkali Flat's increasing industrialization and the resulting influx of laborers drove many of the original, elite families out to the newer residential neighborhoods and suburbs that were being built to the east of Sacramento's crowded downtown at the turn of the twentieth century.⁸ As lower income laborers moved in, many of them immigrants, Alkali Flat's large single-family dwellings were subdivided into smaller units that could be rented out to several families at a time. No new single-family houses appear to have been built after 1910. Subsequent new construction focused primarily on building smaller residential units and apartment buildings to accommodate the neighborhood's growing population of working-class residents.

7 "Running on G Street," *Sacramento Daily Union*, March 7, 1893.

8 Krissy Holt, "A walk in Alkali Flat is a step back in time," *Sacramento Press*, November 4, 2011, <https://sacramentoexpress.com/2011/11/04/a-walk-in-alkali-flat-is-a-step-back-in-time/>.

The Great Depression affected all of Sacramento's main industries, leading to widespread unemployment. Large numbers of workers at the city's canneries, railyards, and state government offices lost their jobs, and transient workers arrived in large numbers in search of seasonal agricultural work. The growing number of homeless and unemployed workers settled in shantytowns that formed along the city's rail lines and levees, which bordered Alkali Flat to the north. One such encampment, called Shookville, was located near the city incinerator in Alkali Flat and was home to nearly 1,000 people.⁹

Meanwhile, ridership on Sacramento's streetcars was declining and the automobile had increased in popularity. In 1936, streetcar service along G Street ended and was replaced by bus service.¹⁰ The loss of streetcar service removed a vital link between Alkali Flat and the rest of the city, isolating the neighborhood and reducing development and property values.

Alkali Flat's low rents and proximity to downtown's industries and businesses made it a popular destination for immigrants and ethnic minorities after World War II, particularly the city's Mexican-American residents who established a community in the neighborhood. The Royal Chicano Air Force, an art collective founded in 1969, based many of its activities in Alkali Flat and became one of the most dominant and influential groups in Sacramento and the national Chicano art movement.¹¹

9 Gray Crechin and Lee M. A. Simpson, "Unseen Investment: New Deal Sacramento," in *River City and Valley Life: An Environmental History of the Sacramento Region*, ed. Christopher J. Castaneda and Lee M.A. Simpson (Pittsburgh: University of Pittsburgh Press, 2013), 186-187.

10 William Burg, *Sacramento's Streetcars* (Charleston, SC: Arcadia Publishing, 2006), 34.

11 Holt.

By the 1970s, Alkali Flat's once-grand nineteenth century houses and buildings were in such a severe state of decay that many were uninhabitable and were demolished. A new movement emerged to preserve the neighborhood's remaining historic architecture, led by local residents and members of the Sacramento Old City Association and Sacramento Heritage, Inc. Much of the neighborhood's existing nineteenth-century architecture has survived as a result of their efforts.¹² In 1972, the Sacramento City Council adopted a redevelopment plan for Alkali Flat, and between 2006 and 2009, \$60 million in private and public funding was invested into Alkali Flat in an effort to revitalize the neighborhood. The plan included new residential and transit-oriented development along 12th Street, such as the La Valentina mixed-use development; preservation and rehabilitation of the area's historic housing stock; and promotion of new development while working to enhance existing businesses.¹³ Today, the neighborhood remains an ethnically and socioeconomically diverse residential neighborhood, and many of its historic houses have been restored.¹⁴



Figure 30. The Jalisco Market at 318-322 12th Street (1950). Source: Center for Sacramento History. Eugene Hepting Collection, 1985/024/0001.

¹² *Sacramento's Alkali Flat*, 11.

¹³ "Alkali Flat-Mansions Flats Strategic Neighborhood Action Plan," 8-9.

¹⁴ Holt.

Significance

Alkali Flat contains four separate historic districts, rather than a single, cohesive district, due to recent infill development that fragments the neighborhood. The North Alkali Flat Historic District was designated for listing on the Sacramento Register of Historic and Cultural Resources by the City Preservation Commission in 1985 in Ordinance #85-076 and renamed the “Alkali Flat North Historic District” in 2004 in Ordinance #2004-048. The Alkali Flat Central Historic District, Alkali Flat South Historic District, and Alkali Flat West Historic District were designated for listing on the Sacramento Register in 2004 in Ordinance #2004-048. At the time of their designations, the districts were determined to meet all three of the requirements and both of the factors for listing as defined by Sacramento City Code.

The Alkali Flat Central Historic District, Alkali Flat North Historic District, and Alkali Flat South Historic District have also received national designation as historic districts and were listed on the National Register of Historic Places in 1984. Because these districts are listed on the National Register, they are also automatically listed on the California Register of Historical Resources.

The following table provides a current evaluation of significance under the requirements and considers the factors based on the above historic district context and the 2018 historic district survey. Additionally, these historic districts relate to the Railroad Context Statement and State Government Context Statement of the city’s General Plan Technical Background Report.

(B) Listing on the Sacramento Register – Historic districts	
(1) Requirements	
(a)	The Alkali Flat Central Historic District, Alkali Flat North Historic District, Alkali Flat South Historic District, and Alkali Flat West Historic District meet requirement (a) for listing on the Sacramento Register, because they are geographically definable areas.
(b)(i)	<p>The Alkali Flat Central Historic District, Alkali Flat North Historic District, Alkali Flat South Historic District, and Alkali Flat West Historic District requirement (b)(i) for listing on the Sacramento Register as areas that possesses “a significant concentration or continuity of buildings unified by: (A) past events or (B) aesthetically by plan or physical development.”</p> <p>Together, the four historic districts contain a collection of buildings that reflect the variety of architectural styles and types of residences that were characteristic during the peak of development in Alkali Flat between the mid-nineteenth century and early twentieth century.</p> <p>Reflecting the neighborhood’s initial development as an enclave for many of Sacramento’s most prominent residents in the mid-nineteenth century, the Alkali Flat Central Historic District contains a number of houses that were built for notable individuals, including governors, business owners, wealthy merchants, and other members of the local elite. The largest component of the Alkali Flat Central Historic District consists of nineteenth-century Queen Anne and Stick/Eastlake houses, but the district also contains houses built in popular styles from the early twentieth century, including the Colonial Revival and Craftsman styles.</p> <p>The Alkali Flat North Historic District contains a small concentration of houses that are unified aesthetically by their physical development as working-class cottages during the city’s building boom after the fires and floods of the 1850s and 1860s. The houses were largely built during two main periods: an initial period in the 1860s and 1870s, characterized by the Greek Revival and Italianate styles, and a later period around 1895, characterized by a mixture of Queen Anne and Stick/Eastlake styles. Despite the difference in age, the houses share a similar scale, form, setback, and architectural design details, such as high basements, that serve to create an aesthetically cohesive whole that recalls the peak period of development in Alkali Flat.</p>

(B) Listing on the Sacramento Register – Historic districts	
(1) Requirements	
	<p>The Alkali Flat South Historic District consists of a row of small Italianate and Queen Anne houses that were built in a similar size, scale, and overall form. The buildings also share an aesthetic consistency in their display of visual features, such as fenestration and smaller design details, that together helps to create a visually cohesive whole. Two later Craftsman style, Classic Box houses continue the row to the east, reflecting the evolution of styles in the neighborhood.</p>
	<p>The Alkali Flat West Historic District contains a range of buildings types and styles from the mid-eighteenth to early twentieth century, including a National Register-listed example of a prefabricated house that was shipped to Sacramento in the earliest years of its establishment; a cohesive row of houses on E Street that were constructed in a similar size, scale, and form; and several larger turn-of-the-twentieth-century apartment buildings. Together, the assemblage is representative of the various phases of residential development that characterized the larger neighborhood of Alkali Flat from its establishment in the 1850s to its transition into a predominately working class and ethnic neighborhood in the first few decades of the twentieth century.</p>
(b)(ii)	<p>The Alkali Flat Central Historic District, Alkali Flat North Historic District, Alkali Flat South Historic District, and Alkali Flat West Historic District specifically meet requirement (b)(ii) for listing on the Sacramento Register as areas “associated with an event, person, or period significant or important to city history.”</p> <p>The Alkali Flat Central Historic District, Alkali Flat North Historic District, Alkali Flat South Historic District, and Alkali Flat West Historic District are pieces of the larger neighborhood of Alkali Flat, the oldest extant residential neighborhood in Sacramento. The districts’ surviving historic buildings are representative of the boom period of development that took place as the city expanded and matured after the devastation of the 1852 fire and improvement of flood control measures in the 1860s. The districts contain the remnants of what was once Sacramento’s premiere residential neighborhood, where the city’s most influential and prominent figures built large family homes in the most popular architectural styles of the day. The affluent and elegant neighborhood reflected Sacramento’s rebirth into one of the state’s most important agricultural, commercial, industrial, and transportation centers at the end of the nineteenth century, while the variety of architectural styles and housing types echo the neighborhood’s transition into a working-class residential area in the early twentieth century.¹⁵</p>

¹⁵ *Sacramento’s Alkali Flat*, 7-8.

Period of Significance: 1852-1936

The period of significance for the Alkali Flat Central Historic District, Alkali Flat North Historic District, Alkali Flat South Historic District, and Alkali Flat West Historic District begins with Sacramento’s efforts to rebuild after the fire of 1852 and concludes with the end of streetcar service to the neighborhood in 1936, which increased the neighborhood’s isolation from the rest of the city and contributed, along with the effects of the Great Depression, to declining development and investment in the neighborhood. The transition also coincided with Alkali Flat’s evolution into a predominately working-class neighborhood.

Property Types from the Period of Significance

- Residential
- Commercial
- Recreational

Architectural Styles from the Period of Significance

- Greek Revival
- Moorish Revival
- Craftsman
- Gothic Revival
- Federal
- Folk Victorian
- Italianate
- Second Empire
- Vernacular
- Queen Anne
- Classical Revival
- Stick/Eastlake
- Prairie

(B) Listing on the Sacramento Register – Historic districts	
(1) Requirements	
(c)	The Alkali Flat Central Historic District, Alkali Flat North Historic District, Alkali Flat South Historic District, and Alkali Flat West Historic District meet requirement (c) for listing on the Sacramento Register as they aligns with the goals and purposes of historic preservation in Sacramento, as well as the city’s other goals and policies. Per the Sacramento City Code, the preservation of these districts enhances the “city’s economic, cultural and aesthetic standing, its identity and its livability, marketability, and urban character.”
(B) Listing on the Sacramento Register – Historic districts	
(2) Factors to be considered	
(a)	Factor (2)(a) states that “a historic district should have integrity of design, setting, materials, workmanship and association.” The Alkali Flat Central Historic District, Alkali Flat North Historic District, Alkali Flat South Historic District, and Alkali Flat West Historic District retain sufficient integrity to meet this factor for consideration as historic districts.
(b)	Factor (2)(b) states that “the collective historic value of the buildings and structures in a historic district taken together may be greater than the historic value of each individual building or structure.” The Alkali Flat Central Historic District, Alkali Flat North Historic District, Alkali Flat South Historic District, and Alkali Flat West Historic District meet this factor because their buildings and structures represent significant and distinguishable entities whose collective historic value is greater when taken as a whole.

Character-Defining Features

Alkali Flat Central Historic District

Element	Character of Historic District
Use	<ul style="list-style-type: none"> • Single-family residences, some converted into multi-family units, and some apartment buildings • Public recreational use centralized at the J. Neely Johnson Park • Parking and auxiliary uses located along alleys
Mass & Form	<ul style="list-style-type: none"> • Predominately one- to two-story houses with Delta-style high basements and raised first story • Modestly-sized cottages interspersed with larger, more ornate residences
Cladding	<ul style="list-style-type: none"> • Predominately wood siding, typically wide-width channel rustic siding, three- or four-tier drop panels, or shingles, often of varying shapes and patterns on gabled ends • Some rare but significant brick buildings
Roofs	<ul style="list-style-type: none"> • Predominantly front-facing gabled roofs with some flat or hipped roofs • Brick chimneys
Entries & Doors	<ul style="list-style-type: none"> • Delta-style configuration with staircases leading to primary entrances above a high basement • Paneled wood doors, often with a transom above, and/or integrated glazing
Windows	<ul style="list-style-type: none"> • Wood-frame, double-hung windows • Front- and side-facing bay windows
Porches	<ul style="list-style-type: none"> • Prominent full- or half-width porches accessed by a wood staircase

Element	Character of Historic District
Ornamentation	<ul style="list-style-type: none"> • Italianate, Stick/Eastlake, and Queen Anne details, including incised brackets under roof eaves; decorative, carved woodwork around windows and doors; slender, turned porch posts and balusters; quoins on building corners; patterned shingles on gabled ends; rounded windows; and stained-glass windows, especially on transoms over primary entrance • Classical Revival details, including fluted square columns and pilasters, modified Ionic columns, quoins on building corners, and dentils along cornice • Craftsman details, including exposed rafter and purlin tails, wood braces, tapered square columns, and low shed dormers
Property Landscape	<ul style="list-style-type: none"> • Low fences in front of many houses, mostly wood picket or wrought iron, often with brick piers
Streetscape	<ul style="list-style-type: none"> • Varying building setbacks, with houses located in the center of lettered streets generally set back further than those located at street corners or along numbered streets • Rows of mature, evenly spaced, deciduous street trees—most often sycamore, palm, and walnut trees—planted in a parking strip along the street curb • Varying sidewalk widths to accommodate large street trees

Alkali Flat North Historic District

Element	Character of Historic District
Use	<ul style="list-style-type: none"> • Single-family residences, some converted into multi-family units, commercial businesses, or institutional buildings • Commercial uses concentrated along 12th Street • Parking and auxiliary uses located along alleys
Mass & Form	<ul style="list-style-type: none"> • Predominately one- or two-story houses with Delta-style high basements and raised first story
Cladding	<ul style="list-style-type: none"> • Predominately wood siding, typically wide-width channel rustic siding, three- or four-tier drop panels, or shingles, often of varying shapes and patterns on gabled ends • One brick building
Roofs	<ul style="list-style-type: none"> • Predominantly front-facing gabled roofs with some side flat or hipped roofs • Brick chimneys
Entries & Doors	<ul style="list-style-type: none"> • Delta-style configuration with staircases leading to primary entrances above a high basement • Diagonal corner entrances on some commercial buildings • Paneled wood doors, often with a transom above, and/or integrated glazing
Windows	<ul style="list-style-type: none"> • Wood-frame, double-hung windows • Front- and side-facing bay windows
Porches	<ul style="list-style-type: none"> • Prominent full or half-width porches accessed by a wood staircase
Ornamentation	<ul style="list-style-type: none"> • Italianate, Stick/Eastlake, and Queen Anne details, including incised brackets under roof eaves; decorative, carved woodwork around windows and doors; slender, turned porch posts and balusters; and patterned shingles on gabled ends

Element	Character of Historic District
Property Landscape	<ul style="list-style-type: none"> • Low fences in front of many houses, mostly wood picket or wrought iron, often with brick piers • Some brick patios
Streetscape	<ul style="list-style-type: none"> • Varying building setback, ranging from no setback in front of the commercial buildings on 12th Street, to generally uniform setback of 20 feet on 11th Street, and more than 100 feet in front of the Maria Hastings House on D Street • Rows of mature, evenly spaced, deciduous street trees—most often sycamore or elm trees—planted in a parking strip along the street curb. • Varying building setback, ranging from no setback in front of the commercial buildings on 12th Street, to generally uniform setback of 20 feet on 11th Street, and more than 100 feet in front of the Maria Hastings House on D Street • Varying sidewalk widths to accommodate large street trees

Alkali Flat South Historic District

Element	Character of Historic District
Use	<ul style="list-style-type: none"> Historically single-family residences, some converted into multi-family units Parking and auxiliary uses located along alleys
Mass & Form	<ul style="list-style-type: none"> Two-story houses with Delta-style high basements and raised first story
Cladding	<ul style="list-style-type: none"> Predominately wood siding, typically wide-width channel rustic siding, three- or four-tier drop panels, or shingles, often of varying shapes and patterns on gabled ends
Roofs	<ul style="list-style-type: none"> Prominent front-facing gabled roofs; some low-pitched hipped roofs with dormers Brick chimneys
Entries & Doors	<ul style="list-style-type: none"> Delta-style configuration with staircases leading to primary entrances above a high basement Paneled wood doors, often with a transom above, and/or integrated glazing
Windows	<ul style="list-style-type: none"> Wood-frame, double-hung windows Front- and side-facing bay windows
Porches	<ul style="list-style-type: none"> Prominent full or half-width porches accessed by a wood staircase
Ornamentation	<ul style="list-style-type: none"> Italianate, Stick/Eastlake, and Queen Anne details, including incised brackets under roof eaves; slender, turned porch posts and balusters; decorative, carved woodwork around windows and doors; and patterned shingles on upper stories or gabled ends Craftsman details, including exposed rafter and purlin tails, wood braces, tapered square columns, and low shed dormers

Element	Character of Historic District
Property Landscape	<ul style="list-style-type: none"> Low fences in front of many houses, mostly wrought iron and often with brick piers
Streetscape	<ul style="list-style-type: none"> Rows of deciduous street trees of varying size and type—most often sycamores—planted in a parking strip along the street curb Varying building setback with nineteenth-century Victorian-era houses set back approximately 20 feet from the sidewalk and the later twentieth-century Craftsman style houses set back approximately 10 feet from the sidewalk

Alkali Flat West Historic District

Element	Character of Historic District
Use	<ul style="list-style-type: none"> • Single-family residences, some converted to multi-family units, and apartment buildings • Parking and auxiliary uses located along alleys
Mass & Form	<ul style="list-style-type: none"> • One- to three-story houses with Delta-style high basements and raised first story
Cladding	<ul style="list-style-type: none"> • Predominately wood siding, typically wide-width channel rustic siding, three- or four-tier drop panels, or shingles, often of varying shapes and patterns on gabled ends • Some brick on lower stories
Roofs	<ul style="list-style-type: none"> • Predominantly front-facing gabled roofs with some side-facing gabled, flat, or low hipped roofs with dormers and one mansard roof • Brick chimneys
Entries & Doors	<ul style="list-style-type: none"> • Delta-style configuration with staircases leading to primary entrances above a high basement • Paneled wood doors, often with a transom above, and/or integrated glazing
Windows	<ul style="list-style-type: none"> • Wood-frame, double-hung windows • Front- and side-facing bay windows
Porches	<ul style="list-style-type: none"> • Prominent full, half-width, or wraparound porches accessed by a wood staircase

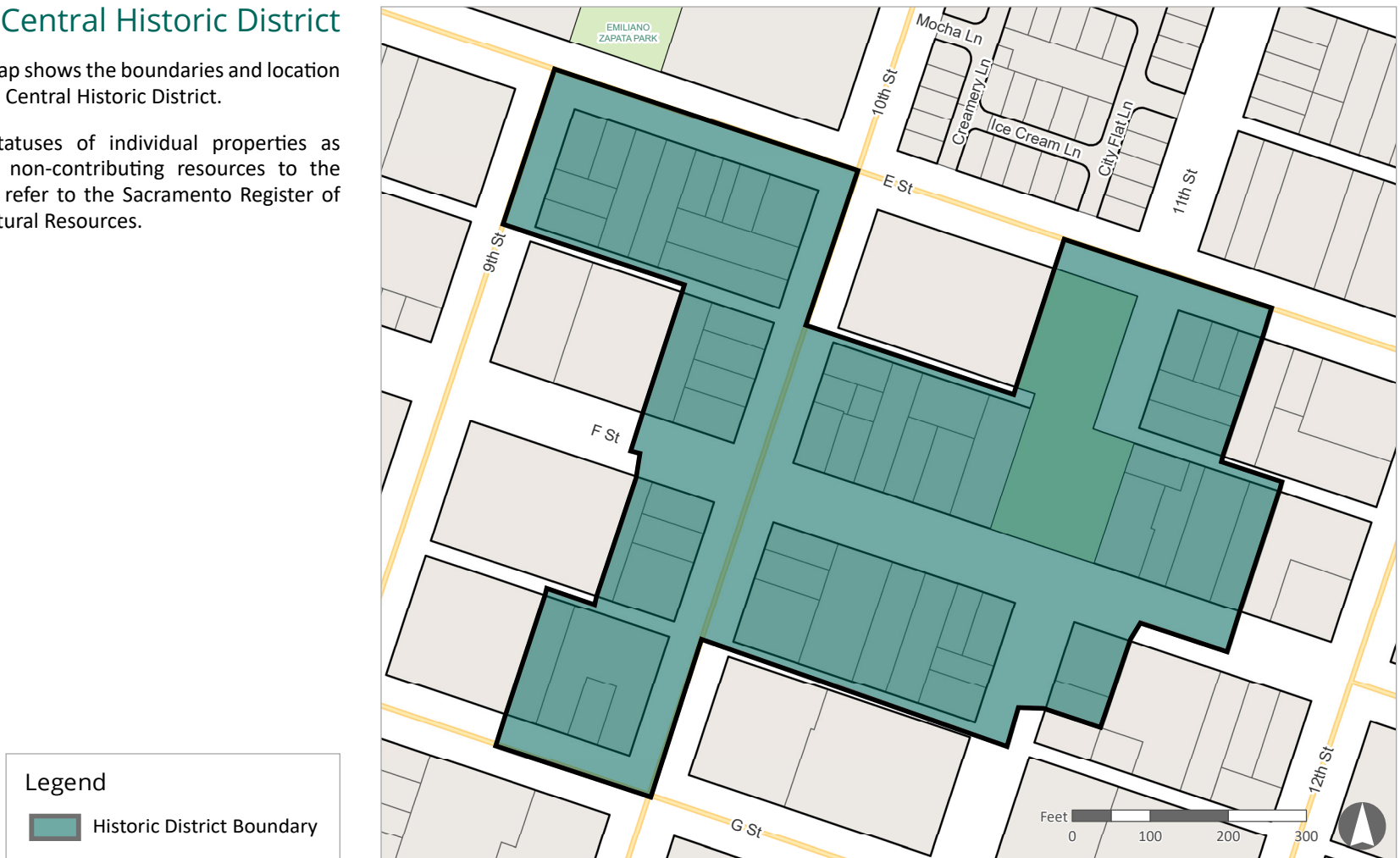
Element	Character of Historic District
Ornamentation	<ul style="list-style-type: none"> • Italianate, Stick/Eastlake, and Queen Anne details, including incised brackets under roof eaves; slender, turned porch posts and balusters; decorative, carved woodwork around windows and doors; rounded windows; and patterned shingles on upper stories or gabled ends • Craftsman details, including exposed rafter and purlin tails, wood braces, tapered square columns, and low shed dormers
Property Landscape	<ul style="list-style-type: none"> • Low fences in front of many houses, mostly wood picket or wrought iron, occasionally with brick piers • Some brick patios • Remnants of low concrete fence bases • Clear views of the levee, railroad tracks, and railyards
Streetscape	<ul style="list-style-type: none"> • Rows of deciduous street trees of varying size and type, most often sycamore, elm, or palm streets—planted in parking strips • Varying building setbacks • Varying sidewalk widths to accommodate large street trees

Boundaries & Location

Alkali Flat Central Historic District

The following map shows the boundaries and location of the Alkali Flat Central Historic District.

To view the statuses of individual properties as contributing or non-contributing resources to the historic district, refer to the Sacramento Register of Historic and Cultural Resources.



Map of the Alkali Flat Central Historic District. Source: City of Sacramento and Page & Turnbull, 2019.

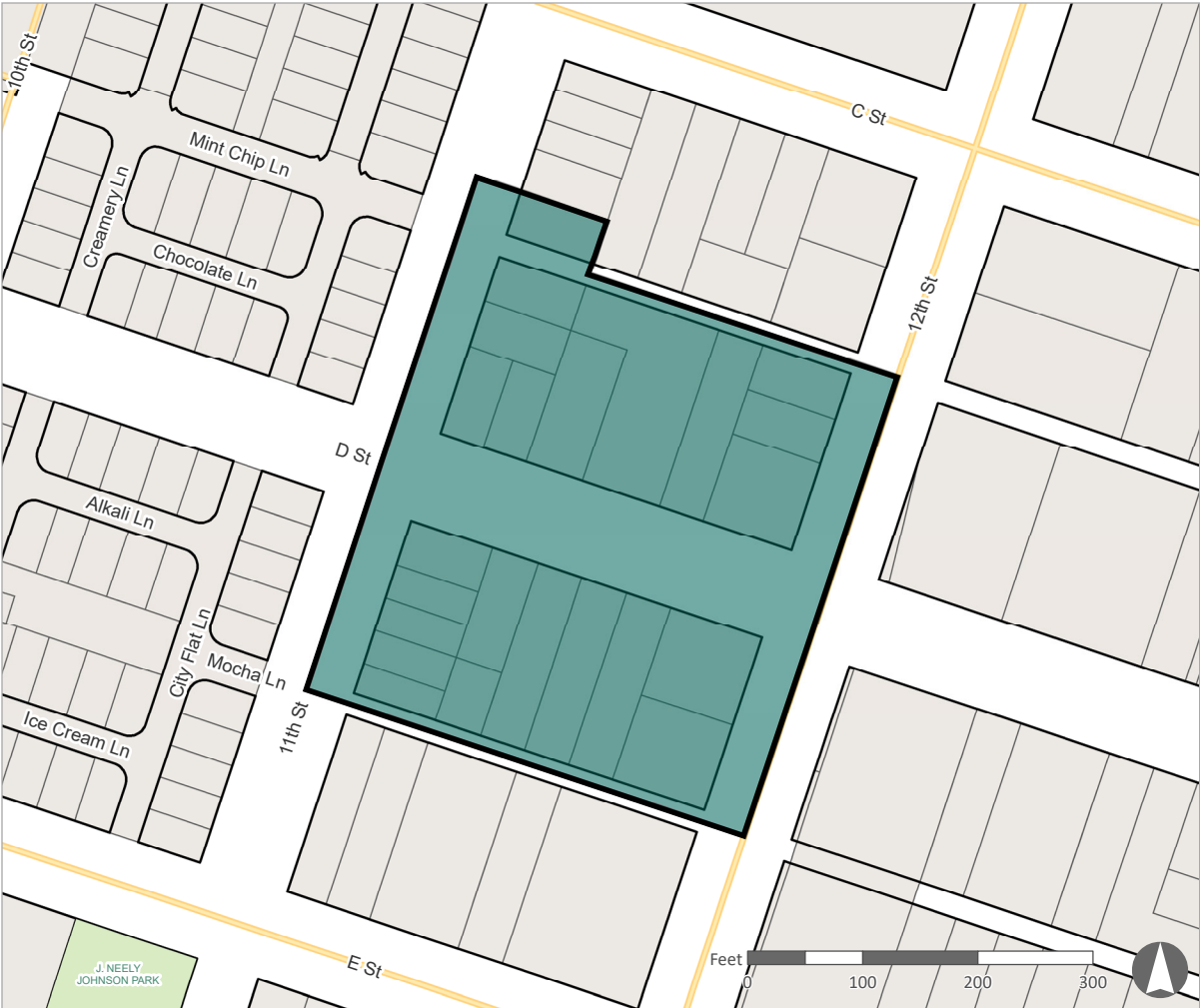
Alkali Flat North Historic District

The following map shows the boundaries and location of the Alkali Flat North Historic District.

To view the statuses of individual properties as contributing or non-contributing resources to the historic district, refer to the Sacramento Register of Historic and Cultural Resources.

Legend

-  Historic District Boundary



Map of the Alkali Flat North Historic District. Source: City of Sacramento and Page & Turnbull, 2019.

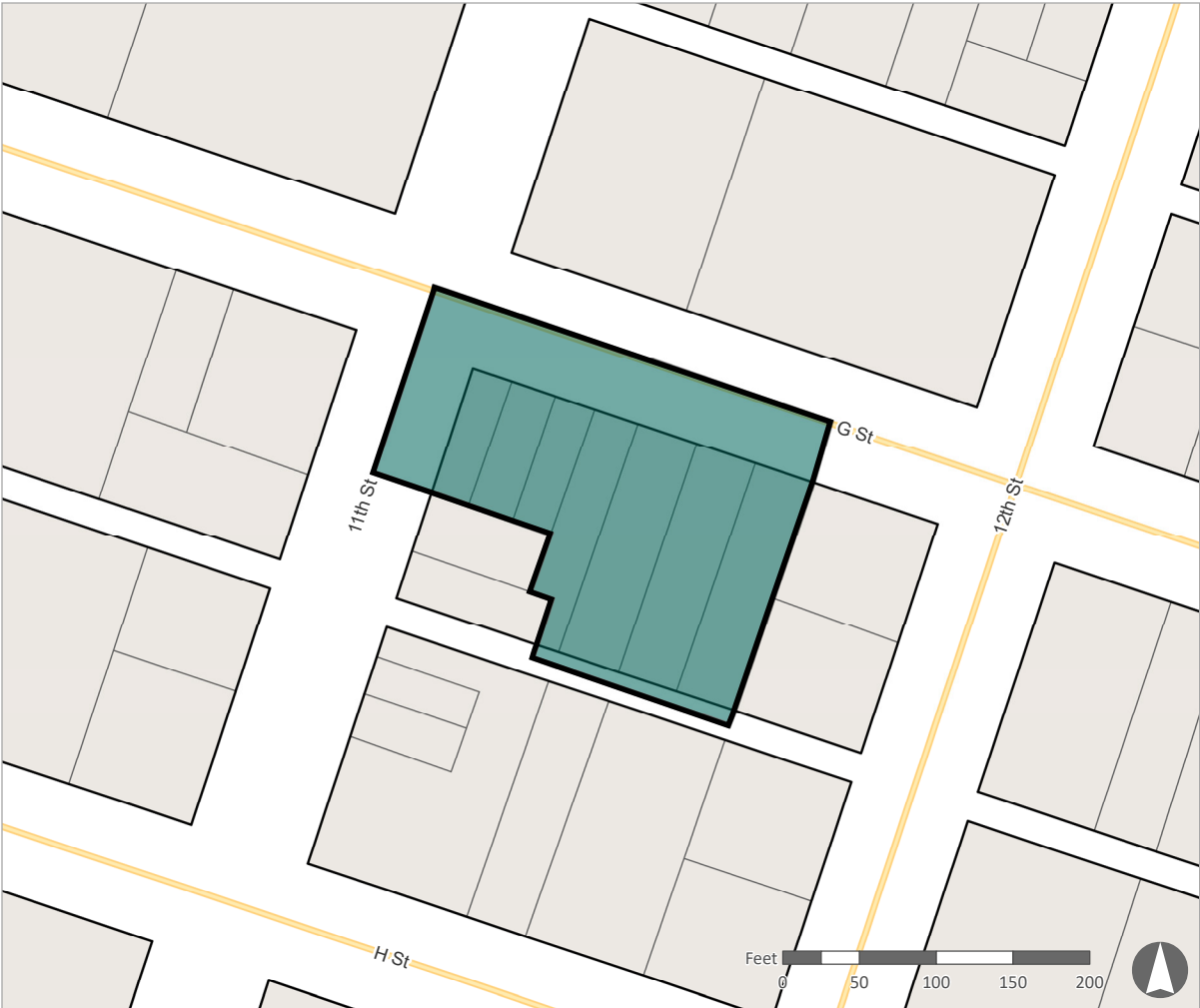
Alkali Flat South Historic District

The following map shows the boundaries and location of the Alkali Flat South Historic District.

To view the statuses of individual properties as contributing or non-contributing resources to the historic district, refer to the Sacramento Register of Historic and Cultural Resources.

Legend

-  Historic District Boundary



Map of the Alkali Flat South Historic District. Source: City of Sacramento and Page & Turnbull, 2019.

Alkali Flat West Historic District

The following map shows the boundaries and location of the Alkali Flat West Historic District.

To view the statuses of individual properties as contributing or non-contributing resources to the historic district, refer to the Sacramento Register of Historic and Cultural Resources.

Legend

 Historic District Boundary

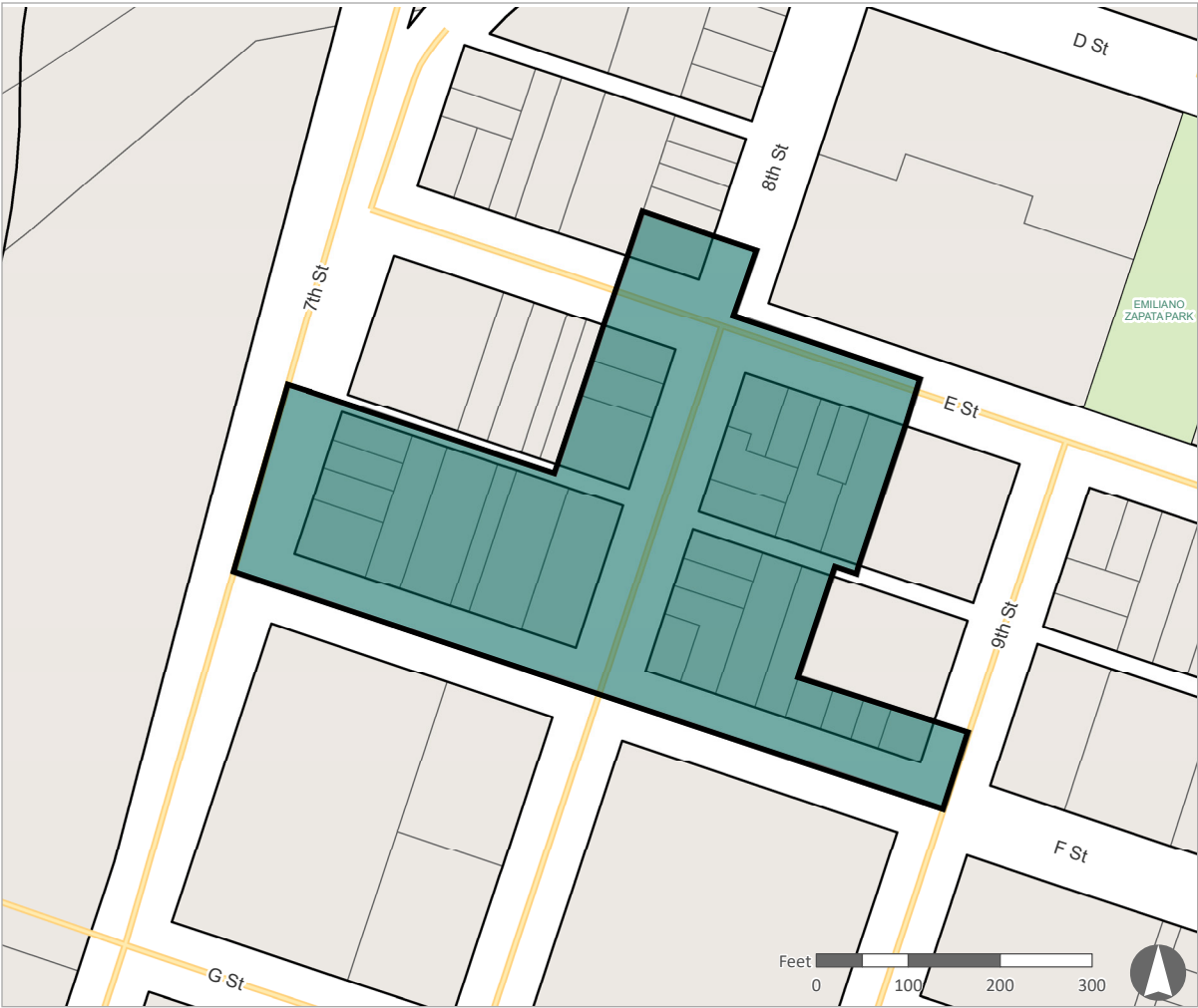


Figure 31. Map of the Alkali Flat West Historic District. Source: City of Sacramento and Page & Turnbull, 2019.

District-Specific Standards & Criteria for the Alkali Flat Central Historic District

Design Principle

Design alterations, additions and infill to seamlessly blend into this grand historic residential neighborhood.

Rationale

Alkali Flat Central is the largest of the historic districts in the Alkali Flat neighborhood, which was once the neighborhood of choice for many of Sacramento's most prominent citizens. The historic district contains a large collection of residential buildings, which exhibit several architectural styles, proportions, massing, and landscaping that is unified by an overall high quality of design and architectural detailing. The existing neighborhood is a well-preserved area of Sacramento.

In addition to the Standards & Criteria Common to Sacramento's Historic Districts in Section 1, the following district-specific standards and criteria apply when planning a project in the Alkali Flat Central Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Protect carved, turned, or shaped wood treatments that are important features to the architectural style.

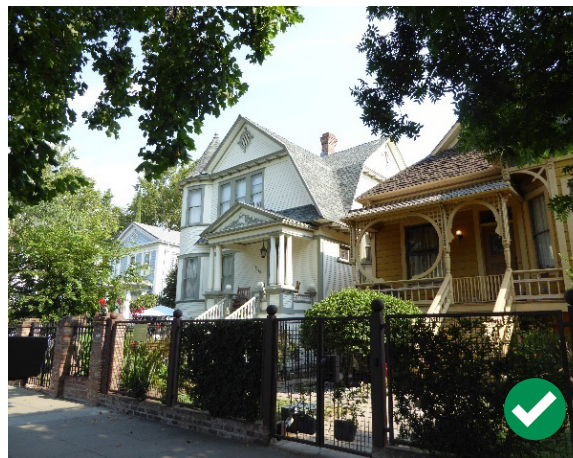


Figure 32. Many historic houses in Alkali Flat Central feature elaborate, decorative woodwork.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Avoid additions that cause a contributing building's height to exceed 150% of its historic height.
 - Use step backs to maintain the existing street façade height.

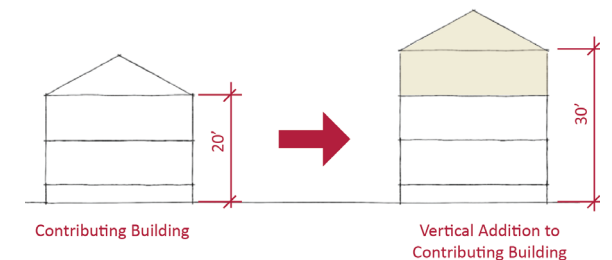


Figure 33. Additions should not cause a building's height to exceed 150% of its historic height.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Design the scale, massing, and proportions of new construction to be compatible with those of adjacent contributing buildings on the same block.
- Where additional height is considered, it is recommended that the height of new buildings be no more than 150% of the height of surrounding contributing buildings.
 - Consider using step backs for taller buildings to maintain the existing street façade height of adjacent contributing buildings.

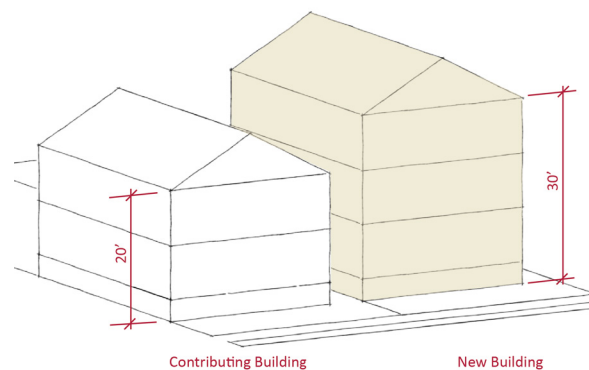


Figure 34. The height of new buildings should be no more than 150% of the height of surrounding contributing buildings.

- 3.2 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels wherever possible.
- Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.
- 3.3 Consider providing covered front porches or entries at new infill development to preserve the historic district's visual pattern of porches.



Figure 35. The historic district contains houses that display a variety of architectural styles and massing.



Figure 36. Building setbacks vary from street to street but are particularly deep on F Street.



Figure 37. Entries to these new infill buildings include covered porches over entries.

4. Site Features, Streetscape, & Landscaping

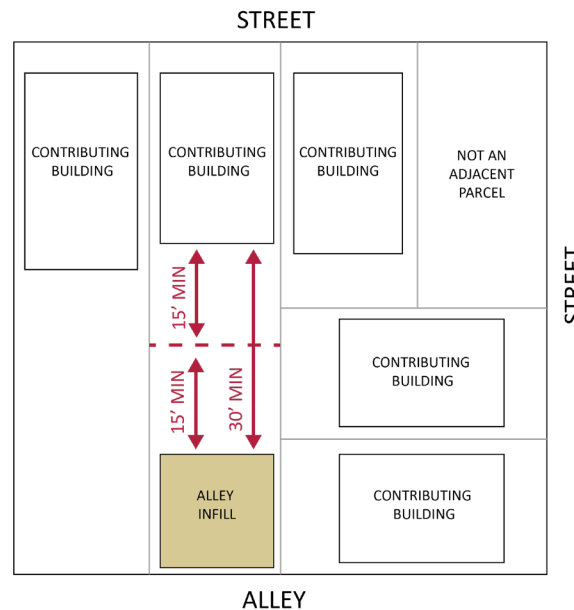
- 4.1 Design new landscape features to be compatible with the pedestrian-oriented landscaping within the district.
- 4.2 Avoid creating new curb cuts on lettered streets in the historic district.
 - Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.



Figure 38. Parking has been appropriately located at the rear of these contributing properties.

5. Alley Infill

- 5.1 On a typical unsplit parcel, set back alley infill buildings a minimum of 30 feet from the primary building on the parcel. If a parcel is split, set back alley infill buildings a minimum of 15 feet from the lot split.
- 5.2 The height of alley infill should be no more than 150% of the height of surrounding contributing buildings.



District-Specific Standards & Criteria for the Alkali Flat North Historic District

Design Principle

Integrate new residential, commercial, and transit-oriented development, particularly along 12th Street, with the Alkali Flat North Historic District's historic character as one of Sacramento's oldest residential neighborhoods.

Rationale

The Alkali Flat North Historic District is part of one of Sacramento's earliest still-standing residential neighborhoods, dating from the mid-nineteenth to the early twentieth century. While the historic district is primarily residential in nature, it is also shaped by commercial development on 12th Street, a historic commercial corridor and busy arterial highway. Additionally, the historic district contains a number of vacant parcels that offer the potential for future new development within its boundaries. Because of the small geographic size of the district, any physical changes will have an amplified impact on the overall integrity and cohesiveness of the district.

In addition to the Standards & Criteria Common to Sacramento's Historic Districts in Section 1, the following district-specific standards and criteria apply when planning a project in the Alkali Flat North Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Preserve cohesive rows of houses, such as 405-415 11th Street.
- 1.2 Protect carved, turned, or shaped wood treatments that are important features to the architectural style.
- 1.3 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, doors, and bay windows.



Figure 39. The ornate houses at 405-415 11th Street create a particularly cohesive grouping of houses that should be carefully preserved.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that do not visually dominate the modest scale and massing of contributing buildings in the district.
 - Design building proportions of additions to commercial buildings be compatible with the primarily low, horizontal massing of contributing commercial buildings in the district.
- 2.2 Avoid additions that cause a contributing building's height to exceed 150% of its historic height.
 - Use step backs to maintain the existing street façade height.

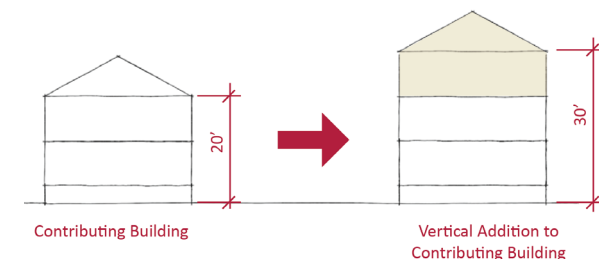


Figure 40. Additions should not cause a building's height to exceed 150% of its historic height.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Focus commercial and mixed-use development on 12th Street, and maintain the historic residential character of D and 11th Streets.
- Where commercial properties are sited directly adjacent to residential properties, provide a side setback and articulate side facades to avoid solid party walls facing residential properties.
- 3.2 Design the scale, massing, and proportions of new residential construction to be compatible with the narrow, vertical massing typical of contributing residential buildings.
- If larger buildings are considered, break up the plane of the primary facade to emulate the pattern of narrow, vertical massing found in the district.
- 3.3 Design the scale, massing, and proportions of new commercial construction to be compatible with the low, horizontal massing of adjacent contributing commercial buildings.
- 3.4 Where additional height is considered, the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
- Consider using step backs for taller buildings to maintain the existing street façade height of adjacent contributing buildings.

- Maintain the pattern of small front yards in front of residential properties on D and 11th Streets.
 - Maintain zero lot line setback of commercial properties on 12th Street.
 - Minimal or no spacing may be appropriate between commercial properties on 12th Street to match the relationship between contributing historic buildings.
- 3.5 Encourage the inclusion of corner entrances for commercial development located at street intersections along 12th Street.
- 3.6 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels on D Street, wherever possible.
- Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.

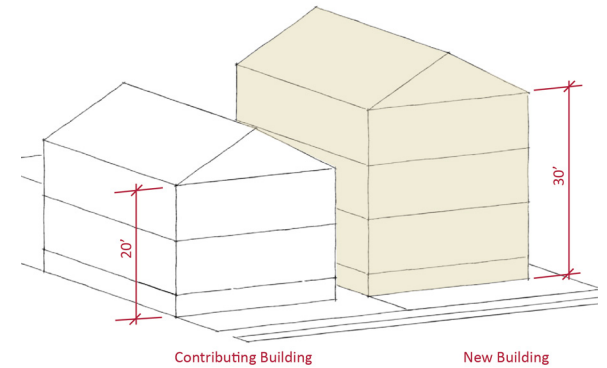


Figure 42. The height of new buildings should be no more than 150% of the height of surrounding contributing buildings.



Figure 41. Contributing residential properties are typically sited with a shallow setback from the street.



Figure 43. Commercial development should be located along 12th Street and be designed to be compatible with historic commercial buildings in the historic district.

4. Site Features, Streetscape, & Landscaping

- 4.1 Where street trees consist of a row of trees of the same species, replace removed or diseased trees in kind with the same species or a compatible species at regular intervals in order to maintain the historic tree planting pattern.
- 4.2 Avoid creating new curb cuts on numbered streets in the historic district.
 - Locate parking and service access along alleys, and use landscape features to screen it from the public right-of-way, wherever possible.
 - Where possible, remove driveways and restore the continuous park strip to enhance the pedestrian experience.
- 4.3 Replace chain link fences and razor wire with fencing that is compatible in material and height to historic fencing in the district.

5. Alley Infill

- 5.1 On a typical unsplit parcel, set back alley infill buildings a minimum of 30 feet from the primary building on the parcel. If a parcel is split, set back alley infill buildings a minimum of 15 feet from the lot split.
- 5.2 The height of alley infill should be no more than 150% of the height of surrounding contributing buildings.

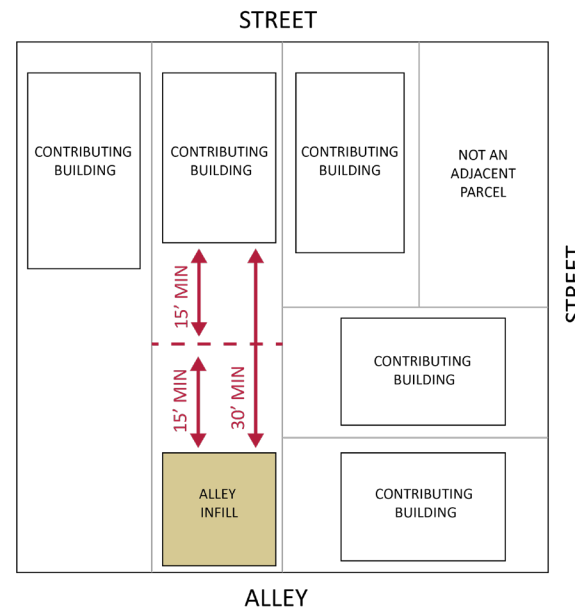


Figure 44. Parking should be located along the alleys and screened from view.



Figure 45. The use of chain link fences is prohibited.

District-Specific Standards & Criteria for the Alkali Flat South Historic District

Design Principle

Projects in the Alkali Flat South Historic District should be carefully and thoughtfully planned to minimize visual impacts that would disrupt the highly cohesive character of the historic district.

Rationale

The Alkali Flat South Historic District contains a particularly cohesive grouping of houses, the majority of which share a similar architectural style, building scale, massing, use of materials, siting, and landscaping. Because of the high level of architectural uniformity and small geographic scale of the district, any physical changes will have an amplified impact on the cohesiveness of the district.

In addition to the Standards & Criteria Common to Sacramento's Historic Districts in Section 1, the following district-specific standards and criteria apply when planning a project in the Alkali Flat South Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Protect carved, turned, or shaped wood treatments that are important features to the architectural style.
- 1.2 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, doors, and bay windows.

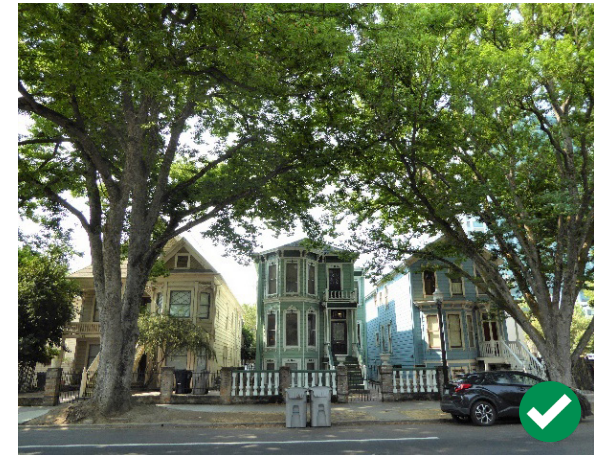


Figure 46. The similar size, height, massing, materials, siting, and landscaping of contributing properties in the historic district create a particularly cohesive grouping.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that are compatible with the massing of the main contributing property and adjacent contributing properties.
 - Side additions that widen the narrow, vertical massing of the houses on the west side of the historic district are discouraged.
- 2.2 Avoid additions that cause a building's height to exceed that of adjacent contributing buildings.
 - Where additional height is considered, use step backs to maintain the existing street facade height of adjacent contributing buildings.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 It is recommended that the height of new buildings should fall within the range of heights of surrounding contributing buildings.
- 3.2 If larger buildings are considered, break up the plane of the primary facade to emulate the pattern of narrow, vertical massing found in the district.
- 3.3 Orient primary facades and entries of new construction to G Street.
- 3.4 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels, wherever possible.
 - Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.
- 3.5 Avoid creating new curb cuts along G Street.
 - Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.
- 3.6 Consider providing covered front porches or entries at new infill development to preserve the historic district's visual pattern of porches.

4. Site Features, Streetscape, & Landscaping

- 4.1 If it becomes necessary to replace mature sycamore street trees, replace them in kind with the same species or a compatible species that will grow to a similar height, size, and form.
- 4.2 Screen parking lots from view using fencing and screening elements that are compatible with the historic district.

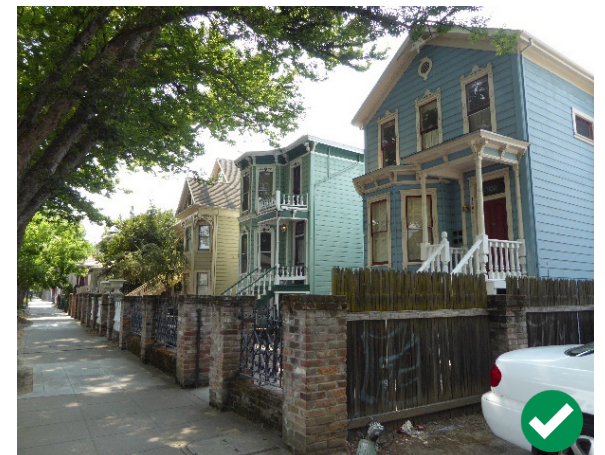
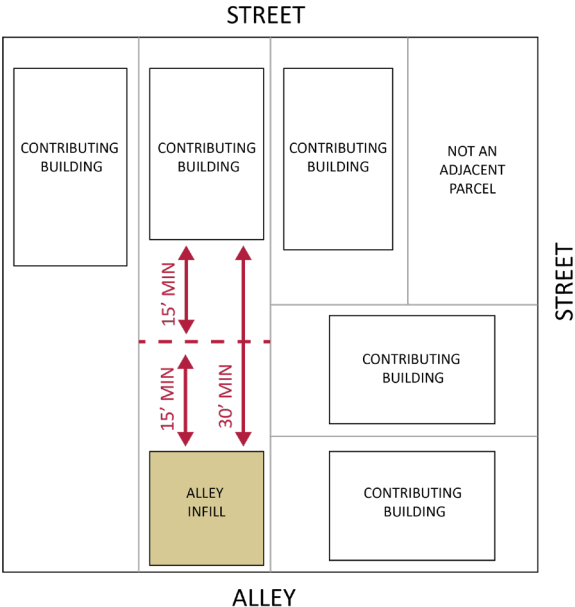


Figure 47. The contributing properties in the district share a similar setback from the street and use of low front fences.

5. Alley Infill

- 5.1 On a typical unsplit parcel, set back alley infill buildings a minimum of 30 feet from the primary building on the parcel. If a parcel is split, set back alley infill buildings a minimum of 15 feet from the lot split.
- 5.2 It is recommended that the height of alley infill should fall within the range of heights of surrounding contributing buildings.



District-Specific Standards & Criteria for the Alkali Flat West Historic District

Design Principle

Preserve and maintain the existing historic character of the Alkali Flat West Historic District as a remnant of one of Sacramento's oldest standing residential neighborhoods while encouraging compatible new development that enhances this character and improves the historic district's connection to the wider Alkali Flat neighborhood.

Rationale

Alkali Flat West is part of one of Sacramento's earliest still-standing residential neighborhoods dating from the mid-nineteenth to the early twentieth century. The district is fragmented by large swaths of vacant lots directly adjacent to contributing historic buildings and poses many opportunities for new development in close proximity to Downtown Sacramento.

In addition to the Standards & Criteria Common to Sacramento's Historic Districts in Section 1, the following district-specific standards and criteria apply when planning a project in the Alkali Flat West Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Protect carved, turned, or shaped wood treatments that are important features to the architectural style.
- 1.2 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, doors, and bay windows.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that are compatible with the narrow, vertical massing that is typical of contributing buildings in the district.
 - If larger buildings are considered, break up the plane of the primary facade to emulate the pattern of narrow, vertical massing found in the district.
- 2.2 Avoid additions that cause a contributing building's height to exceed 150% of its historic height.
 - Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.

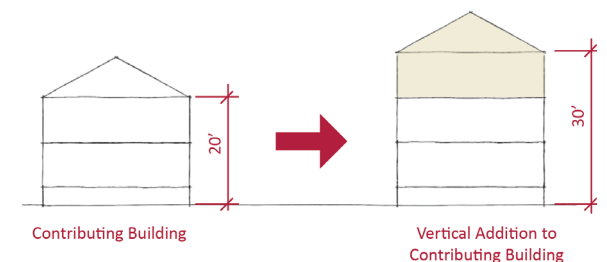


Figure 48. Additions should not cause a building's height to exceed 150% of its historic height.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Design building proportions to be compatible with adjacent contributing buildings, which are predominately narrow and vertically massed or wide and horizontally massed.
 - Broader, more robust buildings may be appropriate at street corners where there is a historic precedent for siting larger buildings.
 - Break larger masses into smaller modules that relate to the surrounding contributing buildings.
- 3.2 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels, wherever possible.
 - Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.
- 3.3 Avoid creating new curb cuts along E, F, and 8th streets.
 - Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.
- 3.4 Avoid constructing new buildings that are significantly taller than contributing buildings.
 - Where additional height is considered, the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.

- Consider using step backs for taller buildings to maintain the existing street façade height of adjacent contributing buildings.

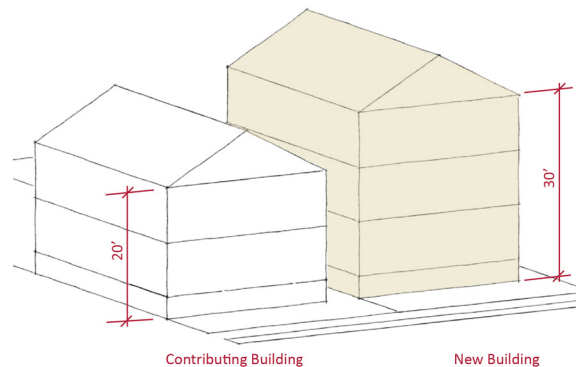


Figure 49. The height of new buildings should be no more than 150% of the height of surrounding contributing buildings.



Figure 50. The majority of contributing buildings in the district exhibit narrow, vertical massing.



Figure 51. Alkali Flat West displays a mix of historic single- and multi-family housing types that can be used as design inspiration for new infill.

4. Site Features, Streetscape, & Landscaping

- 4.1 Design new landscape features to be compatible with the pedestrian-oriented landscaping within the district.
 - Where possible, remove driveways and restore the continuous park strip to enhance the pedestrian experience.
- 4.2 Where only a fence foundation or piers survive, restore the fence to be compatible with the historic, removed fence, or surrounding historic fences.
- 4.3 Where street trees consist of a row of trees of the same species, replace removed or diseased trees in kind with the same species or a compatible species at regular intervals in order to maintain the historic tree planting pattern.
- 4.4 Remove chain link fences where possible.
 - Replace chain link fences with fences that are of a compatible material and height to historic or compatible new fences at contributing properties in the historic district.



Figure 52. Preserve historic fencing elements, including concrete foundations.



Figure 53. The use of chain link fences is prohibited.

5. Alley Infill

- 5.1 On a typical unsplit parcel, set back alley infill buildings a minimum of 30 feet from the primary building on the parcel. If a parcel is split, set back alley infill buildings a minimum of 15 feet from the lot split.
- 5.2 The height of alley infill should be no more than 150% of the height of surrounding contributing buildings.

