



# Winn Park

## Historic District Plan



## Physical Description & Boundaries

The Winn Park Historic District is a predominately residential neighborhood located in the eastern section of Sacramento's original 1848 street grid. The district is bounded roughly by N, 29<sup>th</sup>, R, and 21<sup>st</sup> streets. In April 2018, the Winn Park Historic District was expanded to include 1616, 1620, and 1624 21<sup>st</sup> Street, also known as Sacramento's "Painted Ladies."<sup>1</sup>

The district consists of a public park and primarily residential neighborhood, largely composed of tree-lined streets filled with single-family houses and apartment buildings that display a wide variety of architectural styles consistent with their construction from the late nineteenth century to 1940s.



Figure 320. A view of Winn Park, looking northwest.



Figure 321. Three Queen Anne style houses on N Street between 21<sup>st</sup> and 22<sup>nd</sup> streets.



Figure 322. The district contains single- and multi-family residential buildings built in a variety of architectural styles.



Figure 323. Rows of evenly spaced palms are planted in parking strips in front of many houses in the district.

<sup>1</sup> "Welcome to the Winn Park Association," Winn Park Historic District Association, accessed July 19, 2018. <https://winnparkassociation.org>.

## Brief Historic Context

The Winn Park neighborhood and the public park around which it was built were named in honor of General A.M. Winn, the founder of the Native Sons of the Golden West and an early president of Sacramento's first City Council.<sup>2</sup> The park is one of ten one-block plazas that John A. Sutter, Jr. donated to the city for use as a public park when Sacramento was first laid out in 1848. Located at the city's eastern periphery at the time of its establishment, Winn Park and the lots surrounding it were undeveloped until the late nineteenth century when Sacramento's expanding population began to spill out into new residential developments that were emerging on the city's borders.

The development of new "modern" neighborhoods to the east of Sacramento's central business district was aided by the extension of streetcar lines to these areas. Winn Park, itself, was serviced by a number of streetcar lines. The closest ran down P Street and terminated at the park on 28<sup>th</sup> Street. Additional lines bordered the neighborhood at M Street (Capitol Avenue) and 28<sup>th</sup> streets. Easy streetcar access was one of the features that attracted Winn Park's first residents to the area. By the late nineteenth century, Sacramento's downtown had become overcrowded, dirty, and crime-ridden, and middle-class residents began to leave in search of houses in cleaner and quieter neighborhoods with modern amenities. Streetcars allowed residents to enjoy the benefits of living outside the city center while offering them the means to travel to their places of work downtown or



Figure 324. Winn Park (ca. 1930). Source: Parks and Buildings of Sacramento, Calif., BANC PIC 1905.05268--PIC. Courtesy of The Bancroft Library, University of California, Berkeley.

at the canneries or other businesses to the east.<sup>3</sup>

The real estate sales firm Wright and Kimbrough

encouraged customers to purchase houses in the Winn Park neighborhood by advertising them as part of a "high-class home section" with modern features, such as macadamized streets and paved sidewalks.<sup>4</sup>

<sup>2</sup> "All Sacramento Aids in N.S.G.W. Preparations," *San Francisco Chronicle*, September 7, 1917, 2.

<sup>3</sup> 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*, ed. Christopher J. Castaneda and Lee M.A. Simpson (Pittsburgh: University of Pittsburgh Press, 2013), 63-64.

<sup>4</sup> Wright and Kimbrough, "The site for that handsome home," *Sacramento Union*, November 20, 1911; Wright and Kimbrough advertisement, *Sacramento Union*, May 17, 1910.

The neighborhood's proximity to Winn Park, touted by real estate firms as "one of the city's beauty places," also increased its desirability.<sup>5</sup> In the early twentieth century, the park hosted public events, such as performances of the city's summer municipal concert series.<sup>6</sup> In 1917, the dedication exercises of the Native Sons and Daughters of the Golden West took place there as part of Admission Day celebrations, an event which attracted the largest crowd of visitors to Sacramento since its founding in the mid-nineteenth century.<sup>7</sup> Twenty years later, a fire alarm relay station was built at the center of the park for Sacramento's fire stations.

Through World War II until the end of streetcar service in the 1946, Winn Park maintained its identity as a wealthy middle-class enclave. In the 1930s and 1940s, houses in the popular Revival styles of the time were built next to the earlier Queen Anne and Craftsman style houses.<sup>8</sup> Office buildings and other small businesses were also constructed. After the war, however, affluent residents began migrating away from older neighborhoods in the central city in increasing numbers to newer automobile-oriented suburbs that were developing outside Sacramento.<sup>9</sup> With their departure, lower-income residents moved in to Midtown neighborhoods, such as Winn Park, during the postwar period. Multi-unit apartment

buildings were constructed in greater numbers in response to the demographic shift. New apartment complexes have been constructed at the start of the twenty-first century, as well, as residents have begun to return to the city center. Care has been taken to sensitively design these new infill buildings to be compatible with the size, scale, and form of the neighborhood's existing buildings.<sup>10</sup>

5 Wright and Kimbrough, "The site for that handsome home."

6 "Winn Park Selected for Sunday Concert," *Sacramento Union*, June 15, 1915.

7 "All Sacramento Aids in N.S.G.W. Preparations."

8 "Ordinance Expanding the Boundaries of the Winn Park Historic District to Include 1616 21<sup>st</sup> Street, 1620 21<sup>st</sup> Street, and 1624 21<sup>st</sup> Street on the Sacramento Register as Contributing Resources (M18-001)," (ordinance, Sacramento City Council, April 10, 2018).

9 Steven M. Avella, *Indomitable Sacramento* (San Francisco, CA: Arcadia Publishing, 2003), 119-120.

10 "Key Initiatives – Primary Goals of the Association," Winn Park Historic District Association, accessed July 20, 2018. <https://winnparkassociation.org/key-initiatives>.



## Significance

The Winn Park 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 the 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>(B) Listing on the Sacramento Register – Historic districts</b>	
<b>(1) Requirements</b>	
<b>(a)</b>	The Winn Park Historic District meets requirement (a) for listing on the Sacramento Register, because it is a geographically definable area.
<b>(b)(i)</b>	<p>The Winn Park 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 district contains a public park and a primarily middle-class residential neighborhood, which is characterized by a concentration of houses and a few apartment buildings that were constructed in an outlying area of Sacramento’s street grid as the city expanded outward from the late nineteenth to mid-twentieth century. The neighborhood developed around and received its name from Winn Park, one of the ten original public squares that John A. Sutter, Jr. donated to the City in 1848.</p>
	<p>The architectural styles, building types, and elaborate design details found on buildings within the district reflect its development as a middle-class enclave and reveals the evolution of architectural tastes through the 1940s. These middle-class houses ranged from late nineteenth-century Queen Anne residences and turn-of-the-century Craftsman bungalows to houses that incorporated elements of the Classical and Colonial Revival styles that were popular in the 1930s and 1940s. Elaborate and expensive details – such as ornate porch eaves, decorative brick porch surrounds, and fluted pilasters – further reflect Winn Park’s history as an affluent middle-class neighborhood. Multi-family apartment buildings were also constructed during the neighborhood’s peak period of development, ranging from Tudor style courtyard apartments to larger apartment buildings that incorporated elements of the Streamline Moderne style.</p>
<b>(b)(ii)</b>	<p>The Winn Park 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 emergence of new residential neighborhoods along streetcar lines that extended to formerly outlying areas of Sacramento’s street grid as the city rapidly expanded outward and emerged as a modern, twentieth-century city. The Winn Park area was undeveloped until the late nineteenth century when the completion of streetcar lines allowed individuals and families in search of newer, cleaner places to live to migrate out of older overcrowded neighborhoods near the city’s downtown business district. Winn Park maintained its identity as a middle-class neighborhood until the postwar period, when many residents began to move to newer automobile suburbs that were developing outside of Sacramento’s city limits.</p>

## Period of Significance: 1890-1946

The period of significance for the Winn Park Historic District begins with the neighborhood’s establishment in 1890 and concludes with the end of streetcar service to the neighborhood in 1946, which coincided with the migration of residents out of the area to newer automobile suburbs outside Sacramento’s city limits.

## Property Types from the Period of Significance

- Residential

## Architectural Styles from the Period of Significance

- Gothic Revival
- Italianate
- Stick/Eastlake
- Queen Anne
- Shingle
- Classical Revival
- Colonial Revival
- Classic Box
- Tudor
- Beaux Arts
- Italian Renaissance
- Mission
- Spanish Revival
- Monterey
- Prairie
- Craftsman
- Streamline Moderne
- Vernacular

<b>(B) Listing on the Sacramento Register – Historic districts</b>	
<b>(1) Requirements</b>	
<b>(c)</b>	The Winn Park 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.”
<b>(B) Listing on the Sacramento Register – Historic districts</b>	
<b>(2) Factors to be considered</b>	
<b>(a)</b>	Factor (2)(a) states that “a historic district should have integrity of design, setting, materials, workmanship and association.” The Winn Park Historic District retains sufficient integrity to meet this factor for consideration as a historic district.
<b>(b)</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 Winn Park 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"> <li>Historically single-family residences, some converted into multi-family units</li> <li>Interspersed churches and apartment buildings</li> <li>Parking and auxiliary uses located along alleys</li> </ul>
Mass & Form	<ul style="list-style-type: none"> <li>Variable height of buildings, ranging from one to four stories</li> <li>Some houses with Delta-style high basement and raised first story</li> <li>Horizontal or square massing of homes facing lettered streets</li> <li>Smaller homes located on numbered streets</li> </ul>
Cladding	<ul style="list-style-type: none"> <li>Predominately wood siding, typically wide- and narrow-width channel rustic siding, three- or four-lap siding, or shingles</li> <li>Some brick or stucco</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>Prominent front-facing gabled or hipped roofs, often with a centrally placed dormer</li> <li>Brick or clinker brick chimneys</li> <li>Some red clay tile roofs on Spanish Revival style buildings</li> </ul>
Entries & Doors	<ul style="list-style-type: none"> <li>Delta-style configuration with staircases leading to primary entrances above a high basement</li> <li>Paneled wood doors, often with a transom above, or integrated glazing</li> <li>Wood, brick or terrazzo steps leading to primary entrances</li> </ul>
Windows	<ul style="list-style-type: none"> <li>Wood-frame double-hung, casement, paired, ribbon, and leaded glass windows</li> <li>Single and multi-story bay windows in semi-hexagonal, squared, and rounded forms</li> </ul>
Porches	<ul style="list-style-type: none"> <li>Full-width, half-width, or central porches with Classical, square tapered, paired, or turned columns</li> <li>Brick and clinker brick column or porch bases</li> </ul>

Element	Character of Historic District
Ornamentation	<ul style="list-style-type: none"> <li>Queen Anne and Stick/Eastlake details, including incised brackets under roof eaves; slender, turned porch posts and balusters; patterned shingles on gabled ends</li> <li>Classical Revival details, including fluted pilasters; Tuscan columns, dentils along cornice, and garland decorations</li> <li>Craftsman and Prairie details, such as wide overhanging eaves, exposed rafter tails, wood braces, tapered square column, and low shed dormers</li> <li>Tudor details, including half-timbering</li> <li>Spanish Revival details, such as stucco facing, rounded arches, and terracotta ornamentation around entrances and cornices</li> </ul>
Property Landscape	<ul style="list-style-type: none"> <li>Wrought iron fences with brick piers or low brick retaining walls around small front lawns or gardens</li> <li>Some brick patios with decorative bond patterns</li> <li>Axial pathways intersecting at the fire alarm relay station at the center of Winn Park</li> <li>Rows of mature, evenly spaced palms planted around the perimeter of Winn Park</li> </ul>
Streetscape	<ul style="list-style-type: none"> <li>Uniform setback for single-family houses, tending to be wider along lettered streets</li> <li>Narrower setback on numbered streets</li> <li>Rows of mature, evenly spaced, deciduous street trees—most often elms or sycamore interspersed with rows of palms—planted in a parking strip along the street curb</li> <li>Varying sidewalk widths to accommodate street trees</li> <li>Iron hitching posts with horseheads and evidence of removed hitching posts in the form of L-shaped concrete strips next to street curbs</li> <li>Concrete upping stones engraved with family names</li> </ul>

## Boundaries & Location

The following map shows the boundaries and location of the Winn Park 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.

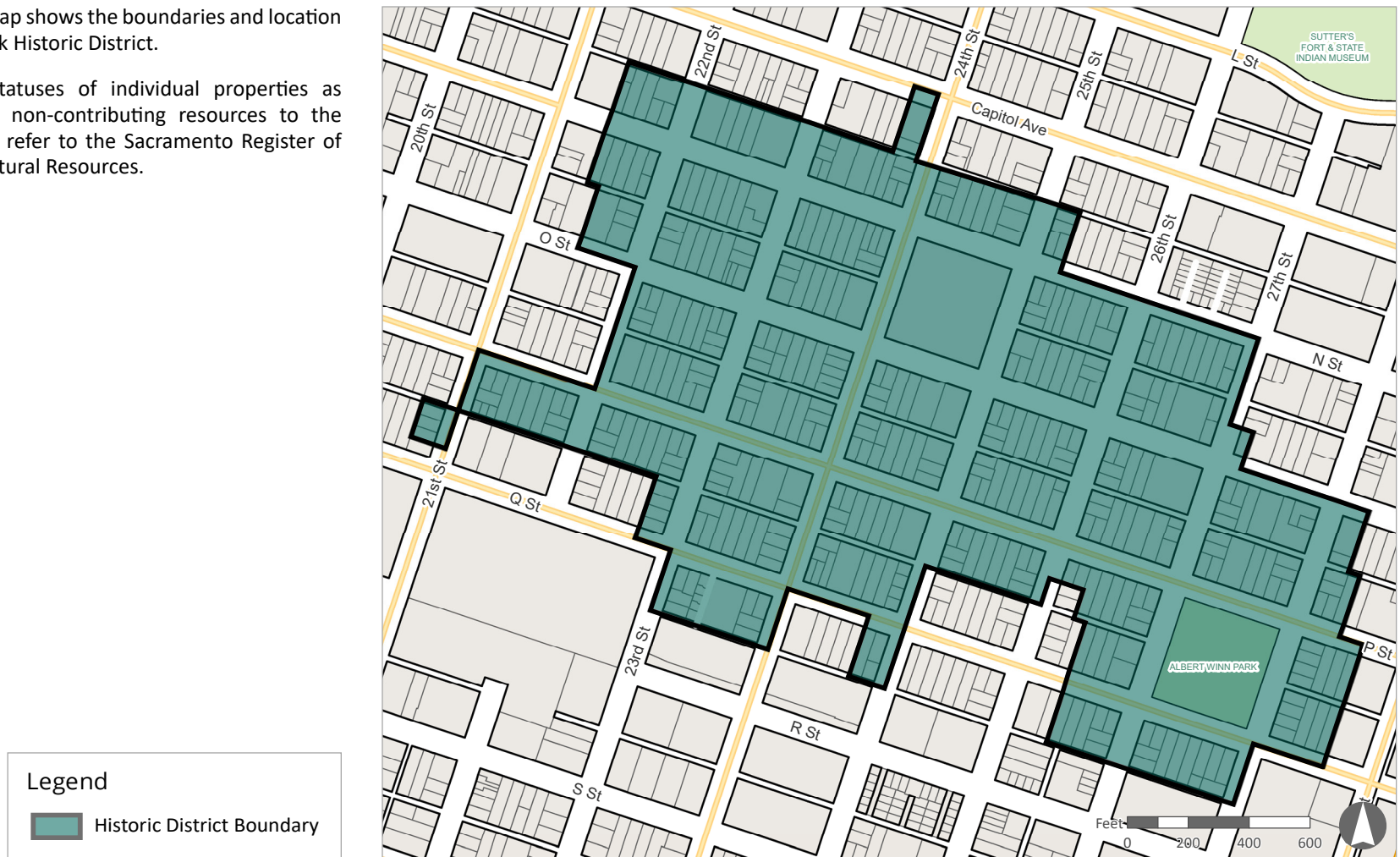


Figure 325. Map of the Winn Park Historic District. Source: City of Sacramento and Page & Turnbull, 2019.



## District-Specific Standards & Criteria

### Design Principle

*Projects in the Winn Park Historic District shall minimize further impacts on the historic district's overall integrity by respecting and drawing design inspiration from its existing contributing resources and character-defining features.*

### Rationale

Winn Park is one of Sacramento's largest and most architecturally varied historic districts, with a collection of historic houses and apartment buildings dating from the late nineteenth to mid-twentieth centuries situated around a public park and the historic Fremont School building. Perhaps to a greater degree than many of Sacramento's other historic districts, Winn Park has been impacted by the construction of apartment buildings during the mid-twentieth century. However, in spite of the addition of newer buildings and variety of architectural styles, Winn Park's streetscapes retain a broad feeling of visual coherence due to a similar use of materials, building scale and massing, setbacks from the street, and landscaping that visually tie its contributing resources together.

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 Winn Park Historic District.

### 1. Rehabilitation of Contributing Resources

- 1.1 Preserve, maintain, and continue to encourage compatible use of the historic Fremont School building.
- 1.2 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, bay windows, and doors.



Figure 326. The Fremont School building is a visual and cultural focal point of the historic district.



Figure 327. Delta style houses are common in the historic district.

## 2. Additions & Accessory Structures for Contributing Resources

- 2.1 Avoid additions that make contributing buildings constructed in horizontally massed or box-like architectural styles, such as Craftsman or Classic Box, more vertical or that make vertically massed Victorian-era buildings more horizontal.
- 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.

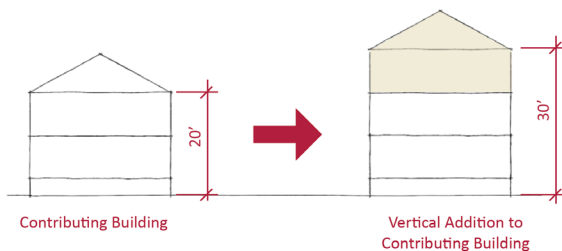


Figure 328. Additions should not cause a building's height to exceed 150% of its historic height.

## 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 contributing buildings on the same block.
  - 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 to maintain the existing street façade height of adjacent contributing buildings.

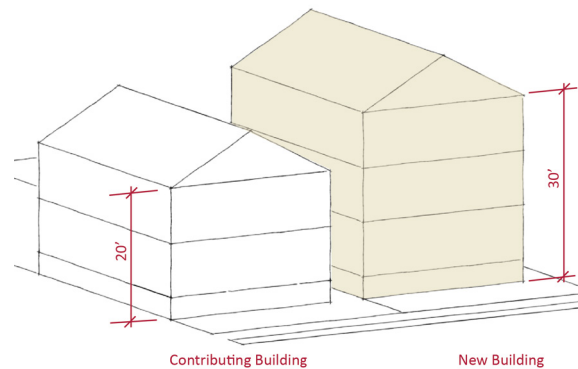


Figure 329. The height of new buildings should be no more than 150% of the height of surrounding contributing buildings.

- 3.2 Maintain the visibility of varying building profiles, shapes, and forms in the historic district.
  - Avoid designs that result in rows of identical new buildings.
- 3.3 Draw inspiration for the design of multi-family residential properties from contributing multi-family residential properties in the district.
  - Contributing courtyard apartments and two-story buildings with street-facing entries are appropriate historic precedents.
- 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.



Figure 330. Two-story apartment buildings with street-facing entries provide a historic example for integrating multi-family residential buildings into the district.

3.5 Consider providing covered front porches or entries at new infill development to preserve the historic district’s visual pattern of porches.



Figure 331. Courtyard apartments also provide a historic example for integrating higher density residential housing into the district.

#### 4. Site Features, Streetscape, and Landscaping

- 4.1 Preserve, maintain, and, where necessary, repair and restore historic plantings and landscaping features in Winn Park, including rows of perimeter palms, axial pathways, and historic lights.
- 4.2 Where street trees consist of a row of trees of the same species, such as palms, 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.
- 4.3 Preserve and maintain, and, where necessary, repair and restore, historic brick patios in front of properties.
- 4.4 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 332. Rows of palms contribute to the historic district’s streetscapes.

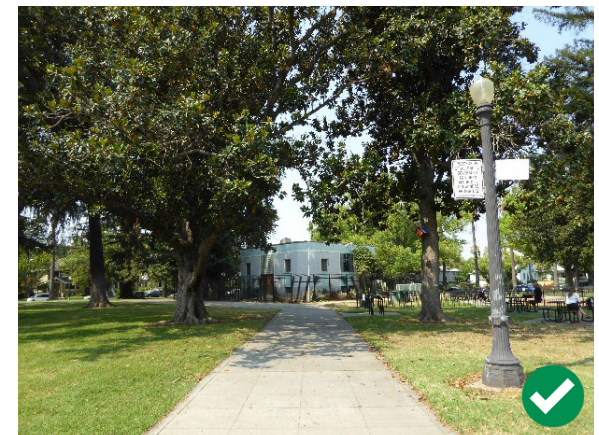


Figure 333. Axial pathways and historic lights are historic landscaping features of Winn Park.



## 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 The height of alley infill should be no more than 150% of the height of surrounding contributing buildings.
- 5.4 Draw inspiration for the design of secondary dwelling units on alleys from historic examples of residential buildings located on alleys within the district.

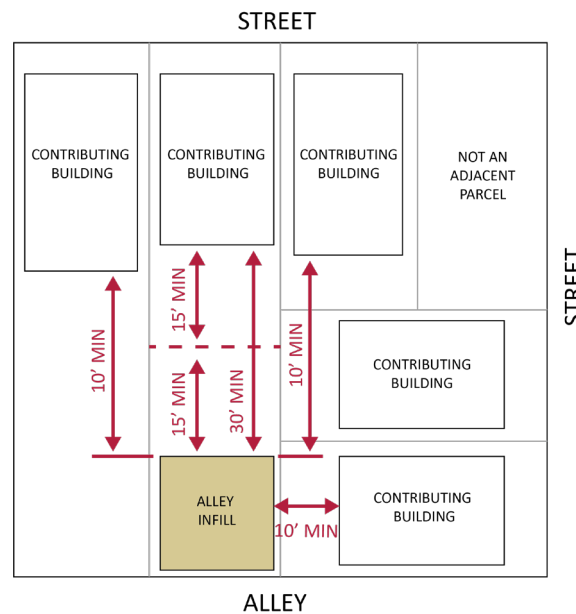


Figure 334. Historic buildings along alleys in the district provide a historic example for development along alleys.