
File ID: 2023-01078

9/19/2023

Public Hearing Item 17.

Ordinance Listing 1230 45th Street (Alden Anderson House) as a Landmark on the Sacramento Register of Historic and Cultural Resources (M23-004)

File ID: 2023-01078

Location: 1230 45th Street (008-0211-014-0000), Represented by Mayor Steinberg

Recommendation: Conduct a public hearing and upon conclusion: 1) pass a **Motion** determining the listing of 1230 45th Street as a landmark on the Sacramento Register of Historical and Cultural Resources is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which exempts actions taken to assure the maintenance, restoration, enhancement, or protection of the environment and where the regulatory process involves procedures for the protection of the environment; and 2) adopt an **Ordinance** listing 1230 45th Street as a landmark on the Sacramento Register of Historic and Cultural Resources.

Contact: Sean de Courcy, Preservation Director, (916) 808-2796, sdecourcy@cityofsacramento.org, Community Development Department

Presenter: Henry Feuss, Preservation Planner, (916) 808-5880, hfeuss@cityofsacramento.org, Community Development Department

Attachments:

- 1-Description/Analysis
- 2-Ordinance
- 3-Historic Resource Evaluation

Description/Analysis

Issue Detail: The property owner retained the historic consulting services of Historic Environment Consultants to prepare and submit property-specific background research and a historic resource evaluation form (**Attachment 3**) for 1230 45th Street, also known as the Alden Anderson House. After review of the background research, staff presented a Statement of Nomination to the Preservation Director who concluded at a public hearing on August 3, 2023, that the property appears eligible for listing in the Sacramento register pursuant to the criteria provided in Sacramento City Code section 17.604.210.A.1.ii, iii and iv. Staff has prepared a draft Ordinance (Attachment 2) which justifies listing the property on the Sacramento Register.

Policy Considerations: The City Council has found “that significant aspects of the City’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity, its livability, marketability and urban character” (Sacramento City Code section 17.604.100.A.). To this end, the city code directs the Preservation Director, to “make preliminary determinations relative to properties’ eligibility for listing on the Sacramento register” and to “initiate proceedings to nominate resources for listing on the Sacramento register” (Pursuant to City Code sections 17.604.100.C.2 and 17.604.220).

The nomination of 1230 45th Street for listing as a landmark on the Sacramento Register is consistent with Sacramento 2035 General Plan goal HCR 2.1, which provides for the identification and preservation of historical and cultural resources. General Plan policy HCR 2.1.1 states, “The City shall identify historic and cultural resources, including individual properties, districts, and sites, to ensure adequate protection.”

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The listing of 1230 45th Street as a historic landmark on the Sacramento register is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308 exempts from CEQA review acts that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Listing the property as a historic landmark would ensure that future development on the site would undergo preservation review, as part of the city’s site plan and design review process, prior to the granting of any entitlements, thereby protecting the historic resource, which would be considered part of the environment.

Sustainability: Not applicable.

Commission/Committee Action: On August 3, 2023, the City of Sacramento’s Preservation Director, in conformance with Section 17.604.220 of the City Code, held a public hearing, reviewed the historic analysis prepared by Historic Environment Consultants (Attachment 2) and concurred with a draft statement of nomination and directed staff to prepare a draft Ordinance (Attachment 1) for review and consideration by the Preservation Commission. On August 16, 2023, the Preservation Commission held a hearing and passed a motion recommending the City Council adopt an ordinance listing 1230 45th Street in the Sacramento Register based on Sacramento City Code section 17.604.210.A.1.iii and iv.

Rationale for Recommendation: Listing of 1230 45th Street (**Figure 1**) as a landmark on the Sacramento Register is consistent with the Historic Preservation Chapter (17.604) of the City Code and the goals of the 2035 General Plan. Listing the nominated resource on the Sacramento register will help ensure its preservation and encourage rehabilitation consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. The Alden Anderson House at 1230 45th Street (**Figure 1**) is a somewhat rare example of prominent Sacramento architect, Harry Devine, Sr. and was built by Azevedo and Sarmento, a prominent Sacramento construction firm. The building is a fine example of the French eclectic style with distinct historic architectural elements intact. Significant features and characteristics of this architectural style that are present on 1230 45th Street include its originally-painted brick construction with quoins of various sizes, decorative brick frieze, clay tile roof, front facing gable with a decorative arched entrance flanked by sconces, diamond shaped brick vent in front gable, casement windows with divided lites, matching brick wall in rear and side yards, matching brick garage, brick chimneys with slight brick detailing. (17.604.210.A.1.a. iii and iv).



Figure 1: The Alden Anderson House at 1230 45th Street, 45th Street Elevation



Figure 2: The Alden Anderson House at 1230 45th Street, M Street Elevation

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.

ORDINANCE NO. ____

Adopted by the Sacramento City Council

[Date Adopted]

AN ORDINANCE LISTING 1230 45TH STREET AS A LANDMARK ON THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES

BACKGROUND

- A. The city council has found “that significant aspects of the city’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity and its livability, marketability and urban character.” (Sacramento City Code section 17.604.100.A.)
- B. To this end, the city code provides a mechanism for listing landmarks, historic districts, and contributing resources on the Sacramento Register of Historic and Cultural Resources (“Sacramento register”).
- C. On August 3, 2023, the Preservation Director reviewed a statement of nomination and determined that the property located at 1230 45th Street is eligible for listing on the Sacramento Register of Historic and Cultural Resources a landmark. On August 16, 2023, the Preservation Commission voted to recommend the City Council list the property at 1230 45th Street as a landmark in the Sacramento register based on City Code sections 17.604.210.A.1.a.iii-iv.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

- A. 1230 45th Street meets the criteria for listing on the Sacramento register provided within City Code section 17.604.210.A.1.a.iii and iv.
 - i. The building at 1230 45th Street embodies the distinctive characteristics of a type, period, or method of construction (Sacramento City Code Section 17.604.210.A.1.a.iii)

The house is a fine example of the French eclectic style with distinct historic architectural elements intact. Significant features and characteristics of the style

found on the house include its originally painted brick construction with quoins of various sizes, decorative brick frieze, clay tile roof, front facing gable with a decorative arched entrance flanked by sconces, diamond shaped brick vent in front gable, casement windows with divided lites, matching brick wall in rear and side yards, matching brick garage, brick chimneys with slight brick detailing. Therefore, the house meets criteria for listing in the Sacramento Register of Historic and Cultural Resources under City Code criteria 17.604.210(A)1.a.iii, as the embodiment of distinctive characteristics of Period Revival architectural design of the early 20th century.

- ii. The building at 1230 45th Street represents the work of an important creative individual or master (City Code 17.604.210.A.1.a.iv).

The house was designed by the influential Sacramento architect Harry Devine, Sr. and built by Azevedo and Sarmento for former lieutenant governor Alden Anderson. The house is one of Devine's earlier works and a somewhat rare example of his foray into residential architecture. He is also known for designing the St. Patrick's Orphanage (Franklin Boulevard), American Trust Building (10th Street), Grant Union High School, and the former Sacramento Solons baseball stadium, Edmonds Field (1948), among others. A frequent collaborator of Devine's, builder Azevedo and Sarmento was one of Sacramento's major construction firms at the time, building numerous schools and public buildings. The French eclectic-style building at 1230 45th Street meets the criteria for listing in the Sacramento Register of Historic and Cultural Resources under criteria of City Code 17.604.210(A)1.a.iv, as a representation of the work of an important creative individual or master.

- iii. 1230 45th Street 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 section 17.604.210.A.1.b.
The building retains a high degree of historic integrity of all six aspects. The neighborhood and building remain largely unchanged. There have been minimal alterations after the completion of the building, and they have been compatible with the style and scale of the site.
- iv. The building at 1230 45th Street 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. (17.604.210.A.1.c)

The building at 1230 45th Street has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity with regards to its location, design, setting, materials, workmanship, and association. 1230 45th Street is a significant and unique representation of the French eclectic architectural style in Sacramento.

- v. The city has considered the factors set forth City Code Section 17.604.210.A.2 and determined those factors do not apply.

Table of Contents:

Exhibit A: Significant Features and Characteristics

Exhibit A: Significant Features and Characteristics

A. Primary and Secondary Elevation

Significant Features and Characteristics of the style include its originally painted brick exterior, quoins of various sizes, decorative brick frieze, clay-tile roof, front-facing gable with decorative arched entrance flanked by sconces, diamond-shaped brock vent in front gable, casement windows with divided lites, matching brick wall in rear and side yards, matching brick garage, brick chimneys with slight detailing in brick.



45th Street Elevation (Primary)



M Street Elevation (Secondary)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 14 Resource Name or #: 1230 45th Street

P1. Other Identifier: Alden Anderson Home

*P2. Location: *a. County: Sacramento

b. Address: 1230 45th Street

City: Sacramento

Zip: 95819

*c. USGS 7.5' Quad Sacramento East Date: 1992

*e. Other Locational Data: APN#: 008-0211-014

*P3a. Description:

The property contains a two-story residence, a free-standing garage, an open recreational structure, a swimming pool, landscaping, and a small one-story utility building. The architectural design of the complex reflects French Eclectic design in its image, building forms, proportions, construction materials, window treatment, and design character. The building is constructed of brick painted white and contains quoins on the corners of intersecting walls and doorways. Steeply pitched hip roof forms, surfaced with slate, cover the house, and garage. The house is comprised of a series of box forms while the garage is a cross-gabled rectangle.

(Continued on p. 3)

*P3b. Resource Attributes:

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



P5b. Description of Photo:

View to the west

*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

1932 Building Permit

*P7. Owner and Address:

Kirk & Ashley Syme

1230 45th Street

Sacramento, CA 95819

Sacramento, CA

*P8. Recorded by:

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

*P9. Date Recorded:

April 2023

*P10. Survey Type:

Intensive

P11. Report Citation*: None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3S

*Resource Address: 1230 45th Street

B1. Historic Name: Alden Anderson Home

B2. Common Name: n/a

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

*B5. Architectural Style: French Eclectic

*B6. Construction History:

The house and garage were built in the latter half of 1932. The addition to the garage was built in 1954.

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

Original Location:

*B8. Related Features:

Detached garage, Poolside Cabana, Gardening shed

B9a. Architect: Harry Devine

b. Builder: Azevedo & Sarmento

*B10. Significance: Theme: Residential

Area: East Sacramento

Period of Significance: 1932-1973

Property Type: Residential

Applicable Criteria: Sacramento Landmark
criteria, ii, iii, iv.

Eligibility is based on its architectural design, its architect (Harry Devine) and builders (Azevedo & Sarmento) and the significance of its original resident and owner, Alden Anderson.

(continued on page 3)

B11. Additional Resource Attributes: HP2

*B12. References:

Building & Engineering News

Pacific Constructor Magazine

Picture Credits: CSH = Center for Sacramento History; CSL = California State Library; SPL = Sacramento Public Library;

HEC = Historic Environment Consultants; DC = Don Cox.

Sacramento Bee

Sacramento City Historic Building Permits

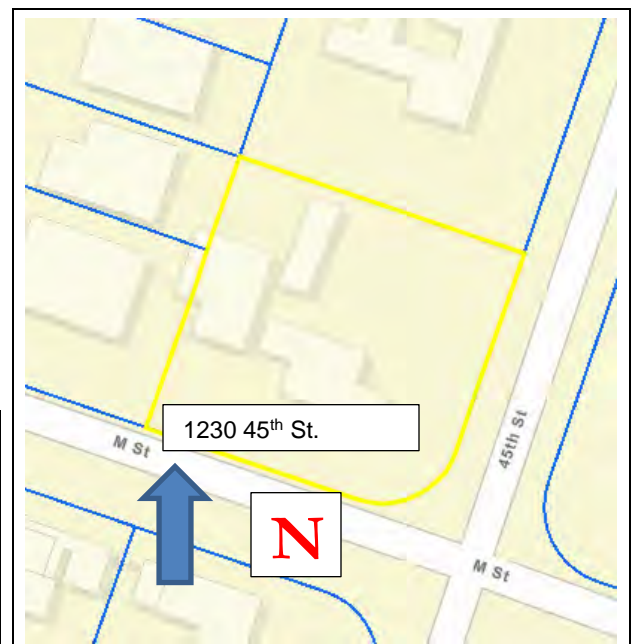
Sacramento County Assessor's Parcel Viewer

B13. Remarks:

*B14. Evaluator: Paula Boghosian, Historic Environment Cons.

*Date of Evaluation: April 2023

(This space reserved for official comments.)



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***P3a. Description:** (continued from p. 1)

The entry to the residence is through a shallow wing on the east that contains a dramatic arched opening flanked by two masonry columns and a recessed archway with applied masonry arches. Brass sconces flank the entry, as do two potted and sculptured plants. The arched entryway stands beneath a pair of multi-paned and shuttered casement windows on the second floor. Similar sets of shuttered windows penetrate the façade on the first and second floors flanking the entry wing. The same multipaned window forms are used throughout the house. A shallow red brick platform provides a porch that marks the entry. A shallow brick edge defines a small garden across the front of the house. A walkway connects the entry with the street. It is red brick and features a herringbone pattern.

The outdoor kitchen building is an open dining and recreational structure with only a back wall and roof that shelter an outdoor kitchen, storage, fireplace and dining area. A large swimming pool is nearby.

There is a small addition at the back of the original garage that contains a second story dormer with a projecting multipaned window. It uses the same materials as the residence. The second story contains a guest unit and the ground floor has dressing rooms and rest rooms that support the outdoor recreation area.

***B10. Significance:** (continued from p. 2)

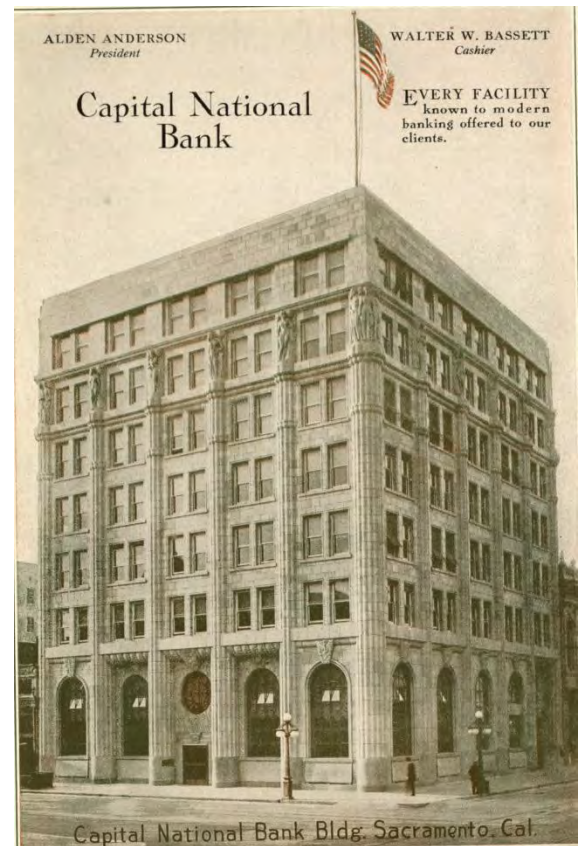
Alden Anderson

Alden and Agnes Anderson had this house designed and built for them in 1932. The architect was Harry Devine and the builder was Azevedo & Sarmento.

Alden Anderson was one of those figures who stand head-and-shoulders above the other prominent people in the Sacramento region. When he resided in the house he was the President of the Capital National Bank and Chairman of the Board of the Western States Life Insurance Company. He was President of the Capital Federal Savings and Loan as well as the Hotel Senator Corporation. He was a director of the Natomas Company which controlled and developed thousands of acres in Rancho Cordova and the current Natomas district. Anderson was a director of the Bank of Rio Vista, Natomas Water Company, Rice Growers Association of California, Capital Fire Insurance and the Tidewater Associated Oil Company of New York. He helped organize banks in Red Bluff and Redding. He was President of the Central California Traction Company, which built an electric railroad branch between Sacramento and Stockton, that helped develop agriculture along its route.

His participation in volunteer organizations was as impressive as his business career. For many years he was a director of the California State Chamber of Commerce. He belonged to many Masonic orders, as well as, charitable and community organizations.

Alden's parents migrated from Pennsylvania to California in the early 1850s. His father went into ranching and agriculture and Alden's initial career moves were in agriculture. He was a graduate of the University of the Pacific and he soon made the transition from growing fruit and other crops to the management of its transportation. Anderson came to Sacramento in 1902 to manage California Fruit Distribution.



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Figure 1 - Alden Anderson (HEC)

This was also when he launched his political career which include several terms in the State Assembly (1897-1903), where he became speaker. He was elected Lieutenant Governor of the State in (1903-1907) and in 1910 was a primary candidate for Governor. During 1909-1910 he was State Superintendent of Banks. In his obituary the Sacramento Bee stated, "The influence exerted by Anderson in the banking circles of the state was wide, as were his commercial connections throughout the state." [Bee, September 23, 1944, p. 1]

Alden married Carrie Baldwin in 1902. She died in 1929 and he married Agnes Thiele in early 1931. Soon afterward he began planning for the house at 1230 45th Street.

Alden Anderson died in 1944 and his wife

sold the house in 1947 to Dr. Anthony Boscoe and his wife Arlene. Dr. Boscoe was the personal physician to famous Sacramento boxer, Pete Ranzany [Bee, September 28, 1983, p. 18]. Arlene was known for activity with numerous civic groups. She died in early January 1981 and Dr. Boscoe immediately sold the house. By early February Dr. Robert Allen applied for a building permit to upgrade the electrical system of the house.



Figure 2 - Agnes Anderson (Bee, 3/31/1931, p. 16)

Architect Harry J. Devine, Sr.

During his long and prolific architectural career in Sacramento, Harry Devine was recognized as one of the region's leading architects. His practice encompassed a broad range of building types, with a particular focus on religious buildings. His personal and professional work was acknowledged through awards and prestigious honors in both civic and private projects. Devine was also respected by his peers in the architectural community.

Harry Devine was born in Sacramento in 1894. His father, James Devine, was a printer for the *Sacramento Bee* for many years. Harry graduated from high school at Christian Brothers School in Sacramento, and went on to the University of California at Berkeley. His academic career, however, was interrupted by the onset of World War I until he returned, and graduated in 1919.

During World War I, he served as a navy ensign and commanded a subchaser based at the Island of Gibraltar. In his later years he became an active member of the local chapter of the American Legion.

Devine married in Sacramento in 1922, and fathered a son, Harry Devine, Jr., and a daughter. His son, Harry Devine, Jr., ultimately assumed the management of his father's architectural firm, which has continued up to the present time.

Among the more notable buildings designed by Devine are the following:

- State Dept. of Education Building, Capitol Mall
- Sacramento County Jail, 7th & I
- Federal Building, Capitol Mall
- Bishop Armstrong High School, Sacramento
- Sacred Heart Church, Sacramento

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- St. Ignatius Catholic Church Campus - for which he was given two First Place awards by the National Catholic Education Association for the most distinguished church design of 1957, and the parish campus master plan. Sacramento
- Mercy Hospital addition, Sacramento
- Roos Atkins (Mohr & Yeork Bldg.) - 10th & K, Sacramento
 - I. Magnin Department Store, Sacramento
 - California Junior High School, Sacramento
 - American Trust Company Bank, Sacramento
 - Anglo-California National Bank, Sacramento



Figure 3 - Harry Devine
(CSH)

Mr. Devine also served as Supervising Architect for the Sacramento Unified School District for sixteen years.

Devine's civic duties included service on Sacramento Planning Commission, as well as ten years on the State Board of Architectural Examiners (three years as its president). He was a past president of Sacramento Rotary Club, a Past Grand Knight of the Knights of Columbus, and a member of the Sutter Club.

Harry Devine was an avid baseball fan and for a few years became the majority owner of Sacramento's AAA team, the Solons. In 1948, he designed and built a new Edmonds Field to replace the wooden structure that had burned.

In 1953, Devine was selected by Pope Pius XII, as one of the first Sacramentans to receive the highest laymen rank in the diocese, the title of *Knighthood Commander in the Order of St. Gregory the Great*, awarded for his service to the church and for his participation in many civic activities.

When Harry Devine passed away, he was honorably described, in a special *Sacramento Union* newspaper editorial, as "...Harry Devine, whose death Wednesday, deprived the community of one of its outstanding citizens." In closing its editorial eulogy, the *Union* commented on Devine's life. "...It was a full life by this distinguished Sacramentan, and it was a life that enriched his friends, neighbors, his state and nation, and his church. Such a niche cannot be filled." [Sacramento Union November 21, 1963, p.1]



Figure 4 - The Federal Building on Capitol Mall. (CSH)

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Figure 5 - One of Harry Devine's earlier buildings for American Trust Company –which later became Wells Fargo Bank. (SPL)



Figure 6 – Architect's drawing for the interior of the American Trust Company bank. (HEC)

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Azevedo & Sarmento, Building Contractors (1920s-1930s)

By Catherine Turrill Lupi

The builders of the house at 1230 45th Street, John Azevedo and Seraphine Sarmento, were recognized by the *Bee* as “one of Sacramento’s major construction firms.” Between the late 1920s and late 1930s, Azevedo & Sarmento built many schools and public buildings in Sacramento and the surrounding region. Some of their most famous projects were done with prominent local architects and architectural firms, such as Starks & Flanders (Blue Anchor Building), Charles Dean (Alhambra Boulevard fire station), and Harry Devine, with whom they partnered several times.

Some buildings from the Azevedo & Sarmento portfolio:

- 1927: American Basin School in Sacramento County. At this time, the A&S business address was reported as 2431 15th Street (notice printed in *Building & Engineering News*).
- 1930: American Legion Memorial Building in Oakland (Jens Petersen, architect). At this time, the A&S business address was reported as 920 O Street. Notice in *Building & Engineering News*.
- 1931: Blue Anchor Building, for the California Fruit Exchange (Starks & Flanders, architects)
- 1931: Auditorium for St. Joseph’s Academy, Sacramento (Harry Devine, architect; notice in the April issue of *Building & Engineering News*)
- 1931: Receiving cottage for the Weimar Sanitarium (Harry Devine, architect; notice in the August issue of *Building & Engineering News*)
- 1931: St. Patrick’s Orphanage on Franklin Boulevard (Harry Devine, architect; notice in the October issue of *Building & Engineering News*)
- 1933: Fire station on L Street near Alhambra Boulevard (Charles Dean, architect; notice printed in the *Pacific Constructor*). There also was an article in the *Bee*.
- 1934: Grant Union High School, designed by Harry Devine (notice in the *Pacific Constructor*, May 1934)



Figure 7 - Azevedo & Sarmento worked with Harry Devine on St. Patrick’s Orphanage. (Google Earth)

Some biographical details:

John Azevedo, the founder of the firm, was born on Pico in the Azores in 1892 and was brought to the United States as child. He became a carpenter, and then a contractor. He and his wife Frances owned and managed the Azevedo Apartments at 920 O Street, which he also had built. In 1932 Azevedo traveled back to Europe to visit his father in the Azores. His trip was described in an article in the *Sacramento Bee* (June 25). Azevedo worked in construction until his retirement in the late 1940s. In 1957 he moved to Vista (San Diego Co.), where he raised avocados and citrus. He died on June 2, 1967 (obituary in the *Sacramento Bee*, June 4, p. 6).



Figure 8 - Azevedo & Sarmento worked with Harry Devine on Grant Union High School. (SPL)

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Seraphine Edward (“Chip”) Sarmento was born in Clarksburg of Portuguese parents (both born in the Azores) in 1896. Trained as a carpenter, he was working for Sacramento contractor Manuel F. Terra when he registered for the WWI draft in 1918. Ten years later, he went into business with John Azevedo. According to his obituary, the two men were in partnership for fifteen years, designing the schools and public buildings listed above. In 1939, Sarmento went to work for the S. J. Amoroso Construction Co. in San Francisco. This company was responsible for several buildings on the campuses of Cal Poly San Luis Obispo and San Francisco State University. He retired in 1958 and moved to Paradise, Butte County, where he died in 1969. His obituary was printed in the July 16 issue of the *Sacramento Bee* on p. 4.



Figure 9 - The Blue Anchor Building was a major project for Azevedo & Sarmento. (SPL)

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Figure 10 - Front elevation from 45th Street. View to the west. (DC)



Figure 11 - Front entry detail. Notice the delicate tracery in the lights in and above the front door. (DC)



Figure 12 - House as viewed to the northeast from M Street. Notice the wrought iron gate providing access to the garage and rear of the house. (DC)



Figure 13 - Rear of the house as viewed to the east. (DC)

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Figure 14 - North Elevation as viewed to the south. (DC)



Figure 15 - Cabana with outdoor kitchen, sitting area with fireplace and tables for meals. View to the north. (DC)

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Figure 16 - Garage to the left. Garage addition with living quarters above, restrooms and dressing rooms to support pool activities. View to the west. (DC)



Figure 17 - The cabana is on the right and the utility shed is directly ahead. View to the north. (DC)



Figure 18 – A side entrance on the northwest elevation provides access to the pool area. (DC)

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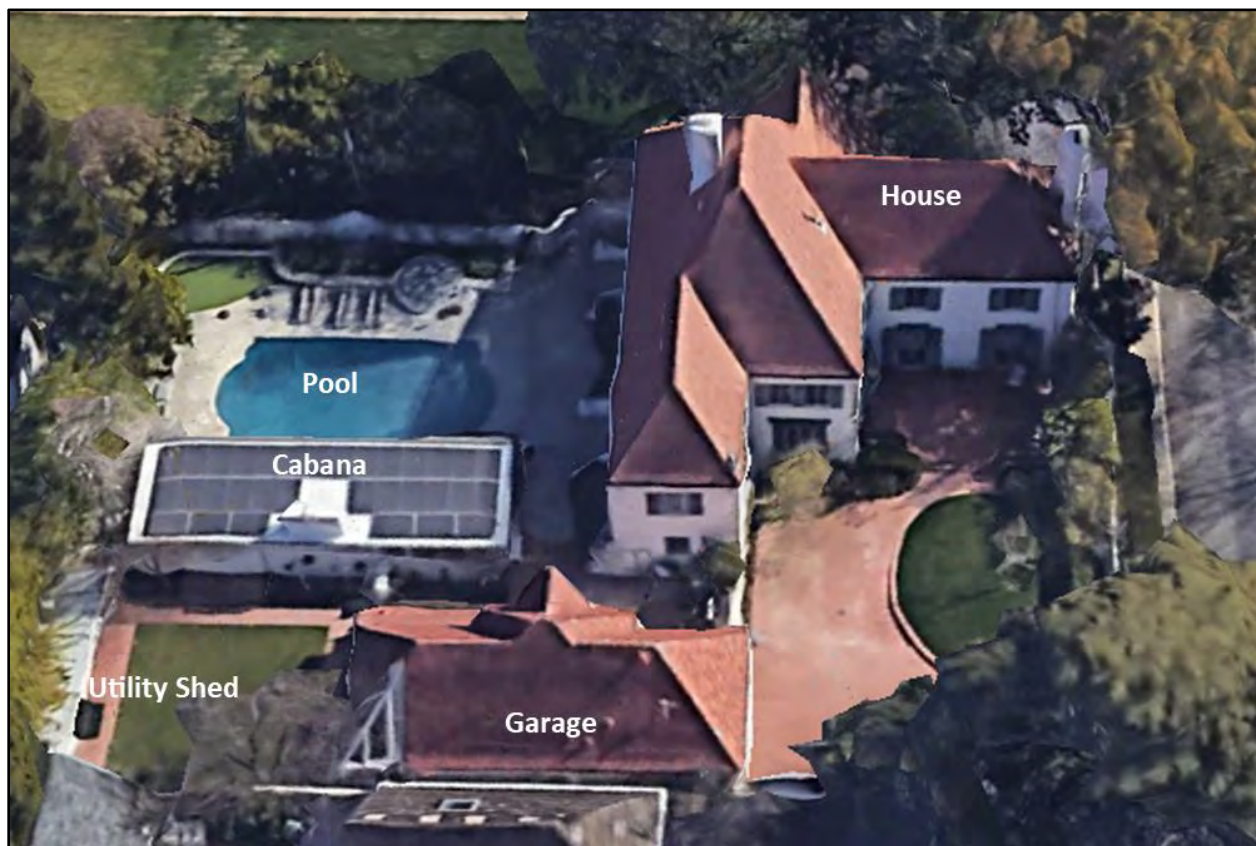


Figure 19 - Google Earth aerial view.



Figure 20 - The house under construction. (Bee, 11/19/1932, p. 6)