

State of California ☐ The Resources Agency Primary # _____ DEPARTMENT _____

OF PARKS AND RECREATION HRI # _____ PRIMARY

RECORD Trinomial _____ NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 16 *Resource Name or #: (Assigned by recorder) 1454 Del Paso Boulevard

P1. Other Identifier: North Sacramento Land Company/Joseph's Town and Country

*P2. Location: Not for Publication ☒ Unrestricted

*a. County Sacramento and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Sacramento East, CA Date 2021 T 9N R 5E: ☐ of Mt. Diablo ☐ of Sec 00; B.M.

c. Address 1454 Del Paso Boulevard 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, decimal degrees, etc., as appropriate)

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

This rectangular 0.65-acre parcel is located at the corner of Del Paso Boulevard and Arden Way within a commercial corridor in the North Sacramento neighborhood in the City of Sacramento, California. The site is surrounded by Del Paso Boulevard (northwest), Canterbury Road (northeast), Del Paso Boulevard/Lochbrae Road Alley (southeast), and a commercial building at 1442 Del Paso Boulevard (southwest). The site includes a two-story commercial building designed in a variant of the Beaux Arts architectural style fronting on Del Paso Boulevard in the center of the parcel, with paved parking and associated parking lot improvements on the east, west, and south of the building and enclosed on three sides by a steel fence. The building has an irregular footprint with a two-story primary building and a single story, half width addition extending from the southeastern corner towards Lochbrae Road Alley. (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P4. Resources Present:

☒ Building ☐ Structure ☐ Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View facing northwest on Del Paso Boulevard. Image captured January 2026.

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both 1924

*P7. Owner and Address:

Fred D./Terri L. Cullincini Family Trust, 973 Arden Way, Sacramento, CA 95815

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

Hazel Bess, Preservation Intern, 300 Richards Blvd, Sacramento, CA.

*P9. Date Recorded: January 29, 2026

P10. Survey Type: (Describe) Intensive.

*P11. Report Citation: (Cite survey report and other sources, or enter "none." LGBTQ + Historic Context Statement

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

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STRUCTURE, AND OBJECT RECORD

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*Resource Name or # 1454 Del Paso Boulevard

B1. Historic name: North Sacramento Land Company/North Sacramento Tribune-Progress, Joseph's Town and Country

B2. Common name: _____

B3. Original Use: Commercial

B4. Present use: Commercial/Vacant

*B5. Architectural Style: Beaux Arts

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

According to the North Sacramento Land Company, the building at 1454 Del Paso Boulevard was constructed as an office building in 1924 and opened in 1925. (Refer to continuation sheet, Page 3.)

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

*B8. Related Features: None

B9a. Architect: William A. Theilbahr b. Builder: William A. Theilbahr

*B10. Significance: Theme North Sacramento Development/LGBTQ History Area Sacramento, California

Period of Significance 1925-1968, 1997-1998 Property Type Commercial Applicable Criteria 1/i, 3/iii

Historic Context:

1454 Del Paso Boulevard was designed and built in 1924 by William A. Theilbahr, a local contractor and member of the Master Builders Association in Sacramento who served on the board of the North Sacramento Improvement Club. His most notable work in the area was the Hale Brothers Department store, which he constructed at the former site of the Clunie Theater at 825-831 K Street in 1923. The building has had numerous commercial uses over the course of its existence, first as the headquarters of the North Sacramento Land Company (1925-1968) and the *North Sacramento Tribune-Progress* (1928-1943). In 1968, a local realtor bought the building to use as his office. In 1985, the building was purchased by Pat Truesdell, a Sacramento developer who bought, sold, and renovated numerous historic buildings in downtown Sacramento. In 1987, he sold the property to Fred Cullinici Sr., whose family remain the owners. Cullinici merged the parcels at 1450 and 1454 Del Paso Boulevard into a single parcel in 1987 and remodeled the vacant office building for use as a restaurant in 1988. Since 1989, the building has remained a restaurant, bar, and nightclub location, notably serving for a year as the location of Joseph's Town and Country, a gay bar with longstanding significance to Sacramento's LGBTQ+ community. From 1989-2007, 1454 Del Paso Boulevard has been the home of various restaurants and nightclubs. (Refer to continuation sheet, Page 4)¹

B11. Additional Resource Attributes: N/A

*B12. References: References

*B13. Remarks: N/A

*B14. Evaluator: City of Sacramento staff

*Date of Evaluation:

(This space reserved for official comments.)

Source: Sacramento County Assessor, Online Parcel Viewer, 2026. Subject Parcel shown outlined in yellow.



¹ "By his work you will know him," *Sacramento Bee*, March 21, 1923; "Insurgents Take Control of Club," *Sacramento Bee*, November 22, 1915; "Clunie Theater Goes for Hale Bros. Expansion," *Sacramento Bee*, July 17, 1923; *Sacramento Bee*, October 27, 1985, 123; "So That's What He's Up To: Renovating History," *Sacramento Bee*, January 7, 1977; Individual Grant Deed, June 11, 1987; Resolution No. 904 adopted by the Sacramento City Planning Commission September 24, 1987; *Sacramento Bee*, November 27, 1988, 128.; *Sacramento Bee*, October 8, 1989, 77; *Sacramento Bee*, December 24, 2004, 124.

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***P3a. Description (continued):** The building is constructed of clay brick that remains exposed on all secondary elevations (southwest, northeast, and southeast). The primary façade (northwest) is finished in exterior plaster with a subtle but distinctive scored design (see figure 8). The primary façade has the most notable architectural features, including four sets of wooden storefront window systems on ground level, divided by ionic plaster pilasters with three-paned wooden transom windows above each set of storefront systems. Front entrance doors are located in each of the two eastern bays flush with the sidewalk that include a panel door and glass storefront door with single glass pane above. There is a third, recessed entrance (panel door) in the western bay. On the second story, sets of two small pilasters separate four sets of three windows, which align vertically with the transom windows on the first floor. The windows in the two sets to the eastern half of the façade are eight-lite mullioned wood casement windows, while the two sets to the western half of the façade are double-hung wood windows. A protruding sign with a rounded top is bolted to the northwestern corner of the building on the second story. The southwest façade contains a secondary entrance, consisting of a large, paneled door. The northwest and southeast facades contain a number of double-hung wood windows. The roof has two sets of small gables contained by a perimeter parapet to conceal the gables as well as the rooftop mechanical equipment.

Figure 1. Southeast façade, view northwest.



Figure 2. Northeast façade, view southwest



Figure 3. Southwest façade, view northeast



Figure 4. Northwest façade, view southwest



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Sanborn fire insurance maps indicate that the rear addition was added between 1926 and 1949. A historic photo (**figure 9**) indicates that secondary facades were not originally clad in stucco, but the present condition of the brick on these facades suggests that stucco may have been applied and later removed from these surfaces. The photo also suggests that, although not mentioned in building permits, finials and decorative trim above the transom windows on the primary façade were removed during the North Sacramento Land Company's tenure in the building (1925-1965). In 1975, building permits for a detached two-car garage were issued to Lester Miller, the owner of the building 1965-1985; aerial photographs indicate that the garage was removed by 2003. The building's interior was remodeled for use as a restaurant in 1988. Building permits do not indicate at what point the side door on the southwest façade was added, nor the roof tile removed, although permits were issued for reroofing in 1973 and 1979.²

B10. Significance:*Historic Context (continued)****Rancho Del Paso and the City of North Sacramento**

1454 Del Paso Boulevard is located in what was once Rancho Del Paso, a land grant made by Mexican governor Manuel Micheltorena to Eliab Grimes in 1844. Grimes' nephew inherited and sold the land, a transaction which resulted in a legal dispute that went to the United States Supreme Court. Samuel Norris, the purchaser who won possession of the land in the 1860 decision, sold the land to his lawyers, James Ben Ali Haggin & Lloyd Tevis, to pay his legal debt. Haggin, a member of the San Francisco elite, used the land for what became a famous racehorse breeding operation, Haggin Ranch, from the 1880s through 1905. He then rented the land to farmers until selling the 44,374 acres to the Sacramento Valley Colonization Company in 1910.³

Beaux Arts Architecture

The style that came to be called Beaux Arts Classicism in America grew out of the tradition of French Classical design as taught at L'Ecole des Beaux Arts in Paris, drawing both from French architecture of the seventeenth and eighteenth centuries, and a synthesis of ancient Greek and Roman structural systems and design details. Defining elements of Beaux Arts Classicism include flat roofs, paired pilasters, masonry walls, decorative patterns, balustrades, and symmetry, all in evidence on 1454 Del Paso Boulevard.⁴

Beaux Arts was used as the design aesthetic for the classical ensemble of the World's Columbian Exposition in Chicago in 1893. Following the exposition, the Beaux Arts style became a popular style for public and commercial buildings in the United States. Throughout California, Beaux Arts design principles were employed in civic architecture, with examples including civic centers in San Francisco (Bakewell and Brown, 1912), Atascadero (Bliss and Faville, 1913), Palos Verdes Estates (Myron Hunt, 1921, unbuilt), and Pasadena (Bennett, Parsons and Frost, 1925-27). Two prominent Sacramento buildings, the Masonic Hall (Rudolph Herold, 1916) and Hall of Justice (Rudolph Herold, 1914) are designed in the Beaux Arts style, which remained at or near the forefront of civic center planning in California through the first quarter of the twentieth century.⁵

With examples of Beaux Arts buildings most frequently concentrated in wealthy urban centers such as San Francisco, New York, and Chicago, the choice to employ the style in the North Sacramento Land Company's headquarters at 1454 Del Paso Boulevard indicates the high hopes North Sacramento's founders had for its success. Although 1454 Del Paso Boulevard is a simplified example of the Beaux Arts style, lacking projecting pedimented pavilions, huge arches, balustraded sills, sculptural embellishments, or a free-standing statuary, the building's symmetrical massing and classical Mediterranean motifs reflect the style favored by turn-of-the-century industrialists to display prosperity.⁶

² Building permit C-9430, issued 17 November 1975; County Aerial Photo, 2ft Color, June 1, 2003; "Remodel," *Sacramento Bee*, November 27, 1988; Building permit H-9468, issued 10 November 1972; Building permit G-5075, issued 5 June 1979.

³ Sacramento Survey, 1984-85, 11; *Edwin Adams v. Samuel Norris*, US Supreme Court, 64 U.S. 353, 23 Howard 353; "The Passing of Rancho Del Paso," *New York Times*, October 8, 1905; "Sacramento Survey, 1984-85, 12.

⁴ "Sacramento Hall of Justice," National Register of Historic Places Registration Form, August 23, 1999; Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (Alfred A. Knopf, 2023), 477-478.

⁵ "Sacramento Hall of Justice," 1999; McAlester, *Field Guide*, 477-478.

⁶ "Sacramento Hall of Justice," 1999; McAlester, *Field Guide*, 477-478.

North Sacramento Land Company

During the early settlement of the eastern United States in the seventeenth and eighteenth centuries, and in the western states during the first 20 years of the twentieth century, private investors created land companies, also known as colonization companies, for the purpose of selling land to settlers. The earliest of these companies on the east coast acquired land through grants from the British or early United States governments and functioned also as the managers of trade relationships with Native Americans. California's land companies, however, were primarily responsible for the subdivision, advertisement, sale of, and provision of public utilities to land acquired from the United States government and Mexican land grants.⁷

Land companies were common throughout California, often taking advantage of federal laws meant to encourage settlement. For instance, in the Imperial Valley, the Imperial Land Company assisted settlers in filing claims for land that had been made available under the Desert Land Act of 1877. Settlers would then have no choice but to purchase shares in a water company owned by Imperial Land if they wished to irrigate their properties. In Northern California, land companies more frequently operated by purchasing property, subdividing and developing it, and selling it off to settlers and other land speculators. These settlements, sometimes referred to as agricultural colonies, agricultural suburbs, or "agriburbs," comprised a "unique suburban type" common to the turn of the twentieth century. Promoted as simultaneously suburban and agricultural paradises, the planning and advertising of these communities was designed to appeal to conservative, middle class families seeking to leave urban centers. In the Sacramento area, the Orangevale Company, formed by Sacramento businessmen in 1887 to settle Orangevale, the Howard & Wilson Publishing Company, a Chicago company that subdivided and sold land in Fair Oaks in 1895, and the Carmichael Company, which did the same in Carmichael in 1909, set a precedent for the creation of these early rural suburbs.⁸

In 1910, soon after the Sacramento Valley Colonization Company purchased the Haggin Ranch, other land companies began buying smaller sections of it. The Carmichael Company purchased 1,000 acres to subdivide and sell, but a much larger section of the land, 4,400 acres, went to the North Sacramento Land Company. The Land Company, begun by hardware magnate Marshall Diggs and realtor Daniel W. Johnston along with several other Sacramento and Placerville investors, was incorporated for \$200,000 in 1910 with "the intention to build up a suburban district greater than Oak Park, Curtis Oaks, Elmhurst, and East Sacramento put together."⁹

The development of the North Sacramento suburb, overseen primarily by Daniel Johnston's son, Carl Johnston, involved the subdivision of land for sale, laying out the street grid, and the provision of services to the area. In reference to the Haggin Ranch that had once occupied North Sacramento, the company named a number of the new streets, including Dixieanne, Bassettlaw, and Calvados, after famous racehorses raised there. By 1926, the town had a population sufficient to require four schools and four churches. In addition to supplying the schools and land for the churches, the Land Company by that year had equipped the town with fourteen miles of water mains, twenty-two miles of paved streets, bus and streetcar service, PG&E gas mains, and a fire department. To supply these services, The Land Company created the North Sacramento Light and Water Company as a subsidiary in 1911, though it later sold its controlling interest in power by 1912, and in water distribution by 1928. The company's principal stockholders

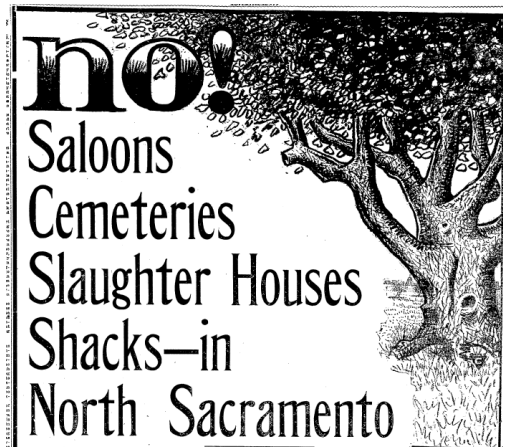


Figure 5: Advertisement for North Sacramento Real Estate. Source: *Sacramento Bee*, December 17, 1910.

⁷ "U.S. History Primary Source Timeline: Colonial Settlement, 1600s-1763," Library of Congress, <https://www.loc.gov/classroom-materials/united-states-history-primary-source-timeline/colonial-settlement-1600-1763/#>.

⁸ Kevin Starr, *Material Dreams: Southern California through the 1920s* (Oxford University Press, 1991), 26.; Paul J. P. Sandul, "Both 'Country Town' and 'Bustling Metropolis': How Boosterism, Suburbs, and Narrative Helped Shape Sacramento's Identity and Environmental Sensibilities," in *River City and Valley Life: An Environmental History of the Sacramento Valley*, ed. Christopher J. Castaneda and Lee M. A. Simpson (University of Pittsburgh Press, 2013), 165-167; "Our History," Orangevale Water Company, accessed February 20, 2026, <https://www.orangevalewater.com/our-history>; "Fair Oaks: A Factor in a New Empire," *The Tattler*, October 1902; "Carmichael History," Carmichael Chamber of Commerce, accessed February 20, 2026, <https://www.carmichaelchamber.com/carmichael-history>.

⁹ "Carmichael History"; Sandul, "Country Town and Bustling Metropolis," 167; "To Build Suburb on the Famous Rancho Del Paso," *Sacramento Bee*, September 17, 1910, 14.

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also controlled the Sacramento Interurban Railway Company and ensured that electric railway lines connected North Sacramento and Roseville to Sacramento.¹⁰

Soon after North Sacramento's incorporation as a city in 1924, the North Sacramento Land Company moved from its original headquarters at 825 J Street to its North Sacramento address at 1454 Del Paso Boulevard. Its position on Del Paso spoke to the Land Company's continued centrality to the new city as its development continued. One of northern California's widest thoroughfares at the time at 100 feet across, Del Paso Boulevard was a main artery of travel. Constituting a section of the transcontinental Lincoln Highway in addition to connecting North Sacramento to the City of Sacramento, the boulevard was also lined with businesses and functioned as a cultural center of the growing city.¹¹

Figure 6: New location advertisement for the North Sacramento Land Company. Source: *Sacramento Bee*, July 25, 1925.

In order to fund the establishment of North Sacramento, Diggs, owner of the Thompson-Diggs Hardware Company, and former mayor of Woodbridge, California, and member of the California Senate, created the California State Life Insurance Company (later the California-Western States Life Insurance Company). The company, formed in Sacramento in 1911, was a means of building financial reserves to support Diggs' multiple development projects, which included several in the Sacramento Valley. Upon its founding, the insurance company became Diggs' primary concern, and Daniel Johnston served as president of the Land Company, succeeded in 1937 by Carl Johnston. Carl Johnston created an additional revenue stream for the North Sacramento Land Company in the Fort Sutter Building and Loan Company, which he opened in 1929 and operated out of 1454 Del Paso Boulevard alongside the Land Company.¹²

The North Sacramento Land Company has had a lasting legacy in Sacramento. Historian Paul J.P. Sandul has argued that land companies' practices of design and promotion in Sacramento's suburbs have been instrumental in forming the city's identity, creating "a branding that has helped shape how many in Sacramento view the environment and, likewise, themselves." This significance has been recognized with a park at 231 Eleanor Avenue in North Sacramento named for Carl Johnston in 1966.¹³

1454 Del Paso remained the headquarters for the North Sacramento Land Company until 1968, continuing to operate as the main advertiser and seller of land in North Sacramento as the town continued to expand, and eventually merged with the City of Sacramento in 1964. In 1968, North Sacramento Land Company moved its headquarters to 400 Slobe Avenue. The office at 1454 Del Paso Boulevard was then occupied by a series of real estate companies.¹⁴

¹⁰ "Development of North District Shown by Many Improvements," *Sacramento Bee*, September 30, 1926, 20; "Subdivider of North Suburbs Dies After Stroke," *Sacramento Bee*, December 19, 1953, 1; "History of North Sacramento: A Series of Non-Commercial Advertisements," *North Sacramento Tribune-Progress*, September 27, 1929, 3; *Sacramento Survey*, 1984-85, 12; "Another Electric Car Line to North Sacramento," *Sacramento Bee*, April 11, 1912.

¹¹ "Moving to North Sacramento," *Sacramento Bee*, July 25, 1925; "Thriving City is Nestled on Northern Fringe of Capital," *Sacramento Bee*, April 4, 1931, 19.

¹² William Carr, "Cal-West Marks 50th Year in Area of Booming Growth," *Sacramento Bee*, January 17, 1960, 21; "Marshall Diggs, Ex-State Solon, Dies in South," *Sacramento Bee*, April 20, 1925, 1; "Subdivider of North Suburbs Dies"; "A New Financial Institution," *Sacramento Bee*, January 4, 1930, 14.

¹³ Sandul, "Country Town and Bustling Metropolis," 159; "North City Pool May Be Open Before July 1," *Sacramento Bee*, January 6, 1966, 34.

¹⁴ North Sacramento Land Co., "Our third office," Facebook, May 22, 2011.; *Sacramento City Directories 1945-1959*.

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Resource Name or # 1454 Del Paso Boulevard

*Date March 6, 2026 ☒ Continuation ☐ UpdateNewspapers in Sacramento and the North Sacramento Tribune-Progress

Until a 1987 lot line adjustment, 1454 and 1450 Del Paso shared the brick building that is now 1454 Del Paso. The North Sacramento Land Company's neighbor from 1925 through 1943 was the printing office of the *North Sacramento Tribune*, later the *North Sacramento Tribune-Progress*.¹⁵

The *Tribune-Progress* was a weekly newspaper published by Gilbert D. Beardslee from 1928 to 1943. Originally called the *Tribune*, the newspaper's name changed to the *Tribune-Progress* in 1931 when it merged with Clarence A. Champlin's newspaper, *the Fair Oaks Progress*. Beardslee and Champlin were partners in the *Tribune-Progress* until 1937, when Champlin sold his share upon becoming a Sacramento County supervisor.¹⁶

During the period of North Sacramento's development, most people received news through newspapers. As people increasingly purchased land and moved to North Sacramento, the *Tribune-Progress* was vital to the formation of a local identity. In 1933 the paper became the official newspaper of the city of North Sacramento for publication of legal notices, as well as the official newspaper of the County of Sacramento, highlighting local goings-on and advertising local businesses. In addition to weekly reports on land sales made by the North Sacramento Land Company, the "Local Business Directory" comprised advertisements for businesses located primarily along Del Paso Boulevard, the new suburb's commercial center. Regular columns that appeared in the paper included "District Activities," "Grant Union High School News Notes," "In the County...Here and There" and "As Your Neighbor Sees It," an open forum that printed the opinions of North Sacramento residents, fostering a sense of community in the growing suburb.¹⁷

The *Tribune-Progress*' political coverage was reflective of the values of the North Sacramento community. In the runup to the 1932 elections, the paper endorsed Franklin Delano Roosevelt and John Nance Garner for President and Vice President, Tallant Tubbs for Senator, and Ollie Mapes for County Supervisor, a ticket that notably included both Democrats and Republicans. The mixed ticket appealed both to the varied political opinions of the wider county, which flipped Democratic for the first time in that year, and to North Sacramentans in particular; land company advertising was designed to appeal to a conservative values and attracted a demographic that, in North Sacramento, polled heavily in favor of the Republican Tubbs following his nomination.¹⁸

Widely affordable at a subscription price of two dollars per year, the *Tribune-Progress* served as a point of connection between North Sacramento residents, as well as a forum to express and further foster civic pride for the region. A 1928 issue of the paper included a greeting from Beardslee that expressed this hope for the paper: "it is a recognized fact that a community is judged by its newspapers, and it will be the aim of The Tribune to reflect the spirit of civic pride and purpose with which our people have in a few years builded on what was but a grain field, one of the fastest growing cities in California."¹⁹

The *Tribune-Progress* closed in 1943. In the 1940s through 1960s, 1450 Del Paso served intermittently as a physician's office.²⁰

Joseph's Town and Country

Many of the most popular and successful early gay bars in the Sacramento region opened in outlying neighborhoods outside Sacramento's city limits to avoid harassment from law enforcement. The Montana Saloon (7604 Fair Oaks Boulevard), opened in the early 1970s, was one example. Joseph Migliaccio, who had worked in the Montana Saloon as a bartender, by 1978 had purchased the bar and renamed it Joseph's Montana Saloon.²¹

¹⁵ Center for Sacramento History, "The building at 1454 Del Paso," Facebook, January 7, 2025.

¹⁶ "Periodicals of the Sacramento Region, 1852-2020: North Sacramento Tribune Progress, 1928-1943," Online Archive of California, <https://oac.cdlib.org/findaid/ark:/13030/c8ft8v3j>.

¹⁷ "Official Newspaper of the County of Sacramento," *North Sacramento Tribune-Progress*, October 3, 1940, 4; "Largest Paid Circulation," *North Sacramento Tribune-Progress*, March 9, 1933, 1.

¹⁸ "The Tribune-Progress' Ticket," *North Sacramento Tribune-Progress*, November 3, 1932, 2; Sandul, "Country Town and Bustling Metropolis," 165; Frank C. Jordan, ed., *Statement of Vote at Primary Election held on August 31, 1926 in the State of California* (California State Printing Office, 1926), 4-5; "Ollie Mapes Leads in Supervisor Race," *North Sacramento Tribune-Progress*, September 1, 1932, 1.

¹⁹ Gilbert D. Beardslee, "Greeting," *North Sacramento Tribune-Progress*, May 4, 1928, 4.

²⁰ Center for Sacramento History, "The building at 1454 Del Paso," Facebook, January 7, 2025; Sacramento City Directories 1924-1944, accessed via <https://archive.org/details/cshcitydirectories>.

²¹ Sacramento LGBTQ+ Historic Experience Project: Historic Context Statement, November 14, 2024, 66.

The impact of the 1975 repeal of California's sodomy laws is visible in the pattern of development of gay bars and gay-friendly establishments in the Sacramento area. As policing of sexual activities decreased, the number of gay bars and queer-friendly establishments steadily increased and spread throughout the City of Sacramento. Migliaccio soon opened several additional gay bars in the Sacramento region including, The Forum (2840 Auburn Boulevard), The Broadway Ltd. (1946 Broadway), The Bolt (2560 Boxwood Street), and Joseph's Town and Country at 1454 Del Paso Boulevard.²²

When Joseph's Town and Country opened in the summer of 1997, the building became the bar's fifth consecutive location. The four previous locations had been: 1988-1989 at 3032 Auburn Boulevard; 1989-1991 at 2600 Auburn Boulevard; 1991-1997 at 2062 Auburn Boulevard, and in 1997 briefly at 3500 Marconi Avenue.²³

In a 2023 historic context statement produced as a component of Sacramento's LGBTQ Historic Experience Project, Page and Turnbull identified Joseph's Town and Country at 1454 Del Paso Boulevard as a "potential historic resource" for its significance to the local LGBTQ community.²⁴ Across its various locations, of which 1454 Del Paso is the only one still extant and retaining integrity, Joseph's Town and Country was a staple of the Sacramento LGBTQ+ community. At a time when many of Sacramento's gay bars frequently rejected anyone other than white gay men—including lesbians, drag queens, African Americans, and straight people—Migliaccio's bars were significant within Sacramento's broader LGBTQ+ community for welcoming all members of the community. In the 2009 obituary for Migliaccio, *Outword Magazine* described the clientele of Migliaccio's bars as a mix of gay men, lesbians, "leather men and women, cowboys and cowgirls, drag queens, crossdressers, transgenders, bikers, bears, pool players, jeans and Elvis guys, the occasional punker, preppies and the boy and girls next door all had a home at Joseph's and he even occasionally hosted a nudist club."²⁵ During its ten year operation, Joseph's Town & Country hosted events including Sunday brunch, performances by the gay theater troupe the Lambda Players, and meetings of the Business Alliance of Networking Gays and the Greater Sacramento Gay Rodeo Association.²⁶

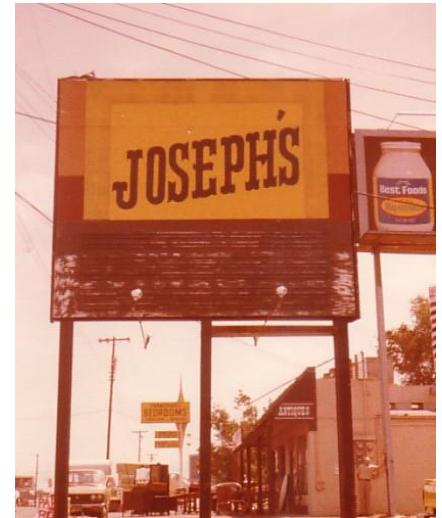


Figure 7: Sign circa 1978 from the Montana Saloon, later renamed Joseph's Montana Saloon, the earliest predecessor of Joseph's Town and Country. Source: Sacramento LGBTQ+ Historic Experience Project

Statement of Significance:

In order for a property to be considered eligible for the California Register of Historical Resources (California Register), or the Sacramento Register as a landmark, the property must possess significance and retain integrity to convey that significance.

California Register of Historical Resources Evaluation

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

1. (Events): Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. (Persons): Associated with the lives of persons important to local, California or national history.
3. (Architecture): Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. (Information Potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

²² Sacramento LGBTQ+ Historic Experience Project, 2024, 67.

²³ "New Business Licenses," *Sacramento Bee*, August 18, 1997.

²⁴ Sacramento LGBTQ+ Historic Experience Project, 339.

²⁵ Charles Peer, "Remembering Joseph Migliaccio," *Outword Magazine* 22, No. 378, February 2009.

²⁶ "Calendar of Events," *Mom...Guess What?*, December 15, 1997; "Fundraiser," *Sacramento Bee*, July 10, 1998; "Calendar of Events," *Mom...Guess What?*, January 1, 1992; The Official Member Newsletter of the GSGRA, February 1998, 18.

Sacramento Register of Historic and Cultural Resources

The Sacramento Register of Historic and Cultural Resources (Sacramento Register) is the City of Sacramento's official inventory of historic and cultural resources. In order to be listed as a local landmark, historic district, or contributing resource to a historic district, a building, structure, site, or feature must meet the following criteria and requirements for listing on the Sacramento Register, as outlined in Chapter 17.604.210 of the City's municipal code:

A. Listing on the Sacramento Register—Landmarks. A nominated resource shall be listed on the Sacramento Register as a landmark if the city council finds, after holding the hearing required by this chapter, that all of the requirements set forth below are satisfied:

1. Requirements.

a. The nominated resource meets one or more of the following criteria:

- i. It is associated with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation;
- ii. It is associated with the lives of persons significant in the city's past;
- iii. It embodies the distinctive characteristics of a type, period or method of construction;
- iv. It represents the work of an important creative individual or master;
- v. It possesses high artistic values; or
- vi. It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation;

b. The nominated resource has integrity of location, design, setting, materials, workmanship and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of this section; c. The nominated resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter.

2. Factors to be considered. In determining whether to list a nominated resource on the Sacramento register as a landmark, the factors below shall be considered.

- a. A structure removed from its original location is eligible if it is significant primarily for its architectural value or it is the most important surviving structure associated with a historic person or event.
- b. A birthplace or grave is eligible if it is that of a historical figure of outstanding importance and there is no other appropriate site or structure directly associated with his or her productive life.
- c. A reconstructed building is eligible if the reconstruction is historically accurate, if the structure is presented in a dignified manner as part of a restoration master plan, and if no other original structure survives that has the same association.
- d. Properties that are primarily commemorative in intent are eligible if design, age, tradition, or symbolic value invests such properties with their own historical significance.

Sacramento Register of Historic and Cultural Resources cont.

- e. Properties achieving significance within the past 50 years are eligible if such properties are of exceptional importance.

California Register Criterion 1/Sacramento Register Criterion i (Events): Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

The property at 1454 Del Paso Boulevard appears to be eligible under Criterion 1/i. As the longtime headquarters of the North Sacramento Land Company, the entity responsible for the subdividing and building the infrastructure of North Sacramento, and the primary location for the *North Sacramento Tribune-Progress*, an early local news source, the property is associated with the creation and expansion of the North Sacramento community. As Joseph's Town and Country, the property was an important social gathering place and outlet for personal expression for the LGBTQ+ community, where people met, made meaningful connections, and freely expressed themselves. The property is thus significantly associated with establishing, supporting, and increasing the visibility of Sacramento's LGBTQ+ community. For its association with these socially transformative moments in Sacramento's history, 1454 Del Paso Boulevard is eligible under Criterion 1/i.

CONTINUATION SHEET Trinomial _____Page 10 of 16*Recorded by Hazel BessResource Name or # 1454 Del Paso Boulevard*Date March 6, 2026 ☒ Continuation ☐ Update**California Register Criterion 2/Sacramento Register Criterion ii (Persons): Associated with the lives of persons important to local, California or national history.**

The property at 1454 Del Paso Boulevard does not appear to be eligible under Criterion 2/ii. The property is not associated with the lives of persons important to local, California or national history, and is therefore ineligible under Criteria 2/ii.

California Register Criterion 3/Sacramento Register Criteria iii-v (Architecture): Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

The property at 1454 Del Paso Boulevard appears to be eligible under Criterion 3/iii-v. The design of the building is Beaux Arts, a style that developed in the United States during a time of urban industrial prosperity at the turn of the twentieth century. Civic buildings during this period employed the style to highlight cities' wealth and old-world sophistication. Use of masonry and classical design elements were characteristic of this style. 1454 Del Paso Boulevard is characteristic of this architectural style for its symmetrical façade, paired pilasters, parapet, and brick cladding. For these reasons, 1454 Del Paso embodies the distinctive characteristics of a type, period, or method of construction and is therefore eligible for listing based on its architectural design under Criterion 3/iii-v.

California Register Criterion 4/Sacramento Register Criterion vi (Information Potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The property at 1454 Del Paso Boulevard does not appear to be individually eligible for listing in the California Register or Sacramento Register under Criterion 4/vi as a building or property that has the potential to provide information important to the prehistory or history of the City of Sacramento, state, or nation. It does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Sacramento Register Factor e.: Factor e. for consideration of properties for listing on the Sacramento Register states that properties that achieved their historic significance less than 50 years ago should be of exceptional significance. The subject property was constructed in 1924 and is over 50 years old. However, its historic association with the LGBTQ+ community began in 1997, less than 50 years ago at the time of this evaluation. The property is exceptionally significant for its cultural importance to the LGBTQ+ community. Based on a reconnaissance-level survey of properties identified through the Sacramento LGBTQ+ Historic Experience Project in 2024, relatively few properties remain that have a strong individual association with the development of the City of Sacramento's LGBTQ+ community, particularly outside the Midtown area, and that retain sufficient historic integrity. Operating as Joseph's Town and Country, 1454 Del Paso Boulevard possesses a high level of intangible cultural and social significance as a place where many people had their first or formative public experiences, both individually and collectively, as members of the LGBTQ+ community. The building holds a meaningful place in the memories of many and had a lasting role in fostering the establishment of the community. Therefore, the property meets consideration Factor e.

Integrity

1454 Del Paso Boulevard retains all seven aspects of integrity (setting, location, design, materials, workmanship, feeling, and association). The building remains in its original location, and its setting continues to be characterized by its proximity to the Del Paso Boulevard commercial district. The building appears to have undergone limited exterior alterations since its earliest (1924-1968) period of significance, primarily consisting of the construction of a side door and a differentiated rear addition, and the removal of a few decorative features, including tile roof from the front façade and some of the original windows and trim. The storefronts have been modified over time from their original consistent appearance in the 1925 historic sketch featured in the Sacramento Bee to their current appearance. Although the alterations to the front façade have modified its appearance somewhat, the building retains the same overall form, massing, materials, and roofline from both of its periods of significance (1924-1968; 1997-1998) to convey its significance under criteria 1/i and 3/iii. As such, the building retains integrity of all seven aspects.

Character-defining Features of 1454 Del Paso Boulevard

Character-defining features of 1454 Del Paso Boulevard that reflect its periods of significance (1925-1968, 1997-1998) and the Beaux Arts style include but are not limited to the following features:

- Two-story height
- Scored stucco cladding on Del Paso façade, exposed brick on secondary facades
- Parapet surrounding the roof
- Storefront windows with multi lite transoms divided by pilasters
- Storefront systems with centered door divided by large doric pilasters
- Sets of two small pilasters dividing upper story windows
- Multi lite casement windows facing Del Paso Boulevard on the western half of the primary elevation

Conclusion

The property located at 1454 Del Paso Boulevard appears to be individually eligible for listing in the California Register and the Sacramento Register under Criteria 1/i (Events) for its association with North Sacramento Land Company, The *North Sacramento Tribune-Progress*, and Joseph's Town & Country. The North Sacramento Land Company operated from the building during the company's most productive years, subdividing and developing North Sacramento as an outlying suburb of the City of Sacramento. The *North Sacramento Tribune-Progress* was a widely circulated local newspaper that was instrumental to the formation of a local cultural identity in the new city. Joseph's Town & Country was a locally iconic gathering place for members of Sacramento's LGBTQ+ community as it became increasingly open and visible. 1454 Del Paso Boulevard is additionally eligible under Criterion 3/iii for being a relatively rare and good example of Beaux Arts commercial architecture. 1454 Del Paso Boulevard appears to retain all seven aspects of historic integrity from its period of significance.



Figure 8: 1454 Del Paso Boulevard. Source: Center for Sacramento History, Facebook post January 7, 2025.

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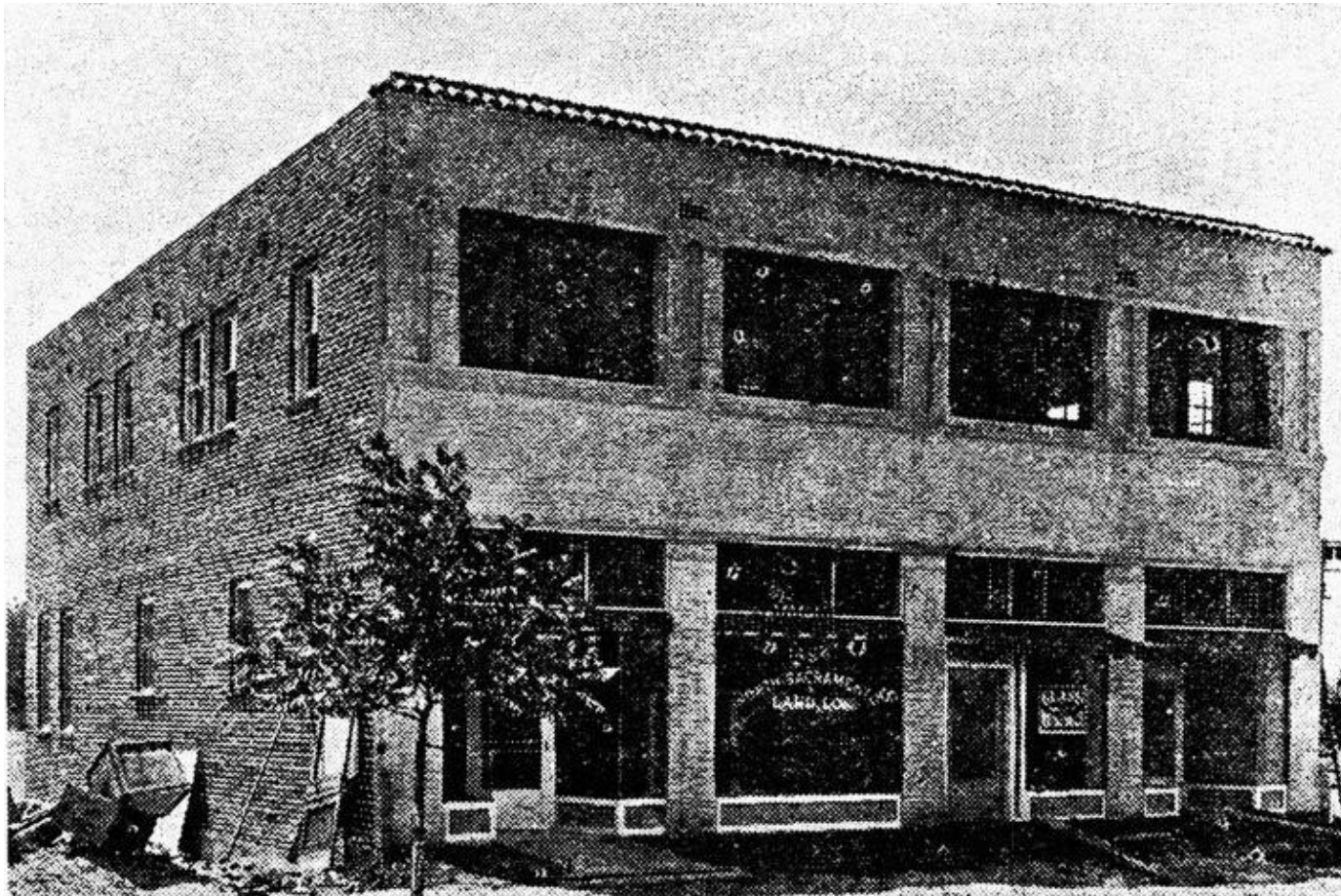
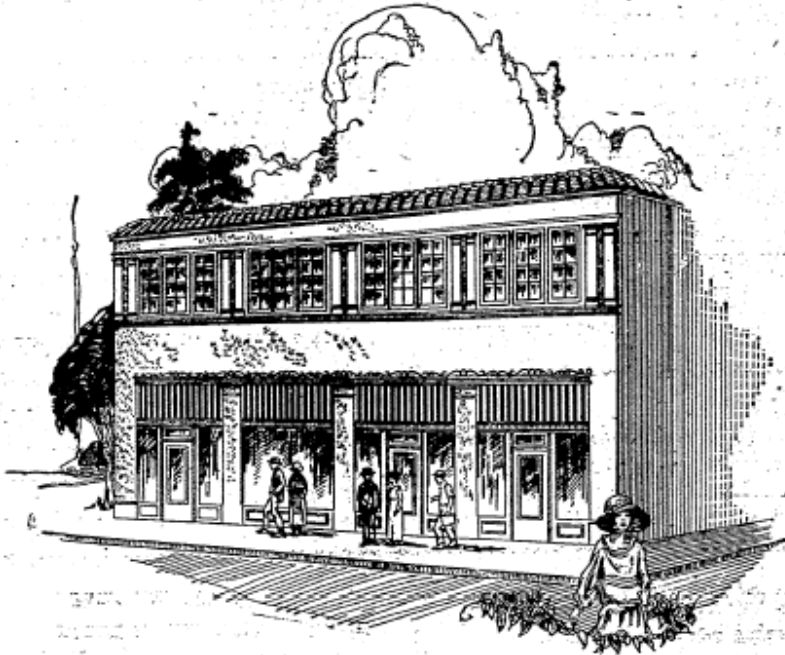


Figure 9: 1454 Del Paso Boulevard. Source: North Sacramento Land Co., Facebook post May 22, 2011.

THE SACRAMENTO BEE, SATURDAY, JULY 25, 1925

Moving to North Sacramento

The North Sacramento Land Company and North Sacramento Water Company
Will Begin Business Monday in the New \$15,000 Home Office
Building at 1454 Del Paso Boulevard



Near the very spot where surveyors began driving stakes through open fields only fifteen years ago, the North Sacramento Land Company will open on Monday its new \$15,000 office building at 1454 Del Paso Blvd. The growth of North Sacramento into a full-fledged, flourishing city and the increasing business of this company in North Sacramento properties have made this move necessary.

Our friends in Sacramento and North Sacramento are cordially invited to inspect our new offices next Monday. They will find the company installed in quarters setting a new standard in convenience and attractiveness.

The old office at 825 J Street will close permanently to-day.

North Sacramento Land Co.

"Fifteen Years of Community Building"

1454 Del Paso Blvd. Main 4326

Figure 10: North Sacramento Land Co. Advertisement. Source: *The Sacramento Bee*, July 25, 1925, page 38.

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