



Bungalow Row

Historic District Plan

Physical Description & Boundaries

The Bungalow Row Historic District is located within Sacramento's original 1848 street grid and consists of approximately one block of modestly sized Craftsman bungalows on Q Street, roughly bounded by Quill Alley, 25th Street, Powerhouse Alley, and 26th Street. The larger Winn Park Historic District surrounds the Bungalow Row Historic District to the west, north, and east.



Figure 73. The Bungalow Row Historic District is dominated by Craftsman style bungalows, most of which were built with a uniform setback from the street on Q Street between 25th and 26th streets.



Figure 74. Mature elm trees planted in grassy parking strips create a canopy over Q Street.

Brief Historic Context

The Bungalow Row Historic District preserves a cohesive concentration of Craftsman bungalows situated along Q, 25th, and 26th streets. The houses were part of the wider development of streetcar suburbs at the turn of the twentieth century as middle-class residents began to move out of the overcrowded, dirty, and crime-ridden West End neighborhood in the downtown core in search of houses in cleaner, quieter, and more modern neighborhoods.¹ The emergence of streetcar suburbs such as Bungalow Row aligned with a nationwide trend of cities growing outward along streetcar lines.²

Bungalow Row developed on the city's eastern border, in an area where streetcar service was plentiful. Advertisements for houses in the neighborhood touted their proximity to the "P" line of the streetcar system just one block to the north.³ Maps show that by 1923, the neighborhood was surrounded by streetcar lines, with additional lines running down 28th, T, and 21st streets, in addition to P Street.⁴ One block to the south, the Southern Pacific Railroad's rail line ran down R Street, where a number of industrial businesses, including a lumber mill and construction materials yard, were located.⁵ Easy access to streetcars appealed to middle-class homebuyers, who sought

1 Nathan Hallam, "We Must Give the World Confidence in the Stability and Permanence of the Place: Planning Sacramento's Townsite, 1853-1870," in *River City and Valley Life: An Environmental History of the Sacramento Region*, Christopher J. Castaneda and Lee M.A. Simpson, ed. (Pittsburgh: University of Pittsburgh Press, 2013), 63-64.

2 Linda Flint McClelland, "Historic Residential Suburbs in the United States, 1830-1960," (National Register of Historic Places Multiple Property Documentation Form, National Park Service, 2002).

3 Wright and Kimbrough advertisement, *Sacramento Union*, August 31, 1911.

4 C.G. Brown, "Map of the City of Sacramento," Center for Sacramento History, 1923.

5 Sanborn Map Company, Sacramento, California [map], vol. 2, sheet 129, 1915.



Figure 75. A section of a 1923 map of Sacramento's streetcar lines (dotted lines) and highways (solid line) showing the 2500 block of Q Street at the center with orange marker (1923). Source: Center for Sacramento History, 1979/X-003/00005, edited by Page & Turnbull.

the benefits of living farther from the city center but needed the means to travel to their workplaces downtown or at the canneries and other businesses east of the city.

The design of Bungalow Row was also part of its appeal. All of the houses on the block were built between 1900 and 1915 in the Craftsman style, which was then at the peak of its popularity. The style was particularly attractive to middle-class homeowners because of its more modest scale and simple design than those of the Victorian-era houses from previous decades. Their open and airy layout and full-length porches with wide, overhanging eaves were also well-suited to Sacramento's hot, dry summer climate, allowing residents to enjoy an indoor-outdoor lifestyle that took full advantage of the cooling effects of the

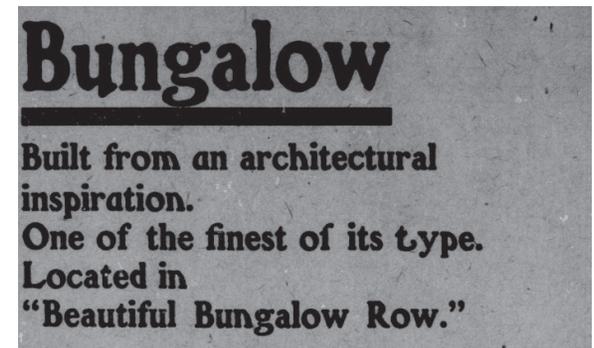


Figure 76. 1911 Wright and Kimbrough ad (1911). Source: California Digital Newspaper Collection, Center for Bibliographic Studies and Research, University of California, Riverside, <<http://cdnc.ucr.edu>>.

shade and Delta breeze.⁶

The block was known as "Bungalow Row" from the start. Real estate sales firms used the name to advertise houses in the area, invoking the picturesque image of a harmonious row of "modern homes" to appeal to potential buyers. Advertisements also touted the houses' "individuality," uniform street setbacks that permitted "a splendid lawn," and location surrounded by "some of Sacramento's handsomest homes."⁷

Bungalow Row became part of a larger middle-class neighborhood, settled by small businesses owners, railroad workers, and other tradespeople. The district's residential character and historic houses remain well intact today.⁸

6 Michael Ryan Hibma, "Historic District Nomination for the Newton Booth Neighborhood, City of Sacramento, Sacramento County, California," (master's thesis, California State University, Sacramento, 2007), 26-28.

7 Wright and Kimbrough advertisement, 16.

8 Brandon Darnell, "Historic homes to open for tour," *Sacramento Press*, August 26, 2010. <https://sacramento.press.com/2010/08/26/historic-homes-to-open-for-tour/>.

Significance

The Bungalow Row Historic District was designated for listing on the Sacramento Register of Historic and Cultural Resources by the City Preservation Commission in 2004 in Ordinance #2004-009. At that time, it was determined to meet all of the requirements and factors for listing as defined by Sacramento City Code.

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, this historic district relates to the Railroad Context Statement of the city’s General Plan Technical Background Report.

(B) Listing on the Sacramento Register – Historic districts	
(1) Requirements	
(a)	The Bungalow Row Historic District meets requirement (a) for listing on the Sacramento Register, because it is a geographically definable area.
(b)(i)	<p>The Bungalow Row Historic District meets requirement (b)(i) for listing on the Sacramento Register as an area that possesses “a significant concentration or continuity of buildings unified by: (A) past events or (B) aesthetically by plan or physical development.”</p> <p>The buildings within the district are unified aesthetically by their physical development as part of a distinctive grouping of Craftsman bungalows that were built, side-by-side, on a one-block stretch of Q Street between 1900 and 1915. In addition to their cohesive architectural styles, scale, and use of materials, the houses also feature a uniform setback from the street and grassy front lawn that further serve to unify the buildings, in spite of small variations in their individual designs and decoration.</p>
(b)(ii)	<p>The Bungalow Row Historic District meets requirement (b)(ii) for listing on the Sacramento Register as an area “associated with an event, person, or period significant or important to city history.”</p> <p>The district is associated with the development of new residential neighborhoods in outlying areas of Sacramento’s original street grid as a result of the expansion of the city’s streetcar system in the late nineteenth and early twentieth centuries. Bungalow Row developed in an area on the eastern border of Sacramento’s original city limits that was serviced by a number of streetcar lines. Its proximity to public transportation that could take residents to their workplaces downtown, while also offering them the benefits living in a newer, cleaner, and more modern neighborhood at the eastern edge of the Central City, made it an attractive location for Sacramento’s middle-class community. Such residential neighborhoods are representative of Sacramento’s development in response to its growing population at the turn of the twentieth century. They also signal the beginning of a larger trend of affluent residents migrating to newer residential neighborhoods at increasing distances from the city center throughout the course of the twentieth century.</p>
(c)	The Bungalow Row Historic District meets requirement (c) for listing on the Sacramento Register as it 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 the district enhances the “city’s economic, cultural and aesthetic standing, its identity and its livability, marketability, and urban character.”

Period of Significance: 1900-1915

The period of significance for the Bungalow Row Historic District coincides with the period in which the contributing buildings were constructed, beginning in 1900 and ending in 1915.

Property Types from the Period of Significance

- Residential

Architectural Styles from the Period of Significance

- Craftsman
- Classical Revival/Vernacular

(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 Bungalow Row Historic District retains sufficient integrity to meet this factor for consideration as a historic district.
(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 Bungalow Row Historic District meets this factor because its buildings and structures represent a significant and distinguishable entity whose collective historic value is greater when taken as a whole.

Character-Defining Features

Element	Character of Historic District
Use	<ul style="list-style-type: none"> • Single-family residences • Parking and auxiliary uses located along alleys
Mass & Form	<ul style="list-style-type: none"> • Houses one- to two-story houses tall • Some houses with Delta-style high basements and raised first story
Cladding	<ul style="list-style-type: none"> • Predominately wood siding, typically three lap siding or shingles
Roofs	<ul style="list-style-type: none"> • Low-pitched front-, side-, or cross-gabled roof with overhanging eaves • Brick or clinker 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, or integrated glazing
Windows	<ul style="list-style-type: none"> • Multi-lite, wood-frame, double-hung windows
Porches	<ul style="list-style-type: none"> • Prominent full or half-width porches accessed by a staircase • Wood balustrades • Brick or clinker brick porch foundations and column bases
Ornamentation	<ul style="list-style-type: none"> • Craftsman details, such as exposed rafter tail, wood brackets, tapered square columns, and low shed dormers • Some Classical Revival details, such as modified Ionic columns
Property Landscape	<ul style="list-style-type: none"> • Front lawns in front of houses
Streetscape	<ul style="list-style-type: none"> • Rows of large, mature, evenly spaced, deciduous street trees—most often elm trees—planted in a parking strip • Generally uniform setback of approximately 20-25 feet from the sidewalk to primary, street-facing house facades • Varying sidewalk widths to accommodate street trees

Boundaries & Location

The following map shows the boundaries and location of the Bungalow Row 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.



Figure 77. Map of the Bungalow Row Historic District. Source: City of Sacramento and Page & Turnbull, 2019.

District-Specific Standards & Criteria

Design Principle

Protect the existing residential character of the Bungalow Row Historic District, a highly cohesive collection of one-story Craftsman bungalow buildings in a setting in which design changes could be highly visible.

Rationale

The Bungalow Row Historic District is one of Sacramento's most visually cohesive districts, consisting of a group of Craftsman bungalow buildings that were built side-by-side over a short time period on little more than a one-block area. The properties share a similar architectural style, building scale, massing, use of materials, siting, and landscaping that is more consistent than many other historic districts in the city. Because of the high level of integrity, visual uniformity, and small geographic scale of the district, any physical changes will have disproportionate 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 Bungalow Row Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Refrain from reconfiguring or enclosing historic porches or porticos.
- 1.2 Avoid painting historic chimneys.
- 1.3 Refrain from enclosing exposed, overhanging eaves.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions and accessory structures with proportions that are compatible with the low, horizontal massing and modest scale of contributing houses in the district.
 - Avoid additions that cause a building's height to exceed that of the surrounding contributing buildings.
- 2.2 Avoid raising individual houses or building rooftop additions that will cause the houses to become taller or more vertically massed than surrounding contributing houses.
 - Place additions at the rear of the property to reduce visibility from the street.



Figure 78. Bungalow Row is a particularly cohesive historic district, and most physical changes will have a large impact.

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

- 3.1 Avoid constructing new buildings that are taller than contributing buildings, to the extent feasible.
 - It is recommended that the height of new buildings should fall within the range of heights of surrounding contributing buildings.
- 3.2 Design building proportions to be compatible with the low, horizontal massing of the contributing houses in the district.
- 3.3 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 Avoid planting tall trees or shrubs on front lawns to maintain the historic open character, size, and grade of front lawns.
- 4.2 Avoid adding fencing or screening features in front of properties.
- 4.3 If it becomes necessary to replace mature elm street trees, replace them in kind with the same species or a compatible species that will grow to a similar height, size, and form.
- 4.4 Avoid creating new curb cuts along Q Street.
 - Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.



Figure 79. Consistent setbacks, open lawns, and large elms planted in grassy park strips contribute to the overall cohesive character of the historic 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 Aim to locate alley infill so that it is a minimum of 10 feet from contributing buildings on adjacent parcels.
- 5.3 It is recommended that the height of alley infill should fall within the range of heights of surrounding contributing buildings.

