

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

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 30

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

**P1. Other Identifier:** N/A

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 Location:  Not for Publication  Unrestricted  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

\*a. County Sacramento

\*b. USGS 7.5' Quad Sacramento West Date 1967 (Rev. 1980) T 8N; R 4E; \_\_\_ ¼ of Sec \_\_\_; \_\_\_ B.M.

c. Address See Tables 1 and 2 City Sacramento Zip \_\_\_\_\_

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

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

**General Residence Characteristics**

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

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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

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

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
1955 / Sacramento Modern

\*P7. Owner and Address: Various

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

Melissa Montag, Volunteer

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

\*P10. Survey Type: (Describe) Intensive



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

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

## Description (cont.)

### *General Residence Characteristics (cont.)*

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

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

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

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

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

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

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

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

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 3 of 30

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

**P1. Other Identifier:** Fairmeadow

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Sacramento West Date 1967 (Rev. 1980) T 8N; R 4E; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address See Table 1 City Sacramento Zip \_\_\_\_\_

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_mE/ \_\_\_\_\_mN

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

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

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

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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

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

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

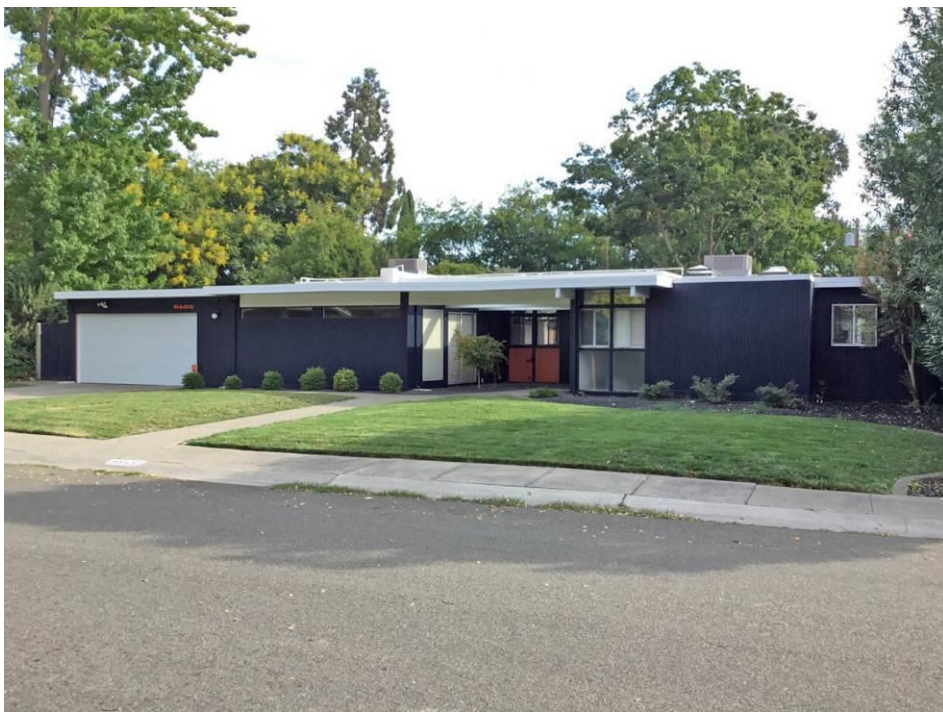
\*P7. Owner and Address: Various

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

Melissa Montag, Volunteer

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

\*P10. Survey Type: (Describe) Intensive



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

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**Photographs (cont.)**



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



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

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

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

Page 5 of 30

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

P1. Other Identifier: JE-14

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Sacramento West Date 1967 (Rev. 1980) T 8N; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address See Table 1 City Sacramento Zip \_\_\_\_\_

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

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

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

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

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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

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

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
1955 / Sacramento Modern

\*P7. Owner and Address: Various

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

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

Melissa Montag, Volunteer

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

\*P10. Survey Type: (Describe)  
Intensive



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

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**Description (cont.)**

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

**Photographs (cont.)**



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

**Photographs (cont.)**



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

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

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

Page 8 of 30

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

P1. Other Identifier: JE-83

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

\*a. County Sacramento

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address See Table 1 City Sacramento Zip \_\_\_\_\_

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

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

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

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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

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

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

\*P7. Owner and Address: Various

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

Melissa Montag, Volunteer

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

\*P10. Survey Type: (Describe) Intensive



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

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_



**Photographs (cont.)**



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



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

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

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

Page 10 of 30

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

P1. Other Identifier: JE-84

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

\*a. County Sacramento

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address See Table 1 City Sacramento Zip \_\_\_\_\_

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

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

The H-plan model of JE-84 features a garage and all-purpose room to the front and 4 bedrooms to the rear. The JE-84 model is similar to the JE-85 floorplan with one additional bedroom. The models wherein the gable-end is visible to the street, the garage and wall for the adjacent all-purpose room extends across the visible façade (**Photograph 11**). The triangular-shape (both offset and center split) transom windows are located above the garage doors. A small rectangular portal window is in the center of the main façade. With this model the garage doors were constructed in single-car pairs only. Most retain composite vertical wood covering while some are replaced with roll-up doors. Customization observed with this model included additional window placement (**Photograph 12**). (See Page 11 – Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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

P5b. Description of Photo: (View, date, accession #) Photograph 11, 6409 South Land Park Drive, camera facing east, September 2, 2017

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

\*P7. Owner and Address: Various

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

Melissa Montag, Volunteer

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

\*P10. Survey Type: (Describe) Intensive



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

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

**Description (cont.)**

The JE-84 models rotated 90 degrees present a different facade toward the street. In this instance, this H-plan model features a central covered terrace area leading to the entryway. This low gabled entryway is flanked by a set of twin garage doors to one side and a wall area to the other, each covered by flat roofs. Both areas that flank the terrace feature long, narrow transom windows located just below extended eaves supported by exposed rafters that protrude through the transom windows (**Photograph 13**).

**Photographs (cont.)**



**Photograph 12.** 6440 Fordham Way, camera facing northwest  
September 12, 2017

**Photographs (cont.)**



**Photograph 13.** 6424 South Land Park Drive, camera facing west  
September 2, 2107

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

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 13 of 30

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

P1. Other Identifier: JE-85

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

\*a. County Sacramento

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address See Table 1 City Sacramento Zip \_\_\_\_\_

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

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

This H-plan model of the JE-85 floorplan features a garage and all-purpose room to the front and 3 bedrooms to the rear. This model is very similar to JE-84 but with one less bedroom. The models wherein the gable-end is visible to the street, the garage and wall for the adjacent all-purpose room extends across the visible façade. The triangular-shape (both offset and center split) transom windows are located above the garage doors. With this model the garage doors were constructed in single-car pairs only (**Photograph 14**). Most retain composite vertical wood covering while some were replaced with roll-up doors. Customization observed with this model included additional window placement (**Photograph 15**). (See Page14 – Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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

P5b. Description of Photo: (View, date, accession #) Photograph 14, 6472 South Land Park Drive, camera facing southwest, September 2, 2017

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

\*P7. Owner and Address: Various

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

Melissa Montag, Volunteer

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

\*P10. Survey Type: (Describe) Intensive



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

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

**Description (cont.)**

The JE-85 models rotated 90 degrees present a different face to the street view. In this instance this H-plan model features a central covered terrace area leading to the entryway. This low gabled entryway is flanked by a set of twin garage doors to one side and a wall area to the other, both covered by flat roofs. Both the areas that flank the terrace feature long, narrow transom windows located just below extended eaves supported by exposed rafters that protrude through the transom windows (Photograph 16).

**Photographs (cont.)**



**Photograph 15.** 6448 Oakridge Way, camera facing south  
September 17, 2017

**Photographs (cont.)**



**Photograph 16.** 6425 South Land Park Drive, camera facing east  
September 2, 2017

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S, 3CS, 5S3

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 16 of 30 \*Resource Name or # (Assigned by recorder) South Land Park Hills Unit No. 7 Eichler Historic District  
Recorded by M. Bowen and P. Ambacher, GEI \*Date September 2017

\*D1. Historic Name None \*D2. Common Name South Land Park Hills Unit No. 7 Eichler Historic District

\*D3a. Description: (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The development of South Land Park Hills is comprised of 48 single-story residences (three or four bedrooms, two baths, two-car garages) designed in the Post & Beam style using slab-on-grade post-and-beam construction. The South Land Park Hills Unit No. 7 Eichler Historic District (District) is in the southern part of the city of Sacramento, Sacramento County, California southeast of Reichmuth Park. Eichler Homes, Inc. constructed the South Land Park Hills Eichler development in 1955 on approximately 14 acres of the subdivision named South Land Park Hills Unit No. 7. Located on three streets: South Land Park Drive; Fordham Way and Oakridge Way, the condition of the homes overall is good with properties being well tended as is characteristic of the neighborhood. The District consists of 48 buildings classified as "contributing," and 12 buildings located within the District boundary classified as "non-contributing." The character of the District is in keeping with the original construction period except for the more modern houses constructed south and north of the development. The tract is to the east of Munger's Lake and southeast of what ultimately became Reichmuth Park. The streets are generally characterized by long curvilinear alignments that are flanked by sidewalks and mature landscape that decorate (and sometimes obscure) the residences. (See Continuation Sheet)

\*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.)

Beginning at the northwest corner of 6280 South Land Park Drive's parcel line, the boundary follows the parcel line west. It then turns south and follows the parcel lines for 6298, 6300, and 6320 South Land Park Drive. The boundary follows the southern parcel line of 6320 South Land Park Drive until it meets South Land Park Drive and turns south along the drive's western boundary. At the northwest corner of 6424 South Land Park Drive it turns west along the parcel's northern boundary. The boundary turns south and runs along the western parcel lines of 6424, 6432, 6440, 6456, 6464, 6472, 6480, 6488, 6496, and 6500 South Land Park Drive and then follows the parcel line moving east, crossing South Land Park Drive and following the western parcel lines of 6501, 6509, 6517, and 6525 South Land Park Drive. (See Continuation Sheet)

\*D5. Boundary Justification:

The boundary for the District encompasses all the contributing and non-contributing residences and that are historically associated with the Eichler residential development.

\*D6. Significance: Theme Architecture Area Sacramento

Period of Significance 1955-1956 Applicable Criteria A, 1, i; C, 3, iii.

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The District appears to meet NRHP Criterion C, California Register of Historical Resources (CRHR) Criterion 3, and Sacramento Register of Historic and Cultural Resources (Sacramento Register) Criteria iii, iv, and v at the local level of significance as an important example of post-World War II development by the innovative Eichler Homes Company from Palo Alto. There are 48 contributing properties (see Table 1) and 12 non-contributing properties (see Table 2). The period of significance is 1955-1956, the years the houses were constructed. (See Continuation Sheet)

\*D7. References See Continuation Sheet

\*D9. Date Recorded: September 2 and 12, 2017

\*D10. Survey Type: (Describe) Intensive

\*D8. Evaluator: Mark Bowen, M.A. Date: September 2017

Affiliation and Address: GEI, 2868 Prospect Park Drive, Suite 400, Rancho Cordova, CA 95670



### Description (cont.)

The streets are mostly curving, with relatively narrow sidewalks immediately alongside the street, and utility poles are generally placed at the backs of lots. Intermittently spaced period electroliers provide lighting for the street and utilities are routed between backyards leaving the district uncluttered by overhead wires and poles. Houses are fronted by small yards that are typically landscaped in ways that complement the scale and orientation of the structures.

While several of the Eichler homes have been subject to varying levels of modification or updating since construction, it should be noted that an increasingly active group of homeowners has taken to advocating for and undertaking more sympathetic rehabilitations and updates of the Eichler houses in the recent years and the good condition of many houses reflects that latest interest.

The character of the neighborhood appears to have generally remained the same since the period of construction. Given the span of years since construction, it is not surprising that some exterior modifications have taken place to allow for repairs and updating for livability. The predominant changes to houses are with garage doors, windows, and roofing materials. The exterior siding and garage doors of many houses in the district are original with a few garage doors replaced with aluminum rollup types<sup>1</sup>. Some windows have been updated. Originally tar-and-gravel, roof system applications now include other materials and most often for this district, polyurethane foam and roof-mounted air conditioning equipment.

Access was not attempted at any of the houses in the district. Through information gathered during the pedestrian survey, review of aerial photographs and review of documentation produced during the period of construction, some classification of the various models was possible. The option of customizing standard house plans allowed for a little variety in the neighborhood. Because of this, precise model identification for each house was difficult in most circumstances and model numbers are reflective of visual approximation of overhead views of houses with the sales documentation produced at the time showing various floor plans.

Variations occur within the houses ultimately constructed. Given the amount of customization options available at the time, the lack of adherence to the advertised plans during construction does not in this case reduce the ability of the residence to contribute to the significance of the District. The variations that allowed for the rotation of the building upon the parcel (often by 90 degrees) means that some houses of the same floor plan may show different elevations to the street.

### Boundary Description (cont.)

The boundary follows the eastern parcel line of 6525 South Land Park Drive then turns and goes along the northern parcel lines of 6517 and 6509 South Land Park Drive before heading north along the eastern parcel line of 6500 Fordham Way. The boundary crosses Fordham Way and follows the eastern parcel line of 6473 Fordham Way. It then meets the western and southern parcel lines of 6436 Oakridge Way and continues east along the southern parcel lines of 6442 and 6448 Oakridge Way. It then follows the eastern and northern parcel line 6448 Oakridge Way before continuing west and following the eastern parcel lines of 6442, 6436, 6430, 6424, 6418, 6412, and 6406 Oakridge Way before turning west along 6406 Oakridge Way's northern parcel line. It then follows the northern parcel lines of 6409 and 6408 Fordham Way. When it meets the northwest corner of 6409 South Land Park Drive's parcel it moves north along the eastern parcel line of 6401 South Land Park Drive. The boundary then heads north along the eastern parcel lines of 6399, 6381, 6361, and 6341 South Land Park Drive before turning along the northern parcel line of 6341 South Land Park Drive. It then continues north down the center of the drive before following the eastern parcel lines of 6320, 6300, 6298, and 6280 South Land Park Drive until it meets its beginning point.

---

<sup>1</sup> 6517 South Land Park Drive is somewhat unique in that the clear sliding glass doors that are currently located in the garage door frames are original as the residence served as a both a model home and the Eichler Homes office. An adjacent garage door bay (to facilitate vehicle storage) appears to have been added following construction.

<b>Significance (cont.) Table 1.</b> <b>List of Contributing Properties</b> (Note: The Assigned Model Numbers are Not Definitive)  <b>APN</b>	<b>Address</b>	<b>Model *</b>	<b>California          Historical          Resource Status          Code</b>
024-0281-003-0000	6280 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0281-005-0000	6300 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0281-006-0000	6320 S. Land Park Drive	Fairmeadow	3D, 3CD, 5D2
024-0292-008-0000	6401 S. Land Park Drive	JE-14	3D, 3CD, 5D2
024-0292-007-0000	6409 S. Land Park Drive	JE-84	3D, 3CD, 5D2
024-0292-006-0000	6417 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0321-001-0000	6424 S. Land Park Drive	JE-84	3D, 3CD, 5D2
024-0292-005-0000	6425 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0321-002-0000	6432 S. Land Park Drive	JE-83	3D, 3CD, 5D2
024-0323-012-0000	6433 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0321-003-0000	6440 S. Land Park Drive	JE-83	3D, 3CD, 5D2
024-0323-010-0000	6449 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0322-001-0000	6456 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0323-009-0000	6457 S. Land Park Drive	JE-14	3D, 3CD, 5D2
024-0322-002-0000	6464 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0323-008-0000	6465 S. Land Park Drive	JE-84	3D, 3CD, 5D2
024-0322-003-0000	6472 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0323-007-0000	6473 S. Land Park Drive	JE-83	3D, 3CD, 5D2
024-0352-001-0000	6480 S. Land Park Drive	JE-14	3D, 3CD, 5D2
024-0352-002-0000	6488 S. Land Park Drive	JE-14	3D, 3CD, 5D2
024-0351-022-0000	6489 S. Land Park Drive	JE-14	3D, 3CD, 5D2
024-0352-003-0000	6496 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0351-020-0000	6509 S. Land Park Drive	JE-83	3D, 3CD, 5D2
024-0351-019-0000	6517 S. Land Park Drive	JE-83	3D, 3CD, 5D2
024-0351-018-0000	6525 S. Land Park Drive	JE-85	3D, 3CD, 5D2
024-0292-002-0000	6408 Fordham Way	JE-14	3D, 3CD, 5D2
024-0294-009-0000	6409 Fordham Way	JE-85	3D, 3CD, 5D2
024-0292-003-0000	6416 Fordham Way	JE-84	3D, 3CD, 5D2
024-0294-008-0000	6417 Fordham Way	JE-14	3D, 3CD, 5D2
024-0292-004-0000	6424 Fordham Way	JE-85	3D, 3CD, 5D2
024-0294-007-0000	6425 Fordham Way	JE-83	3D, 3CD, 5D2
024-0323-001-0000	6432 Fordham Way	JE-85	3D, 3CD, 5D2
024-0294-006-0000	6433 Fordham Way	JE-84	3D, 3CD, 5D2
024-0323-002-0000	6440 Fordham Way	JE-84	3D, 3CD, 5D2

<b>Significance (cont.) Table 1.</b> <b>List of Contributing Properties</b> (Note: The Assigned Model Numbers are Not Definitive)  <b>APN</b>	<b>Address</b>	<b>Model *</b>	<b>California            Historical            Resource Status            Code</b>
024-0324-017-0000	6441 Fordham Way	Fairmeadow	3D, 3CD, 5D2
024-0323-003-0000	6448 Fordham Way	JE-14	3D, 3CD, 5D2
024-0323-004-0000	6456 Fordham Way	JE-85	3D, 3CD, 5D2
024-0324-016-0000	6457 Fordham Way	JE-83	3D, 3CD, 5D2
024-0323-005-0000	6464 Fordham Way	JE-85	3D, 3CD, 5D2
024-0324-015-0000	6465 Fordham Way	Fairmeadow	3D, 3CD, 5D2
024-0351-001-0000	6472 Fordham Way	JE-84	3D, 3CD, 5D2
024-0351-002-0000	6500 Fordham Way	JE-83	3D, 3CD, 5D2
024-0294-003-0000	6412 Oakridge Way	JE-85	3D, 3CD, 5D2
024-0294-004-0000	6418 Oakridge Way	JE-84	3D, 3CD, 5D2
024-0294-005-0000	6424 Oakridge Way	JE-14	3D, 3CD, 5D2
024-0324-001-0000	6430 Oakridge Way	JE-14	3D, 3CD, 5D2
024-0324-002-0000	6436 Oakridge Way	JE-84	3D, 3CD, 5D2
024-0324-004-0000	6448 Oakridge Way	JE-85	3D, 3CD, 5D2

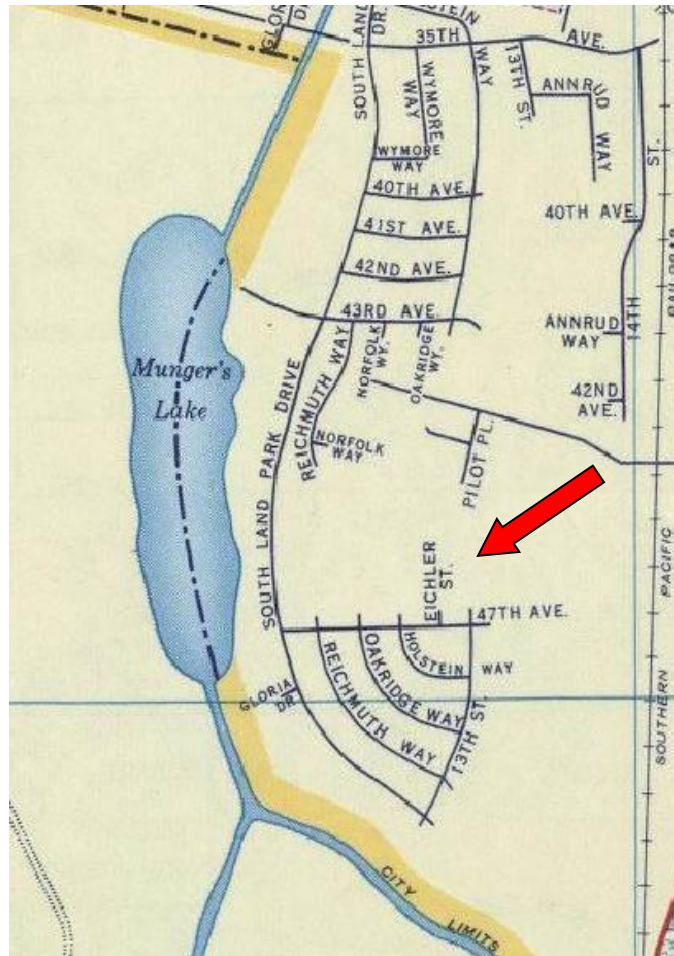
\* The assigned "Model" numbers are not definitive

**Table 2. List of Non-contributing Properties**

APN	Address	Alterations	California Historical Resource Status Code
024-0281-004-0000	6298 S. Land Park Drive	Extensive roof modifications	6Z
024-0282-008-0000	6341 S. Land Park Drive	Extensive roof modifications	6Z
024-0291-001-0000	6361 S. Land Park Drive	Extensive roof modifications	6Z
024-0291-002-0000	6381 S. Land Park Drive	Extensive roof modifications and partial second story addition	6Z
024-0291-003-0000	6399 S. Land Park Drive	Original lost in fire - 1995	6Z
024-0323-011-0000	6441 S. Land Park Drive	Extensive roof modifications	6Z
024-0323-006-0000	6481 S. Land Park Drive	Extensive roof modifications and rear addition	6Z
024-0352-004-0000	6500 S. Land Park Drive	Extensive roof modifications	6Z
024-0351-021-0000	6501 S. Land Park Drive	Complete remodel/replacement	6Z
024-0324-014-0000	6473 Fordham Way	Original lost to fire - 1965	6Z
024-0294-002-0000	6406 Oakridge Way	Extensive roof modifications	6Z
024-0324-003-0000	6442 Oakridge Way	Non-Eichler Ranch Style Home	6Z

The Eichler model units in South Land Park Hills were advertised within Sacramento newspapers in early May 1955 as a preview of the model units with a more formal opening in the middle of the month. Advertised as an initial development unit of 54 homes, Eichler's initial plan was to eventually complete 143 homes in the Sacramento Eichler neighborhood. Eichler's confidence in the larger plan is evidenced in his inclusion of a street named for the project's patriarch (see Figure 1)<sup>2</sup>. At the time the Eichler company had completed approximately 2,500 homes throughout the San Francisco Peninsula and embarked on an expansion into new markets including Marin, Contra Costa, San Mateo, Santa Clara, and Sacramento counties (Sacramento Union May 15, 1955: 21; Shell Oil Company 1956).

<sup>2</sup> Fordham Way was originally called Reichmuth Way on subdivision maps and street maps. Unclear when name was changed.  
DPR 523L (1/95) \*Required Information



**Figure 1.** 1956 map of Sacramento, showing new Eichler development area near city limits [Source: Shell Oil Company]

Archibald. Quincy Jones, FAIA and Frederick Emmons, -FAIA lent their architectural skills and previous experience to the house designs and Moss & Moss facilitated construction of the initially planned unit. Moss & Moss was subsequently named as official sales agent for the new development. In an instance of marketing timing, Eichler won a national award for design and construction of dwellings that gave Eichler's Sacramento project a needed advertising boost. Advertisements of the time listed three models which were along South Land Park Drive and up to six possible plans.<sup>3</sup> At least two of the plans were possibly borrowed from Fairmeadow Eichler development in Palo Alto, as sales literature noted only 4 plans (See Figure 2). Advertised amenities included floor-to-ceiling glass walls, protected gardens on the sides of the houses and beamed ceilings of Douglas fir and 2X8 redwood as well as radiant heat and air-cooling systems (*Sacramento Union* 1955:21; *The Sacramento Bee* 1956:C20; Adamson 2002:84).

<sup>3</sup> Site plans for the development appear to be held within the A. Quincy Jones papers at University of California Los Angeles that may help identify which plans were used for South Land Park Hills. Access at this time of this analysis was not possible.  
DPR 523L (1/95) \*Required Information

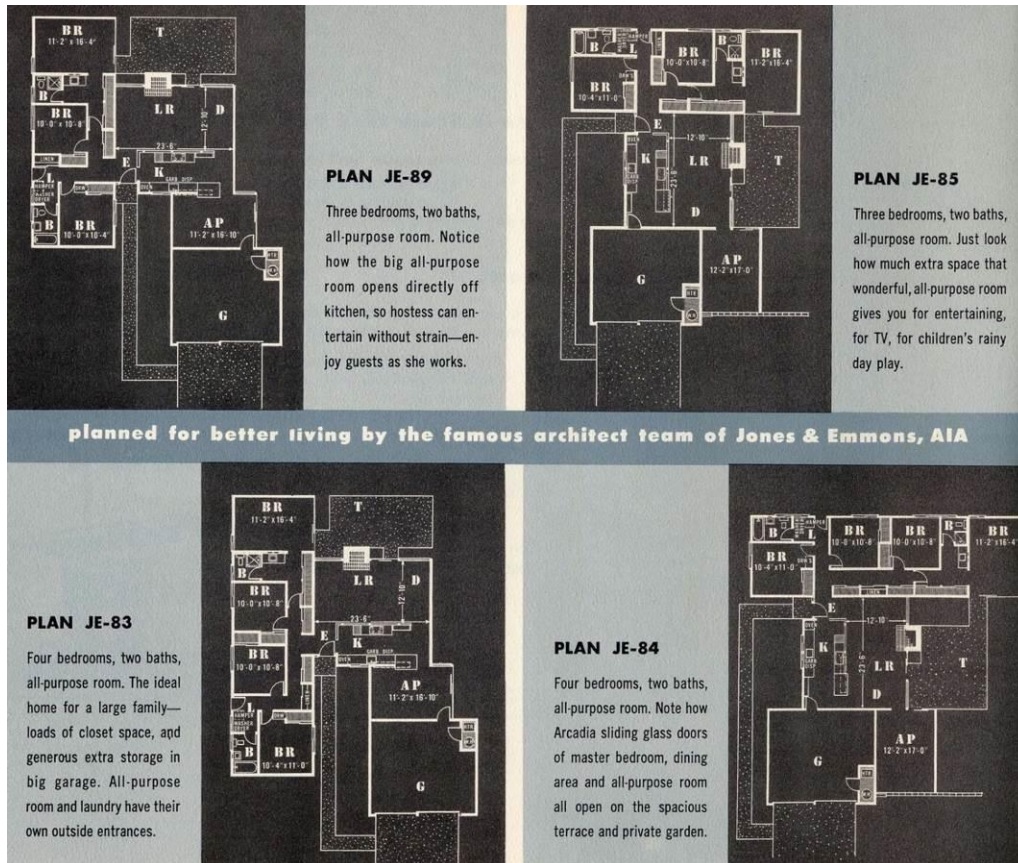


Figure 2: Advertised Floor Plans<sup>4</sup>

Regardless of the awards and advertising Eichler may have received from that achievement, the houses sold slowly likely from the lack of appreciation of the new design and construction concepts. Eichler's architects were promoting in an area known more for being a seat of state government surrounded by agricultural interests. The ability of the Bay Area Eichler company to oversee the Sacramento project (as well as projects in Walnut Creek and Marin) faltered as they had to rely on more distant construction companies that had not been familiar with Eichler's unique construction concepts and requirements. Also, varying and changing codes in different municipalities caused problems in keeping construction going efficiently. By early December of 1956, Alvin Eichler of the Eichler Homes Company was in town attempting to sell the last four houses of the first (and only) unit "by Christmas" and concluding: "Eichler Homes are positively through building in Sacramento" (*The Sacramento Bee*: 1956: D16; Adamson 2002:107).

*(Unless otherwise noted, the following narrative significance statement is adapted from the 2005 NRHP Nomination for the Greenmeadow Eichler Development (Arbunich 2005)*

The South Land Park Hills Unit No. 7 Eichler Development was built by merchant builder Joseph Eichler and his Eichler Homes, Inc. in 1955 through 1956. The development was one of Eichler's most distant in Northern California from the hub of Palo Alto.

The South Land Park Hills Unit No. 7 Eichler Development's architects, A. Quincy Jones, FAIA and Frederick Emmons, FAIA whose Jones & Emmons firm became internationally renowned during their 18-year partnership (1950-1968), were affiliated

<sup>4</sup> JE-89 plan does not appear to have been widely used. It was not readily apparent in the 48 contributors, but future research of site plans or interior verification may clarify the existence (with possible modification) of this plan.

with Eichler Homes throughout the building company's life, designing approximately 5,000 of Eichler's 11,000 California homes. The South Land Park Hills Unit No. 7 Eichler Development reflects a local Sacramento example of Eichler's professional and personal beliefs, which remained consistent throughout his career as a builder: that his homes should always be of the best modern design possible; that they be priced moderately; and that they be available to any buyer, without discrimination. In the 1950s, Eichler was the one of the most prominent homebuilders in the country to practice a nondiscrimination policy, a policy that distinguished him from nearly all his contemporaries.

During his time as a homebuilder, Joseph Eichler practiced a policy of open occupancy by refusing to discriminate against potential homeowners based on race, ethnicity, or religion. Historian Ocean Howell has labeled Eichler and those connected to him as 'merchant crusaders' due to their efforts to sell "homes on an open-occupancy basis" while also engaging "in civil rights activism behind the scenes" (Howell, pg 381). An example of Eichler's activism came in 1964, when he joined a committee of ten prominent Californian political and business leaders who came out against those seeking to repeal the Rumford Fair Housing Act (1963) — an act that banned discrimination in housing accommodations. The repeal initiative was sponsored by the California Real Estate Association, the California Apartment House Owners Association, and the California Home Builders Association, groups that Eichler had professional ties with. However, the committee Eichler belonged to maintained that the purpose of the Rumford Fair Housing Act was to "discourage bitterness and bigotry," and that fair housing was not just a "fundamental property right," but a "human right" as well ("Church Heads Fight Bigotry." San Francisco Examiner, 7 Jan. 1964).

Eichler's practice of open occupancy was in stark contrast with the customary discriminatory practices of most homebuilders during the 1950s and 1960s, who assumed that "profit and social progress were at odds" (Howell, pg 381). Instead, Eichler asserted that a policy of open occupancy helped to "stabilize real estate values" (Pierson, D17). On average, Eichler Homes "sold about 30 to 40 houses per year to African Americans and other racial minorities" (California Department of Transportation, pg 34). Occasionally, Eichler was required to publicly defend his commitment to open occupancy and fair housing. In 1958, owing to the association's support for racial restrictions, Joseph Eichler resigned from the National Association of Home Builders. In 1964 at an Eichler subdivision in Palo Alto, a white married couple was worried about having an African American family as their new neighbors. Refusing to listen to the couple's concerns, Eichler bought their house back from them and allowed the African American family to continue to move into their new home (Pierson, D17).

The non-discriminatory practices of Joseph Eichler and Eichler Homes were rare in the 1950s and 1960s. Yet, even when large homeowner associations and lobbies pushed for restrictions, Eichler remained committed to his beliefs of open occupancy and fair housing. Eichler demonstrated these beliefs in all his subdivisions, and his example in Sacramento is no exception.

Joseph Eichler's penchant for modern design was deeply rooted in his psyche, but it was not until the second half of his life that he revealed his feelings and fully developed his interest in it. Born in New York City in 1900 to an Austrian-Jewish father and a German-Jewish mother, he was raised amid traditional circumstances. Although his family was politically liberal (they were devoted supporters of Franklin Roosevelt), Eichler's interest in Modern design emerged gradually.

Eichler's education was pragmatic. A business degree from New York University and a career start on Wall Street helped prepare Eichler for a mainstream career. A competitive man by nature and cultivated in the tough-minded atmosphere of America's financial capital, he was primed for business, yet found his early career as a financial officer in his wife's family business dissatisfying. Some of Eichler's reticence for this work may have been inherited. Ned Eichler pointed out that his own grandparents did not conform with the stereotypical German-Jewish immigrants and were not ambitious about wealth. It was Eichler's in-laws who succeeded on a grand scale, building a large and successful wholesale food business called Nye and Nisson, Inc.

In 1925, Joseph and his wife Lillian Eichler moved to the Bay Area, where the company was the largest independent butter-and-egg wholesaler in the region. Eichler assumed the position of chief financial officer for the business on the West Coast. For 20 years Eichler excelled in his job, and the family that eventually included two sons, Richard and Edward, or "Ned," thrived, despite the nationwide depression and the approaching Second World War. Eichler, however, harbored a repressed resentment for his work; its predictability and the requirement to work for others undermined his sense of personal fulfillment.

Then, in 1943, Eichler spotted a rare opportunity for his family when he rented one of Frank Lloyd Wright's so-called Usonian in Hillsborough (on the Peninsula south of San Francisco), the Bazett residence. Two years of living in the Bazett House may very well have loosened Joe Eichler's spirit enough to allow him to feel his own internal stirrings for creative self-expression. Eichler learned by this experience what others have since concluded: that Frank Lloyd Wright's genius for design often achieved its most profound effect in his small residences, where his singular attention to function and detail were so complete and so deftly handled as to transform everyday life into art. Wright's attention to the intimacies of everyday life sprung from his strongly populist philosophy, and he designed his Usonian houses specifically for middle-class homeowners. Joseph and Lillian Eichler left the house as "devotees of contemporary architecture."

At the close of World War II in 1945, some 10 million veterans returned home from overseas. These service men and women began building families that would require new housing on an unprecedented scale. Among the regions with the greatest need was California, where the population grew at a greater rate than any other state. Many veterans had shipped out of California ports, and upon their return elected to stay in the state. Add to this an influx of new residents that moved west because California offered one of the strongest postwar economies in the nation. A great many independent builders sought to capitalize on the early postwar need for new housing. While their production soon fulfilled the basic requirements for new families, these builders produced a quality of construction that was often poor, and innovative design was rare. Eichler's company would become an exception, responding to the challenges with ingenuity and style.

Eichler began his development career cautiously, pursuing mostly conventional techniques, while schooling himself in the home-building business. In 1947, Eichler launched a company providing prefabricated homes to owners who purchased their own lots. Even these tentative first steps, however, reflected Eichler's modern taste. The "pre-fabs" he chose featured a contemporary look, with rectangular massing and long bands of windows. Over the next two years, his operation expanded to the building of small housing tracts. In 1949, Eichler hired a draftsman who produced more stylish but less overtly modern designs for two new subdivisions, in Palo Alto and Menlo Park. Eichler explained later that he put off a wholehearted plunge into original architectural designs until he acquired enough "experience and know-how" to manage a process that involved top-flight architects and full-fledged modern building techniques. Within a few years, Eichler became a merchant builder by the classic definition, his company functioning to oversee every aspect of selling housing to consumers without intermediaries. This included land acquisition and development, construction, financing, and marketing. One obvious element that separated him from the rest of the pack was his choice of product: architect-designed modern houses.

As his business became established, Eichler defined an individualistic approach that in many ways challenged conventional practice. Not infrequently, building and planning authorities withheld support for his designs. The Federal Housing Administration (FHA), set up to insure home mortgages, made it possible for families just entering the middle class to afford homes in Eichler's price range. However, the agency imposed several restrictive design guidelines that compromised the assistance they could give. As architectural historian Gwendolyn Wright described it, "FHA evaluators were instructed to lower the rating score of houses with conspicuously modern designs because they were not considered to be a good investment. An agency pamphlet expressed doubt whether the modern style of flat roofs and plain asymmetrical facades would prove to be more than a fad." When this policy threatened to exclude the market for Eichler Homes, Eichler, with company co-founder James San Jule as his negotiating partner, went to Washington, D.C. to lobby the FHA for changes to their guidelines. Apart from overcoming the objections of the authorities, Eichler's company would need to appeal to buyers largely unfamiliar with modern architecture. The pure, modern look of his homes limited market appeal. Despite these obstacles, Eichler embraced modern design, appealing to the authorities when necessary and marketing aggressively.

Working with architects set Eichler apart from most builders. Most builders in the postwar, needing to control the designs for economic and aesthetic reasons, preferred not to hire architectural firms as independent consultants. Further, according to Gwendolyn Wright, "most architects looked down on the average builder's aesthetic taste, as well as his cost controls; and they scorned the cautious, conservative FHA design guidelines as well." For these reasons, as well as the limited market appeal of modernist residential architecture, Eichler's first architect-designed developments, designed by the emerging San Francisco-based firm of Anshen and Allen and built in Sunnyvale, California, in 1949, were considered a gamble.

Generally, homebuilders preferred to control design themselves. East Coast-based Levitt and Sons, the most successful of the postwar merchant builders, was a more typical example of merchant builder practice. Despite their company's largescale production, the family members directed much of the design work themselves. William Levitt acted as spokesman and



president, while his brother Alfred helped develop the house plans and their father Abraham oversaw the landscape design. One of the Bay Area's most successful homebuilders during the early postwar was Earl Smith, who built 2,700 moderately priced new homes in 1953 in more than 14 different Bay Area cities. Like the Levitt's in-house process, Smith designed the homes himself.

This trend began to shift by the mid-1950s. The market for new homes softened after 1953, and competition among builders for more demanding buyers led some to commission architects to raise the standards of their products. Mackay Homes was one Bay Area company that began to employ architects, including for a brief period Anshen and Allen. Mackay, however, exhibited the typical builder's concerns about modern aesthetics, and hedged on their designs, building homes that were contemporary in plan, but clad on the outside in more familiar vernacular styles. Eichler's work remained distinctive among Bay Area builders for his consistent use of modern aesthetics. By 1955, when The South Land Park Hills Unit No. 7 Eichler Development was underway, Eichler Homes, Inc.'s headquarters in Palo Alto, which would be home to 3,000 Eichler homes over the next 20 years, served as the hub of its Bay Area peninsula operation. By the mid-1950s, the company had built approximately 1,800 modern houses on the Bay Area peninsula, and the popular press regularly acknowledged Eichler's achievements.

Eichler's architecturally designed subdivisions led to widespread critical acclaim. When Eichler built his first subdivision of architecturally designed homes, observers perceived his efforts as daring. Even the professional journals of the architectural press that had been touting the advantages of modernism for middle-class American homes since before the end of the war seemed surprised with Eichler's boldness. *Architectural Forum*, the most elite of the nation's professional journals during the postwar, in April 1950 called architects Anshen and Allen's first Eichler Homes subdivision a "gamble in modern." In the December issue that year, the publication collectively named four Eichler projects in Palo Alto (El Centro Gardens, Green Gables, and Greer Park) and Redwood City (Atherwood) "Subdivision of the Year."

*Arts + Architecture*, the premier west coast trade journal devoted to modern design and distributed internationally, published several features on Eichler Homes in the early 1950s. Notable was a pair of articles featuring the Ladera subdivision in Portola Valley, designed by Jones & Emmons. The first, in 1950, described the designs. Then, in the November 1951 issue, an article documented the completed first phase of the development, citing the "enormous value of real cooperation between the architect and builder." It concluded that the results assured a "better way of living at a much more reasonable cost."

Popular "shelter magazines" aimed at the consumer market also featured Eichler Homes during the 1950s. *House and Home*, published by McGraw Hill, who also produced *Architecture Record*, the establishment architectural journal, became a consistent supporter of Eichler Homes. The magazine's editor, Perry Prentice, an influential advocate for improved residential design who hosted numerous symposia at the annual conventions for the American Institute of Architects and the National Association of Homebuilders, came to champion Eichler's work. Writing in 1955, the year after the completion of the first phase of Greenmeadow, the editors praised Eichler for recognizing the benefits of modern architecture. His architects, they noted, "designed better living into houses," enabling buyers to "live the way they really wanted today."

Eichler's architects brought knowledge of modern building techniques and their skills with California Modern design. Robert Anshen, of the San Francisco-based firm of Anshen and Allen, had worked for the National Housing Authority in Vallejo during World War II. In 1945, realizing the need for inexpensive, quick-to-build houses, he drew upon his experiences to write a series of papers proposing much-needed home building industry reforms. A. Quincy Jones, FAIA, with his partner Frederick Emmons, FAIA, was the designer most responsible for the first (and only) phase of the South Land Park Hills Unit No. 7 Eichler Development. Jones was a leader in California modernism; an educator and a celebrated practitioner, Jones taught at the architecture school at the University of Southern California for more than 20 years, ascending to the deanship in the 1970s. The architect of the experimental steel-framed X-100 Eichler-built house, Case Study House 24, three other steel houses of note, Jones won numerous awards for design in several building types, yet he remained committed to the improvement of single-family house design. His practice matured and Jones was commissioned for prestigious institutional buildings. While many offices that ascend to this level decline to participate in residential work, Jones pursued single-family house designs throughout his career.

Archibald Quincy Jones, FAIA garnered national attention early in his career with designs for postwar housing. In 1946, a year after his discharge from the Navy, Jones collaborated on the Mutual Homes development in the Santa Monica Mountains, above Los Angeles, where his designs for post-and-beam houses—featuring redwood siding, concrete masonry, floor-to-

ceiling glazing, and sweeping roof forms—gained wide recognition. In 1948, Jones designed a prototype for Southern California builder A.C. Hvistendahl that earned him an American Institute of Architects First Honor Award in 1950.

Jones committed his early career to improving the affordable single-family house. His successes in this field include work for several developers apart from Eichler Homes. Like Robert Anshen, Jones devoted a great deal of thought, and a significant portion of his career, to the issue of suburban speculative development. In addition to his contributions to home design, Jones was a consistent advocate for planning reform. He was among the first architects to call for greater density in suburban planning, preceding popular acceptance of that idea by at least 15 years.

Jones brought his experience and status to Eichler Homes, putting his recognized talents to work on the design of individual house models as well as site design and community planning. His addition to the design team helped to establish the Eichler Homes developments as a high-design product. Specific contributions credited to Jones & Emmons included refining Eichler's construction methods by integrating an economy of means with architectural expression. Jones' designs were distinctive because of his use of pronounced roof profiles, which despite their lofty shape were free of expensive trusses or redundant framing typically used in builders' so-called "cathedral ceilings." Jones' interior planning was known for its free-flowing dining/living areas and clearly zoned public and private areas, both products of his early postwar developer designs as well as his numerous experiments with his own personal dwellings.

The style of the Eichler homes is endemically Californian. The look may seem in some ways almost generically 1950s, but that is partly because during the postwar period the fashion in residential architecture often resembled work originated in California. California modernism was a social and aesthetic movement that derived ideas and practices from the modern movement in European. Many of the innovators of postwar American residential design, particularly designs suited to moderate-income buyers, were California architects. William Wurster, a Dean of the College of Environmental Design at University California Berkeley, Joseph Esherick, John Funk, Gordon Drake, and many other lesser-known practitioners constituted a loose-knit but consistent school of designers that helped define a Californian aesthetic. This style emphasized modest-scaled homes with informal open plans and indoor-outdoor relationships, and often employed post-and-beam structures and natural finished wood inside and out.

Eichler and his architects brought California modernism to a middle-class mass market. Eichler initially looked to Anshen and Allen for a construction system that would be efficient to build but inherently flexible enough to provide opportunities for individual designs. Anshen recommended employing post-and-beam construction, which had the twin benefits of speedy erection time and plan flexibility. The Eichler architects' design strategy of post-and-beam structure and exposed redwood or mahogany-veneer plywood panels was a simple one that, nonetheless, imbued their mass-produced product with a custom-designed feeling.

Architects overcame difficulties that Eichler Homes encountered because of their desire for innovation. Hiring architects proved valuable in terms of construction and cost efficiencies. Anshen and Allen planned the buildings on a four-foot module, and their clearly delineated drawings simplified Eichler's materials purchasing and construction management. Further, the architects standardized the building components. A kit-of-parts system, similar in some ways to Frank Lloyd Wright's Usonian concept, enabled multiple variations of the same basic plan. In Palo Alto's Green Gables Eichler development, a single plan type was used to compose four variations, allowing the design to adapt to different lot orientations. This strategy gave Eichler Homes a competitive edge in the market because the company could provide greater variety than other developers at comparable cost.

By the time Eichler broke ground at South Land Park Hills in 1955, he already had built hundreds of architect-designed homes in more than a dozen individual subdivisions on the Bay Area peninsula. After a string of successes in Sunnyvale, Menlo Park, Redwood City, and Palo Alto, Eichler made a decision to move up the market and leave the lower, midrange pricing that typified most of his earlier developments. In the higher, \$16-\$22,000 price bracket, as Eichler pointed out in a 1955 interview, he found that "people are more interested in better living than in terms." By 1953, the postwar housing shortage had eased, and Americans were growing increasingly prosperous while becoming more demanding consumers. They wanted larger houses with new levels of amenities, and Eichler knew he had to meet their expectations in the highly competitive housing market. The Greenmeadow development in Palo Alto met this demand by introducing a fourth bedroom or an all-purpose room (aka "family room") to its models, and was Eichler's first significant step in this direction. The South Land Park Hills Unit No. 7 Eichler Development followed this lead by offering houses between the \$17,750- \$21,000 price range.

These new four-bedroom layouts featured large, double-car garages instead of carports; a multipurpose room separate from the adult living area, allowing privacy; kitchens with built-in appliances instead of freestanding units; compartmentalized baths; laundry areas inside the house for increased convenience; and light-toned ceilings that made the rooms seem bigger. These plans were based on a consistent set of principles, including a clear separation of functions, rigorous geometric proportions, and private living areas that expanded to the outdoors. Here, the architects further developed the planning relationships introduced into the earlier subdivisions, refining the elements that defined Eichler's approach to family living, including the central multi-purpose room and the second bath for children with its own exterior entrance.

Like Greenmeadow before it, the homes in the South Land Park Hills Unit No. 7 Eichler Development are larger than those of the previous developments, show more complex planning, much more articulated building massing, and a sophisticated blending of natural and machined building materials. Perhaps most importantly, the new models advanced the theme, initiated in Eichler's earliest architecturally design models, of indoor-outdoor living, enabling owners to better experience the benefits of the region's hospitable climate.

The architectural achievements in the South Land Park Hills Unit No. 7 Eichler Development homes are based upon advances in internal planning. A key example of this advance is found in a series of Jones & Emmons-initiated 'T-shaped' plan types. In these models the bedroom wing and living areas are defined as separate volumes, lending a distinct feel to each realm. The kitchen occupied its usual central position, but greater transparency of the living area walls meant the user, usually a wife and mother, could see both internal spaces and right through to the garden beyond. The front entry is ideally located between the garage and kitchen, overcoming the need for a back-door connection (common to most tract homes) that so often reduces the owner's entry experience to a service-like feeling. Of particular significance and a very important achievement for homes of this class was the addition of a second bath. This enabled the planning of a master suite. The children's bath was provided with an independent door to the side yard. This would minimize children tracking dirt through the living areas. These advances led Eichler's competitors to follow suit, advancing the quality of an entire class of speculative homes.

The T-shaped plan layout enabled building massing that defined multiple outdoor spaces, increasing and enriching the living spaces throughout the house. First, placing the garage separately from the house defined a protected court off the kitchen, advertised in Eichler's sales literature as an "outdoor dining nook." The bedroom wing was positioned such that the master bedroom projects beyond the living room volume, defining a rear-yard terrace. Sliding-glass doors in full height glass walls offer access to this patio from both rooms. Front-yard courts are enclosed with a street-side concrete masonry wall bounded on two other sides by the bedroom wing and the garage. This feature alludes to the atrium, a later innovation that might not have emerged without this precedent.

The theme of integrating building and landscape was further advanced with the use of varied materials. Street-side concrete masonry walls built up to the eave height enriched the texture of the buildings while blurring the distinction between landscape and building. Low-pitched roof forms alluded to more traditional imagery of forms while also enabling more day lighting through clerestories beneath the eaves. Finally, the massing of the houses, derived from the separate volumes for bedrooms and living areas, enhanced this interplay of exterior and interior spaces.

The architects' attention to design extended to site planning and placed homes in ways they felt best fit individual lots, provided the best solar orientation possible, and ensured privacy for neighboring residents. In this way the architects made Eichler's houses feel like custom homes. Although a specific landscape architect was not listed for South Land Park Hills, it is known that landscape architects were hired to finish exterior spaces. This was another example of the improved design quality.

Eichler's continued work until the mid-sixties left a legacy of design integrity, and set new standards for developer housing, which remain unparalleled in the history of American building. During the construction of South Land Park Hills, Eichler was expanding his operation into Marin County (the Terra Linda development of San Rafael), San Mateo County (Highlands), and the East Bay (Rancho San Miguel in Walnut Creek). In all, by 1974, he would build nearly 11,000 tract houses and hundreds of custom homes in scores of developments in 32 Northern and Southern California cities and towns.

In 1961, Eichler Homes became a public stock company, although Joseph Eichler disliked being beholden to the stockholders. Having to put sales goals ahead of his intuitive schemes and continual tinkering with designs frustrated Eichler's creative ambitions and contributed to a brooding dissatisfaction. Loath to have any control wrested from him, he was skeptical of

financial advisors and mistrustful of those who counseled for more cautious strategies for the company. Eichler resisted even his own son Ned's counsel when he pleaded with his father to take fewer risks. Eventually, Eichler's continuous quest to pursue progressive ideas overwhelmed the company's ability to remain profitable. Construction in the urban core of San Francisco was more expensive, and conditions far more complicated, than those the company had faced in the suburbs. Several of Eichler Homes' urban projects were in transitional neighborhoods in which Eichler gambled that his developments could turn conditions around. In addition, Eichler made what some saw as fundamental marketing mistakes. While the suburban projects continued to do well, the difficulties with the urban projects began to jeopardize the operations as a whole, and Eichler Homes began to lose money. In 1966, Eichler's company was taken over when two southern California investors bought a controlling share of the company's stock, perhaps not realizing that the firm's worth was almost completely depleted from the overambitious projects of the by-then glamorous, but doomed, Eichler Homes. Eichler continued to build housing through a series of reincarnations of his original company until his death in 1974. However, none of these subsequent efforts matched the earlier projects in their enthusiasm for new design ideas or social aspirations.

The District meets NRHP/CRHR Criterion A/1 and Sacramento Register Criterion I as it is an early example of a residential development that deviated from the standard practice of racially restricting new subdivisions in the United States. Research suggests that this district and its developer played a significant role in promoting fair-housing and non-discriminatory housing practices that contributed to the historical development of the region. The District does not appear to meet NRHP/CRHR Criterion B/2 or Sacramento Register Criterion ii. Research did not support that any of the residences have direct associations with individuals who made significant contributions in Sacramento or the larger region.

Architecturally, the District appears significant as an important example of Eichler Homes Modernist style in Sacramento and represents the collaborative work of Joseph Eichler, Archibald Quincy Jones, FAIA and Frederick Emmons, FAIA. The District expresses a unified entity that expresses the Mid-Century Modern design elements of Jones & Emmons designs for Eichler Homes, Inc. The District represents Eichler and Jones & Emmons, leaders in modern design. It is Eichler's only development in Sacramento and it conveys an architectural cohesiveness through its design, setting, materials, and association. The District displays the character-defining features evidenced in several aspects of noted Eichler design. These aspects include: 1) complex geometric floor plans for the exposed post-and-beam constructed one-story residences; 2) public-facing facades that eschew the use of typical eye-level fenestration for greater use of simple vertical composition wood siding, thus suggesting a deference to owner's privacy; 3) flat or low-pitch gabled roof forms that lack attic spaces but feature extended eaves and frequent use of clerestory windows; 4) varied orientation of residences along the streets and customization details such as patio enclosure walls, trellises, and floor to ceiling window configurations within the non-public-facing areas.

As a built environment resource, the building does not appear to meet NRHP/CRHR Criterion D/4 or Sacramento Register vi because it is not the sole source of important information to history.

In addition to being architecturally significant, the District retains the necessary aspects of integrity to represent that significance. Integrity of location remains because the District contributors remain in their original location. The overall design of the District is intact with few residences having been modified extensively. The District's design is reflected in its curvilinear street alignments along which the District was laid out; the series of model homes along South Land Park Drive (north of 47<sup>th</sup> Ave) that provided the welcoming entryway to the larger district; its planned orientation options for residences to allow for a variety of facades; and its innovative spacing by using professionally designed landscape between houses that focused occupants views into the backyard areas instead of out to the front areas. In some instances, rear roofs have been upgraded but are not highly visible from the street. In its 62 years, the District has retained integrity of materials for most contributors with few residences having updated metal garage doors or vinyl window replacements. Very few non-historic materials have been introduced. Those that have been altered are primarily major roof reconfigurations from flat to hipped in the front and conversion of garages to living space. These few non-contributing resources do not detract from the overall integrity of contributors with regards to their visible materials, which is evidenced in retention of composite wood siding, wood frame transom windows, and exposed wood beams. The setting for the District has not been significantly altered as it has always been part of a larger subdivision of similar period houses. Integrity of feeling is displayed because the District expresses the aesthetic and historic sense of the mid-1950s when Eichler Homes was at its peak of production and success.

In summary, the District is significant architecturally and for its association with non-discriminatory housing practices and is therefor also considered a historical resource under the California Environmental Quality Act.

### References (cont.)<sup>5</sup>

Adamson, Paul. 2002. *Eichler: Modernism Rebuilds the American Dream*. Gibbs Smith Publisher. Layton, UT.

Arbunich, Marty. 2005. *National Register of Historic Places Registration Form for Greenmeadow (Units I and II)*. Available at <https://npgallery.nps.gov/NRHP/GetAsset/9045e8b8-559b-43ce-8546-12bb24f49aab?branding=NRHP>, accessed July 26, 2017.

California Department of Transportation, Caltrans. "Tract Housing in California, 1945-1974." (2011), pg 34.

"Church Heads Fight Bigotry." *San Francisco Examiner*, 7 Jan. 1964.

Eichler Homes. 1955. *Eichler Homes Comes to Sacramento (Sales Brochure)*.  
<https://www.flickr.com/photos/atomicpear/sets/72157621914235795>

Howell, Ocean. "The Merchant Crusaders: Eichler Homes and Fair Housing, 1949–1974." *Pacific Historical Review* 85, no. 3 (2016), pg 381.

Pierson, John. "Builder Finds Unbiased Policy Need Not Cut Home Values." *The Sacramento Bee*, 20 Dec. 1964, p. D17.

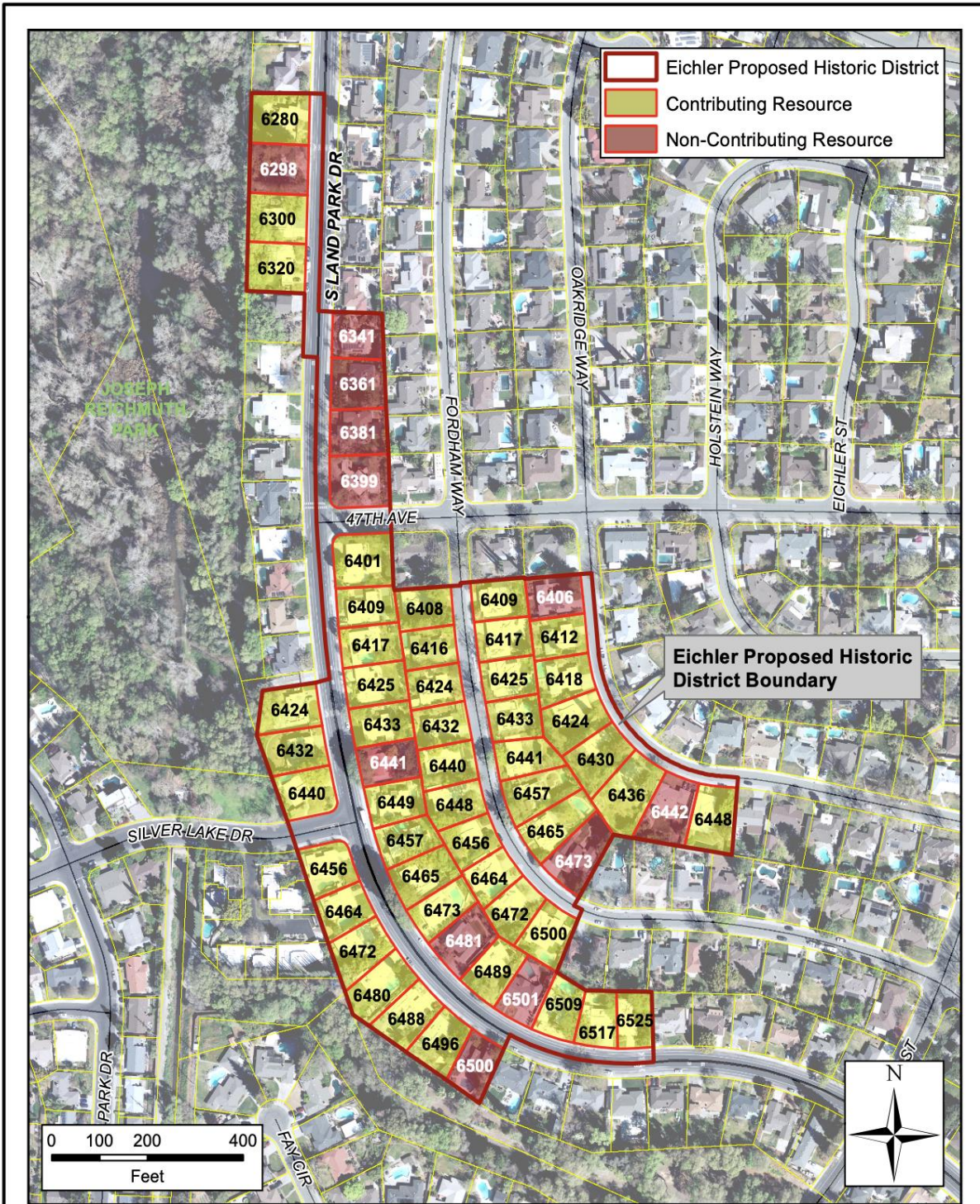
*Sacramento Union*. 1955. "Eichler Home Units are Opened to the Public." May 15.

Shell Oil Company. 1956 *Shell Street Map of Sacramento*. Shell Oil Company. Chicago, IL. David Rumsey Map Collection.  
<https://www.davidrumsey.com/rumsey/Size4/D5005/5840155.jpg>

*The Sacramento Bee*. 1956. Eichler Homes Advertisement: "Last Chance!" December 8.

\_\_\_\_\_. 1956. "Home Builder Gets National Awards." June 30.

<sup>5</sup> Accessing relevant portions of the A. Quincy Jones papers held at the University of Southern California Library Special Collections was not part of this evaluation but could be considered in the future to augment understanding of the history of the South Land Park Hills development and to provide a clearer identification of model types, etc. used by Eichler Homes.



City of Sacramento, CDD Geographic Information System



## Vicinity Map Eichler Proposed Historic District

JC | 10/28/2022  
 Aerial Photogaphy 2022