

## City Council Report

915 I Street, 1<sup>st</sup> Floor

Sacramento, CA 95814

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**File ID:** 2019-00628

May 28, 2019

**Public Hearing Item 26**

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**Title: Ordinance Listing 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street as Historic Landmarks on the Sacramento Register of Historic and Cultural Resources (M18-017) [Passed for Publication 05/14/2019; Published 05/17/2019; Noticed 05/17/2019]**

**Location:** 1081 38th Street (008-013-3028-0000), 1109 38th Street (008-013-3012-0000), 1308 38th Street (008-019-4012-0000), and 1315 38th Street (008-025-3026-0000), District 3

**Recommendation:** Conduct a public hearing and upon conclusion: 1) pass a Motion determining the listing of 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street as landmarks on the Sacramento Register of Historic and Cultural Resources exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which includes actions taken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for the protection of the environment; and 2) adopt an Ordinance listing 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street as landmarks on the Sacramento Register of Historic and Cultural Resources.

**Contact:** Carson Anderson, Preservation Director, (916) 808-8259, Community Development Department

**Presenter:** Sean de Courcy, Associate Preservation Planner, (916) 808-2796, Community Development Department

**Attachments:**

- 1-Description/Analysis
- 2-Ordinance
- 3-Historic Resource Evaluation
- 4-Public Comments

## Description/Analysis

**Issue/Detail:** The property owners for 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street each partnered with Historic Environment Consultants and Preservation Sacramento to conduct background research and prepared historic resource evaluation forms for the four properties. After review of the background research and historic resource evaluations, on April 4, 2019, the Preservation Director held a public hearing and reviewed a Statement of Nomination and determined the four properties are eligible for listing in the Sacramento Register of Historical and Cultural Resources (“Sacramento register”) pursuant to the criteria provided in Sacramento City Code section 17.604.210.

**Policy Considerations:** The City has an interest in maintaining the relevance and integrity of the Sacramento register and ensuring that properties listed on the meet the criteria for listing specified in City Code sections 17.604.210 and 17.604.220. To this end, City Code directs the Preservation Director, to “make preliminary determinations relative to properties’ eligibility for listing on the Sacramento [R]egister” 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 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street for listing as landmarks 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 that “the City shall identify historic and cultural resources, including individual properties, districts, and sites, to ensure adequate protection.”

**Economic Impacts:** Not applicable.

**Environmental Considerations:** The listing of 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street as historic landmarks on the Sacramento register is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308 exempts from 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 properties as historic landmarks 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 April 4, 2019 the City's Preservation Director, in conformance with Section 17.604.220 of the City Code, held a public hearing, reviewed the historic analysis prepared by staff and Historic Environment Consultants (Attachment 3), concurred with a draft statement of nomination, and directed staff to prepare a draft Ordinance (Attachment 2) for review and consideration by the Preservation Commission. On April 17, 2019, the Preservation Commission held a public hearing and made a recommendation to City Council to pass an ordinance listing 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street on the Sacramento Register of Historic and Cultural Resources.

**Rationale for Recommendation:** Listing 1081 38<sup>th</sup> Street, 1109 38<sup>th</sup> Street, 1308 38<sup>th</sup> Street, and 1315 38<sup>th</sup> Street as landmarks 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. Furthermore, 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. All four properties are eligible for listing on the Sacramento register because they are 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 (17.604.210.A.1.a.i). Specifically, the properties are associated with the national Better Homes Movement of the 1920s, a campaign of home ownership, modernization, and beautification that grew from a critical shortage of homes in the years following World War I. All four buildings embody distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii). Specifically, the buildings are associated with the Eclectic design movement of the late 1800s, a national movement generating interest and pride in the value of a high-quality domestic life, including pleasant neighborhoods, attractive natural landscaping, and fine quality residences.

**Financial Considerations:** Not applicable.

**Local Business Enterprise (LBE):** Not applicable.

ORDINANCE NO. \_\_\_\_

Adopted by the Sacramento City Council

[Date Adopted]

AN ORDINANCE LISTING THE PROPERTIES LOCATED AT 1081 38<sup>TH</sup> STREET (1031 MAPLE AVENUE), 1109 38<sup>TH</sup> STREET (BOITANO HOUSE), 1308 38<sup>TH</sup> STREET (MILLER HOUSE), 1315 38<sup>TH</sup> STREET (LUBIN/RILEY HOUSE) AS LANDMARKS 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. The homes at 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street are all part of the “Maple Avenue Historic District” which was evaluated in 2015 by Historic Environment Consultants and recommended as eligible for listing in the Sacramento Register of Historic and Cultural Resources.
- D. On April 4, 2019, the Preservation Director determined that the properties located at 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street were eligible for listing on the Sacramento Register of Historical and Cultural Resources as historic landmarks. Pictures of these homes are attached as Exhibit A. On April 17, 2019, the Preservation Commission concurred with the findings of the Preservation Director and recommended the City Council list the properties at 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street historic landmarks in the Sacramento Register.

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

#### SECTION 1

The city council hereby finds the following:

A. 1081 38<sup>th</sup> Street meets the criteria for listing on the Sacramento register as follows:

- a. 1081 38<sup>th</sup> Street 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 (17.604.210.A.1.a.i)

Built in 1912, 1081 38th Street is associated with the residential development period that occurred in Sacramento in the early 1900s. During this period, the City annexed substantial amounts of land for residential development, creating a number of suburbs which included historic Maple Avenue. The residence and neighborhood is also associated with the national Better Homes Movement of the 1920s, a campaign of home ownership, modernization, and beautification that grew from a critical shortage of homes in the years following World War I. The Longton/Nathan House was constructed in the Prairie School style, which was very popular in Sacramento during the 1912-1929 period along with other period and revival styles.

- b. 1081 38<sup>th</sup> Street embodies the distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii)

This residence at 1081 38th Street reflects the Prairie School style of architecture, stucco-clad with many decorative elements. The Prairie style originated in Chicago, and spread widely by pattern books and popular magazines, becoming common vernacular homes built between 1905 and 1915. Essential physical features found at 1081 38th Street, representing the Prairie architectural style, include the house's two story, box shaped form, with its smooth stucco cladding, gabled shingle roof and large, open eaves with exaggerated overhangs. The building presents a strong horizontal emphasis through a symmetrical, low-pitched roof of the full-length deep porch extends over the driveway to form a porte cochere. The porch is divided into three parts by large, rectangular detailed columns of masonry. The peaked arched openings of the porch are repeated at three sides of the porte cochere. The chimney is also stucco surfaced and in the characteristic broad and flat configuration. There is a shallow bay at the north side of the entry. The wood front door is oversized, with beveled glass inserts flanked by eight-light Arts & Crafts style side lights. There are two sets of concrete stairs, as a result of the perimeter foundation and raised subfloor, a typical regional adaptation for low-lying city prone to flooding in the early 20th Century. The fenestration consists of a large picture window with an eight-light transom over it flanked by a pair of one-over-one light double hung windows into the living room, and an identical bay window into the dining room on the main floor. The wood windows with divided lights are classic features of the early 20th Century period. The second floor has two large six-over-one light double hung windows. There are two smaller six-over-one double hung windows in the center with the common Prairie School detail of a window box below.

- c. 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 (17.604.210.A.1.b)

1081 38th Street retains its historic integrity of location, setting, design, materials, workmanship, feeling, and association. The property retains its original location on 38th Street/Maple Avenue which maintains the setting of a neighborhood from the 1920s period. The Prairie design elements have been retained, such as boxed eaves, horizontal architectural elements. The materials and workmanship, such as stucco cladding, wood windows/doors, and masonry porch floor have been preserved or replaced with compatible materials. The properties' feeling associated with both the Prairie architectural style and the Better Homes Movement of the 1920s remains present.

- d. 1081 38<sup>th</sup> 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 residence at 1081 38th 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. It is an important representation of the Eclectic architectural movement in Sacramento, and an excellent example of the Prairie School architectural style with regional adaptations to Sacramento.

- e. The city council has considered the factors in 17.604.210.A.2 and finds none of them applicable to the listing of 1081 38th Street.

B. 1109 38<sup>th</sup> Street meets the criteria for listing on the Sacramento register as follows:

- a. 1109 38<sup>th</sup> Street is associated with events that have made a significant contribution to the broad patterns of the history of the city and the nation (17.604.210.A.1.a.i)

Built in 1923, the residence at 1109 38th Street (Boitano House) is associated with the residential development period that occurred in Sacramento in the early 1900s. During this period, the City annexed substantial amounts of land for residential development, creating a number of suburbs which included historic Maple Avenue. The residence and neighborhood are associated with the national Better Homes Movement of the 1920s, a campaign of home ownership, modernization, and beautification that grew from a critical shortage of homes in the years following World War I. The Boitano House was constructed in the English Tudor Revival style, which was very popular in Sacramento during the 1912-1929 period along with other period revival styles.

- b. 1109 38<sup>th</sup> Street embodies the distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii)

This residence at 1109 38<sup>th</sup> Street is an excellent Tudor Revival example of the Eclectic design movement, an architectural period that emphasized relatively pure copies of European traditions in the Americas. The Eclectic design movement began in the late 1800s with landmark residential architecture designed by architects that mimicked a variety of European styles as accurately as possible. Essential physical features of this property include elements of the Tudor architectural style, such as the steeply pitched cross gable with decorative half-timbering and stucco infill on the dominant front gable; tall, narrow windows with multi-pane glazing; brick wall cladding; and a large chimney topped by a decorative chimney pot. The grouping of windows in strings of three or more, semi-hexagonal bay window, and their location below the main gable reflect strong Tudor Revival characteristics. Gradually, Eclectic styles became more mainstream, with even modest homes channeling European design in their facades. These revivalist styles were common through the 1920s and '30s. The Boitano House is an excellent example of the English Tudor Revival style of Eclectic residential architecture in Sacramento.

- c. 1109 38<sup>th</sup> Street has integrity of location, design, setting, materials, workmanship and association (17.604.210.A.1.b)

1109 38<sup>th</sup> Street is in its original location. The residence retains moderate to high integrity of design, materials, and workmanship. The house is located in a neighborhood that is associated with the Eclectic design movement of the late 1800s, a national movement generating interest and pride in the value of a high-quality domestic life, including pleasant neighborhoods, attractive natural landscaping, and fine quality residences. The historic Maple Avenue area surrounding the Boitano House, as well as the residence itself, retains high design quality and integrity, effectively conveying the historic time period in which it developed and leaving intact integrity of setting, feeling, and association.

- d. 1109 38<sup>th</sup> 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)

1109 38<sup>th</sup> 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. It is an excellent example of the Tudor Revival architectural style, the work of builder Edloe Book, and is an important representation of the Eclectic architectural movement in Sacramento.

- e. The city council has considered the factors in 17.604.210.A.2 and finds none of them applicable to the listing of 1109 38<sup>th</sup> Street.

C. 1308 38<sup>th</sup> Street meets the criteria for listing on the Sacramento register as follows:

- a. 1308 38<sup>th</sup> Street is associated with events that have made a significant contribution to the broad patterns of the history of the city and the nation (17.604.210.A.1.a.i)

Built in 1922, the residence at 1308 38th Street (Miller House) is associated with the residential development period that occurred in Sacramento in the early 1900s. During this period, the City annexed substantial amounts of land for residential development, creating a number of suburbs which included historic Maple Avenue. The residence and neighborhood are also associated with the national Better Homes Movement of the 1920s, a campaign of home ownership, modernization, and beautification that grew from a critical shortage of homes in the years following World War I. The Miller House was constructed in the Colonial Revival Style, with Prairie style influences, two styles that were very popular in Sacramento during the 1912-1929 period along with other period revival styles.

- b. 1308 38<sup>th</sup> Street embodies the distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii)

This residence is an excellent example of the Colonial Revival style of the Eclectic design movement, an architectural period that emphasized relatively pure copies of European traditions in the Americas such as the Colonial Revival, but also saw the rise of indigenous American styles such as the Prairie. This residence is unique in the way the design blends the Colonial Revival style with the Prairie style features, to create a building that is architecturally striking and unique. The Colonial Revival style was a dominant style for domestic building throughout the country during the first half of the 20th Century.

Essential physical features of this property include elements of the Colonial Revival and Prairie architectural styles, including Colonial Revival elements such as the side gable roof, symmetrical fenestration on the primary façade, centered entry portico, flanked by Doric columns and classical brackets and frieze. Prairie style elements include the low-pitched hipped roof with widely overhanging eaves and narrow horizontal wood siding. Horizontal emphasis is achieved through contrasting bands of wood trim between the first and second floors and below the eave. Period materials include the wood door flanked by wood side lights, and the fenestration, including the two sets of eight-over-one light fixed center panel windows and a pair of six-over-one-light double hung casements on either side, six-light-over-one double hung window with a pair of six-light-over-one double hung windows on either side. Multi light wood windows typical examples of this style and found on all elevations of the building.



- c. 1308 38<sup>th</sup> Street has integrity of location, design, setting, materials, workmanship and association (17.604.210.A.1.b)

1308 38<sup>th</sup> Street retains its historic integrity of location, setting, design, materials, workmanship, feeling, and association. The property is in its original location. The residence retains high integrity of design, materials, and workmanship. The house is located in a neighborhood that is associated with the Eclectic design movement of the late 1800s, a national movement generating interest and pride in the value of a high-quality domestic life, including pleasant neighborhoods, attractive natural landscaping, and fine quality residences. The historic Maple Avenue area surrounding the Miller House, as well as the residence itself, retains high design quality and integrity, effectively conveying the historic time period in which it developed and leaving intact integrity of setting, feeling, and association.

- d. 1308 38<sup>th</sup> 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 Miller House 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. It is an excellent example of the Colonial Revival style, with Prairie style influences, and is an important transitional representation of the Eclectic architectural movement in Sacramento.

- e. The city council has considered the factors in 17.604.210.A.2 and finds none of them applicable to the listing of 1308 38<sup>th</sup> Street.

D. 1315 38<sup>th</sup> Street meets the criteria for listing on the Sacramento register as follows:

- a. 1315 38<sup>th</sup> Street is associated with events that have made a significant contribution to the broad patterns of the history of the city and the nation (17.604.210.A.1.a.i)

Built in 1919, the residence at 1315 38<sup>th</sup> Street (Lubin/Riley House) is associated with the residential development period that occurred in Sacramento in the early 1900s. During this period, the City annexed substantial amounts of land for residential development, creating a number of suburbs which included historic Maple Avenue. The residence and neighborhood is also associated with the national Better Homes Movement of the 1920s, a campaign of home ownership, modernization, and beautification that grew from a critical shortage of homes in the years following World War I. The Lubin/Riley House was constructed in the Dutch Colonial Revival style, which was very popular in Sacramento during the 1912-1929 period along with other period revival styles.

- b. 1315 38th Street is associated with the lives of persons significant in the city's past (17.604.210.A.1.a.ii)

Jess Lubin, the home's first owner, was the vice president of Weinstock, Lubin & Co., Sacramento's flagship department store during the early 20th Century. Subsequent owners include Raymond L. Riley, who served as California Controller during his residency at 1315 38th Street and co-authored the Riley-Stewart Amendment that changed the concept of taxation in California. Also, Robert Kirkwood, a former state Assemblyman (1946-1953), served as California Controller from 1953 to 1958 while residing at 1315 38th Street.

- c. 1315 38<sup>th</sup> Street embodies the distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii)

The Lubin/Riley House is an excellent example of the Dutch Colonial Revival style of residential architecture. The essential physical features of this property include elements of the Dutch Colonial Revival architecture, such as the distinctive steep-pitched gambrel roof with a continuous dormer across the front. Throughout, windows are double hung with multi-pane glazing with multiple lights, typically eight-over-eight. First-level fenestration includes two sets of adjacent paired windows that share a common muntin. The centered wood door is flanked by side lights. Wood lap siding is found on the dormer, while the first floor is clad in smooth stucco.

- d. 1315 38<sup>th</sup> Street has integrity of location, design, setting, materials, workmanship and association (17.604.210.A.1.b)

The Lubin/Riley House is in its original location. The residence retains moderate to high integrity of design, materials, and workmanship. The house is located in a neighborhood that is associated with the Eclectic design movement of the late 1800s, a national movement generating interest and pride in the value of a high-quality domestic life, including pleasant neighborhoods, attractive natural landscaping, and fine quality residences. The historic Maple Avenue area surrounding the Lubin/Riley house, as well as the residence itself, retains high design quality and integrity, effectively conveying the historic time period in which it developed and leaving intact integrity of setting, feeling, and association.

- e. 1315 38<sup>th</sup> 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 Lubin/Riley House 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. It is an excellent example of the Dutch Colonial Revival style, and is an important representation of the Eclectic architectural movement in Sacramento.

- f. The city council has considered the factors in 17.604.210.A.2 and finds none of them applicable to the listing of 1315 38th Street.

EXHIBIT A



**1081 38<sup>th</sup> Street, 1031 Maple Avenue**



**1308 38<sup>th</sup> Street (Miller House)**



**1109 38<sup>th</sup> Street (Boitano House)**



**1315 38<sup>th</sup> Street (Lubin/Riley House)**

**PRIMARY RECORD**

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 1081 38<sup>th</sup> Street

P1. Other Identifier: Previous addresses: 1031 Maple Avenue, 1031 38<sup>th</sup> Street

\*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 Date 1992 T   ; R   ;  of  of Sec   ;    B.M.

c. Address 1081 38th Street City Sacramento Zip 95816

d. UTM: (Give more than one for large and/or linear resources) Zone   ,    mE/   

e. Other Locational Data: APN:: 008-0133-028-0000

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

The single family home reflects Prairie School Style architecture, stucco clad with many decorative elements. It is a two story, box shaped house with a gabled roof covered with composition shingles and large, open eaves. The composition shingled roof of the full length deep porch extends over the driveway to form a porte cochere. The porch is divided in three parts by large, rectangular detailed stucco columns. The peaked arched openings of the porch are repeated at three sides of the porte cochere. It has north and south gables and wide, boxed stucco clad eaves. The chimney is stucco surfaced as well. There is a shallow bay at the north side of the entry. The front door is an oversized wood door with beveled glass inserts flanked by eight-light Arts & Crafts style side lights. There are two sets of stairs: The three front entry steps have tile risers and stucco clad wing walls; the second set of stairs is on the western elevation under the porte cochere. The fenestrations consist of a large picture window with an eight-light transom over it flanked by a pair of one-over-one light double hung windows into the living room, and an identical bay window into the dining room on the main floor. The second floor has two large six-over-one light double hung windows with canvas awnings. There are two smaller six-over-one double hung windows in the center with canvas awnings and a stucco clad planter box below.



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

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

P5b. Description of Photo: (view, date, accession #) View to the east

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both  
1912 - directories

\*P7. Owner and Address:  
Gregg and Sally Lukenbill  
1081 38<sup>th</sup> Street  
Sacramento, Calif. 95816

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

\*P9. Date Recorded: July 2015

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
None

\*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): \_\_\_\_\_

State of California  The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1081 38<sup>th</sup> Street \*NRHP Status Code 5D3

Page 2 of 3

B1. Historic Name: Longton/Nathan House

B2. Common Name: \_\_\_\_\_ B3. Original Use: Residence

B4. Present Use: Residence \*B5. Architectural Style: Prairie Style

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

Thomas Longton obtained a building permit to construct this house on July 18, 1912 for the cost of \$9619. In 1912, an article titled "East Side Enjoys Building Activity, Handsome, Costly Homes being Erected" describes the house. "During the past month, among the new homes being erected is the residence of Thomas Longton on Maple Avenue. The house will be finished in concrete plaster with Spanish tiled roof, and when completed will cost about \$10,000."<sup>1</sup> There is also a photograph of the house in the Sacramento Bee in 1914 under the title, "Three Fine Residences in East Sacramento".<sup>2</sup> \*B7.

Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8.

Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential Architecture Area East Sacramento

Period of Significance Residential Development 1912-1946 Property Type Residential

Applicable Criteria \_\_\_\_\_ (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The City issued building permit #3647 on July 18, 1912 to Thomas H. Longton, who was then living in the house with his wife Minnie and three sons, Clarence K., Lester T, and Alfred T by mid-1913. He was one of the city's leading produce dealers as far back as 1873. He later became the president of Longton Produce Co. Mr. Longton died in 1915. Mrs. Longton and her sons Clarence and Lester continued to reside in the house until 1921, when Mrs. Longton and Clarence moved down the street to 1400 38<sup>th</sup> Street, where they lived until at least 1945. By 1921, Charles P. Nathan acquired the house. Mr. Nathan was born in Germany. He arrived in 1869 "with three dollars in his pocket". He owned one of the largest department stores in Sacramento, Charles P. Nathan & Son, located on J Street, between 6<sup>th</sup> and 7<sup>th</sup> Street. After fifty-one years in that location, the store was destroyed by fire on Friday, November 13, 1920. The store then relocated to Eighth and L Streets. Mr. Nathan also owned the Bon Marche, the leading ladies' garment shop in Sacramento. He was one of the biggest merchants in the city. Mr. Nathan's first wife, Anna Joseph passed away in 1912. In November 1920, he married Miss Mizpah Jackson, who was a kindergarten teacher in Sacramento. She had also been "a soprano singer of note". (See Continuation Sheet)

The residence appears to meet eligibility criteria for listing as a Contributor to the Maple Avenue/38<sup>th</sup> Street Historic District.

B11. Additional Resource Attributes: (List attributes and codes) HP4

\*B12. References:

<sup>1</sup> Sacramento Bee, 20 July 1912, p. 5.

<sup>2</sup> Sacramento Bee, 21 February 1914.

<sup>3</sup> Reed, Walter, *History of Sacramento County*, 1921, Charles Nathan, p. 290.

Sacramento City Directories

Sacramento City Building Permits

Sacramento County Assessor Records

B13. Remarks:

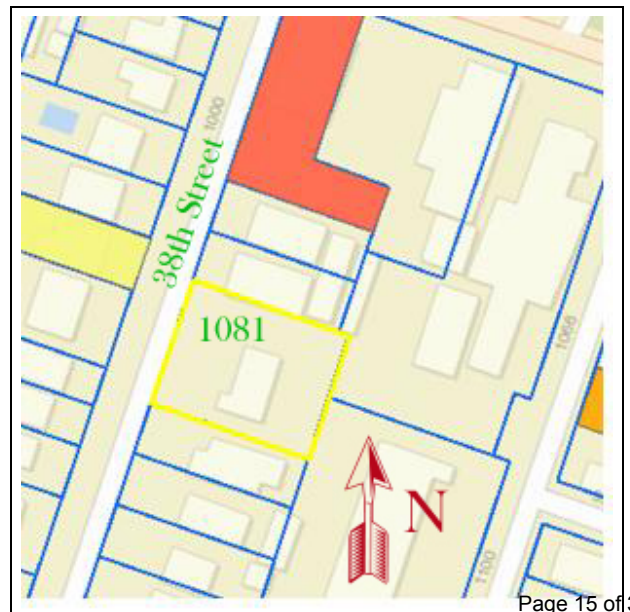
\*B14. Evaluator: Don Cox \*Date of Evaluation: July 2015

(This space reserved for official comments.)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

(This space reserved for official comments.)



**PRIMARY RECORD**

HRI #

Trinomial

NRHP Status Code

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

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 1109 38<sup>th</sup> Street

P1. Other Identifier: None

\*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 Date 1992 T   ; R   ;  of  of Sec   ;    B.M.

c. Address 1109 38th Street City Sacramento Zip 95816

d. UTM: (Give more than one for large and/or linear resources) Zone   ,    mE/   

e. Other Locational Data: APN: 008-0133-012-000

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

This is a two-story, duplex building in an English Tudor Revival style. It has a steep, north/south main gabled roof with composition shingles. The home is surfaced with stucco and red clinker brick with half timbering in the cross gable. There is lap siding on the south side and stucco on the north side walls. The eaves are boxed and stucco clad. There is a louvered wood attic vent at the upper gable end of the facade. There is a recessed entry with an arched opening and a prominent keystone. There are two entry doors: one on the west and one on the south, both behind metal screen doors. The porch has a painted concrete deck and two all brick steps and treads leading to it. There is an additional brick step to the entry. The chimney is all red brick with clinker bricks randomly inserted. The fenestration on the first floor is a

projected bay window with metal roof and four, eight-light, leaded glass casements windows. The second story has two sets of three, eight-light casement windows.



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

\*P3b. Resource Attributes: (List attributes and codes) HP3

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

P5b. Description of Photo: (view, date, accession #) View to the east

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1923 – building permit

\*P7. Owner and Address: Hamilton-Reed  
78 Covered Bridge Rd.  
Carmichael, Ca. 95608

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

\*P9. Date Recorded: July 2015

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
None



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*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): \_\_\_\_\_

(This space reserved for official comments.)



State of California  The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1109 38<sup>th</sup> Street \*NRHP Status Code 5D3

Page 2 of 2

B1. Historic Name: Boitano House

B2. Common Name: \_\_\_\_\_ B3. Original Use: Residence

B4. Present Use: Residence \*B5. Architectural Style: English Tudor Revival

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

Fred Boitano obtained a building permit to construct the duplex on November 23, 1923 for an estimated cost of \$10,000. It was described as “frame stucco on brick veneer 2 story 2 flat 5 bed and garage”. The building was constructed with two flats, an upper and a lower. It continues to function as a duplex.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Edloe Book

\*B10. Significance: Theme Residential Architecture Area East Sacramento

Period of Significance Residential Development 1912-1946 Property Type Residential

Applicable Criteria \_\_\_\_\_ (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Frederick Boitano owned and occupied the duplex. He resided there with his wife, Annabelle. They resided in a flat from 1924 until at least 1928. Mr. Boitano was an agent for New York Life Insurance Company. In 1929, the Boitanos moved to 1217 38<sup>th</sup> Street, where they lived until at least 1945.

Charles F. Becker, a soft drink salesman, lived in the other unit with his wife Ruby from about 1924 until at least 1930.

Most occupants moved in and out of the duplex every few years. One long-term tenant was Gustave L. Renstrom, a salesman for J.J. Jacobs Cadillac, and his wife Elma. They occupied the duplex from at least 1940 to at least 1965.

The building appears to meet eligibility criteria for listing as a Contributor to the Maple Avenue/38<sup>th</sup> Street Historic District.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
 HP4

\*B12. References:

- Sacramento City Directories
- Sacramento City Building Permits
- Sacramento County Assessor Records

B13. Remarks:

\*B14. Evaluator: Don Cox

(This space reserved for official comments.)



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Date of Evaluation: July 2015

(This space reserved for official comments.)



**PRIMARY RECORD**

Primary #

HRI #

Trinomial

NRHP Status Code

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

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 1308 38<sup>th</sup> Street

P1. Other Identifier: None

\*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 Date 1992 T T; R ;  of  of Sec ; B.M.

c. Address 1308 38th Street City Sacramento Zip 95816

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/

e. Other Locational Data: APN: 008-0194-012-0000

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

This home is Prairie Style architecture and is a two-story single family residence. It is symmetrical and square in shape and covered in painted wood tear-drop siding and has fluted corner pilasters. It has a hipped roof that is covered in wood shake. The eaves are boxed and are painted wood. The chimney is brick with corbeled trim. There are two steps leading to the brick covered porch from a brick walkway and also from the brick driveway. The porch has a covered entry with a pent roof supported by a pair of Doric columns. The front door is solid wood and is flanked by a pair of ten-light sidelights all contained within a recessed arched casing. There is a porte cochere roof supported by round, Doric columns. The fenestration on the main level consists of two sets of eight-over-one-light fixed center panel windows and a pair of six-over-one-light double hung casements on either side. The upper level has a center six-light

over-one double hung window with a pair of six-light-over-one double hung windows on either side.

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

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

P5b. Description of Photo: (view, date, accession #) View to the west

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  Both  
1922 – building permit

\*P7. Owner and Address:

Rick and Marny Wasserman  
1308 38<sup>th</sup> Street  
Sacramento, Calif. 95816



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

\*P9. Date Recorded: July 2015

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
None

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*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): \_\_\_\_\_

(This space reserved for official comments.)



State of California  The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1308 38<sup>th</sup> Street \*NRHP Status Code 5D3

Page 2 of 2

B1. Historic Name: Miller House B2. Common Name: \_\_\_\_\_

B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Prairie Style

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

C. H. Latterhorn (sp?) obtained a building permit to construct the house on January 16, 1922 for the cost of \$13,500. It is described as “frame 2 story 8 room dwelling and garage”.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential Architecture Area East Sacramento

Period of Significance Residential Development 1912-1946 Property Type Residential

Applicable Criteria \_\_\_\_\_ (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

By 1923, Oscar H. Miller and his wife Lillie M. occupied the house. Mr. Miller owned the Knox Lumber Company, located at Front and W Streets. Mr. Miller was born in Sacramento in 1868. At age 18, he began working for the Knox Lumber Company, and in 1918, he purchased an interest in the business. His wife, Lillie M. Klewe, was born in Colusa California. They had one son, Walter.<sup>1</sup> The Millers lived in the house until at least 1940.

By 1945, Loring K. Jordan occupied the home with his wife Grace. Mr. Jordan was the manager of the North Fork Ditch Co., a water supply company, located at 1107 9<sup>th</sup> Street. The Jordans occupied the home until at least 1965.

The house appears to meet criteria for listing as a Contributor to the Maple Avenue/38<sup>th</sup> Street Historic District.

B11. Additional Resource Attributes: (List attributes and codes) HP4

\*B12. References:

<sup>1</sup> Reed, Walter, *History of Sacramento County*, 1923, Oscar Miller, p.909.

Sacramento City Directories  
 Sacramento City Building Permits  
 Sacramento County Assessor Records

B13. Remarks:

\*B14. Evaluator: Don Cox

\*Date of Evaluation: July 2015

(This space reserved for official comments.)



**PRIMARY RECORD**

Primary #

HRI #

Trinomial

NRHP Status Code

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 1315 38<sup>th</sup> Street

P1. Other Identifier: 1209 38<sup>th</sup> Street

\*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 Date 1992 T   ; R   ;  of  of Sec   ;    B.M.

c. Address 1315 38th Street City Sacramento Zip 95816

d. UTM: (Give more than one for large and/or linear resources) Zone   ,    mE/   

e. Other Locational Data: APN: 008-0253-026-0000

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

This is an example of a Colonial Revival style building with Dutch influences due to its gambrel roof. It has some modifications from the original design, but additions are in keeping with the architecture of the style. It is a rectangle box shape with wide redwood lap siding. It has a gambrel roof without overhangs on the north and south ends and contains a wide dormer holding three shuttered windows. The roof is covered in wood shake with boxed eaves on the east and west ends and there is a painted brick chimney. A flat-roofed two-story structure on the south end may have been a former enclosed sunroom with a balcony above. Fenestration on the main level is eight, eight-over-eight double hung windows with painted wood louver shutters. On the second level there are three single and one pair of six, eight-over-eight light double hung windows with painted wood louver shutters. The house is symmetrical except for the extension on

the south. A brick concrete path runs to a brick riser and front entry porch which contains a paneled solid wood, painted front door flanked by four-light sidelights. The front yard is surrounded by a white wood picket fence with an arched arbor at the sidewalk.



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

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

P5b. Description of Photo: (view, date, accession #) View to the east

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  Both

1919 – building permit

\*P7. Owner and Address:

Michelle and Bruce Gordon

1315 38<sup>th</sup> Street

Sacramento, Ca. 95816

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

\*P9. Date Recorded: July 2015

\*P10. Survey Type: (Describe)

Intensive

# BUILDING, STRUCTURE, AND OBJECT RECORD

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**\*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): \_\_\_\_\_

(This space reserved for official comments.)





State of California  The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1315 38<sup>th</sup> Street \*NRHP Status Code 5D3

Page 2 of 3

B1. Historic Name: Lubin/ Riley House B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Colonial Revival \*B6. Construction History:

Jess Lubin obtained a building permit to construct the house on October 29, 1919 for an estimated cost of \$11,500. It is described as “frame 2 story 8 room dwelling and private garage.” The permit address is 1209 38<sup>th</sup> Street. The current homeowner has the original architectural plans for the home. The architect was E. C. Hemmings.<sup>1</sup>

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: E. C. Hemmings b. Builder: Unknown

\*B10. Significance: Theme Residential Architecture Area East Sacramento

Period of Significance Residential Development 1912-1946 Property Type Residential Applicable Criteria \_\_\_\_\_

In 1921, Jess Lubin lived in the house. Mr. Lubin was vice president of Weinstocks, Lubin, and Co. for many years. In May, 1926, Mr. Lubin was “now heading JJ Milburn Co. Inc.” which included eleven stores with locations in Oakland, Berkeley, Salinas, and more.<sup>2</sup> In September, 1926, LL Milburn was renamed Lubin Inc. The stores sold “exclusive apparel for women.”<sup>3</sup> Mr. Lubin occupied the home until 1926.

By 1927, Ray L. Riley owned the dwelling with his wife Winifred. *Born in Vicksburg, Michigan on July 20, 1874, Ray Riley came to Colton, California in 1907 and engaged in the drug business. He served on the Colton Board of Trustees and the San Bernardino County Board of Supervisors. In 1918, Riley was appointed State Water Commissioner and in 1919 he was appointed State Real Estate Commissioner. He was appointed State Controller in July 1921 after the resignation of John Chambers. Riley was elected to four more terms, but resigned in 1936 before finishing his final term, when he was appointed to the Railroad Commission. He served on the Railroad Commission until 1944. Later, he ran unsuccessfully for the United States Senate. Ray Riley died May 19, 1953 in New York. He was co-author of the Riley-Stewart Amendment which changed the concept of taxation in California.*<sup>4</sup> (See Continuation Sheet.)

The residence appears to meet eligibility criteria for listing as a Contributor to the Maple Avenue/38<sup>th</sup> Street Historic District.

B11. Additional Resource Attributes: (List attributes and codes) HP4

\*B12. References:

<sup>1</sup> Original blueprints owned by current owner.

<sup>2</sup> Modesto News Herald, 16 May 1926.

<sup>3</sup> Modesto News Herald, 2 September 1926.

<sup>4</sup> “The First 100 Years,”

[www.boe.ca.gov/info/pub216/state\\_controller.html](http://www.boe.ca.gov/info/pub216/state_controller.html).

Accessed 15 May 2015

Sacramento City Directories

Sacramento City Building Permits

Sacramento County Assessor Records

B13. Remarks:

(This space reserved for official comments.)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*B14. Evaluator: Don Cox

\*Date of Evaluation: July 2015

(This space reserved for official comments.)



Page 3 of 3  
Recorded by : Don Cox

Resource Name or #: 1315 38th Street



The Rileys occupied the residence until at least 1945.

By 1949, Edmund E. Ursin and his wife Mildred resided in the house. Mr. Ursin was division manager for Industrial Indemnity Co.

In 1953, Robert C. Kirkwood and his wife Jean owned the dwelling. Mr. Kirkwood was the second California State Controller to occupy the dwelling. *Robert Kirkwood was born in Mountain View, Santa Clara County, on August 30, 1909. He attended Palo Alto public schools and was graduated from Stanford in 1930. He earned his law degree at Harvard in 1933, the same year he was admitted to the California Bar. In 1939, Kirkwood moved to Saratoga where he was elected a member of the Saratoga Elementary School Board. He later served on the Santa Clara County Planning Commission. He was elected Assemblyman for Santa Clara, the 28<sup>th</sup> District, in 1946, and was reelected three times. He resigned when he was appointed Controller by Governor Earl Warren on January 6, 1953. After serving another term as Controller, Kirkwood went to work for Pacific Gas and Electric Company. He died May 5, 1964.*

In 1960, the house was vacant. By 1965, Jas Childer occupied the residence.

<sup>1</sup> "The first 100 Years," [www.boe.ca.gov/info/pub216/state\\_controller.html](http://www.boe.ca.gov/info/pub216/state_controller.html). Accessed 15 May 2015



PRESERVATION  
**SACRAMENTO**

PO Box 162140, Sacramento CA 95816 – [preservation.sacramento@gmail.com](mailto:preservation.sacramento@gmail.com) – [PreservationSacramento.org](http://PreservationSacramento.org)

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April 9, 2019

**Submitted via email**

To: Carson Anderson, Preservation Director  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

ATTN: Sean de Courcy, Associate Preservation Planner

**Re: Project M18-017, Nomination of Listing 1081 38<sup>th</sup> Street, 1109 38<sup>th</sup> Street, 1308 38<sup>th</sup> Street, and 1315 38<sup>th</sup> Street as Historic Landmarks on the Sacramento Register of Historic and Cultural Resources**

The Board of Directors of Preservation Sacramento supports the listing of the above named properties in the Sacramento Register of Historic and Cultural Resources. Members of Preservation Sacramento worked with the East Sacramento residents who developed these nominations as part of an effort to create a historic district, so we are familiar with the properties and consider each eligible for listing in the Sacramento Register. We also encourage the city of Sacramento to consider further evaluation of historic resources in East Sacramento as individual landmarks and historic districts, and see this listing as a positive step in that direction that will encourage others to do likewise.

Sincerely,

William Burg, President  
Preservation Sacramento Board of Directors



Wed 4/10/2019 4:36 PM

Karen Jacques <threegables1819@gmail.com>

Support for Landmark Nominations

To Sean deCourcy

Hi Sean,

I will not be attending the upcoming Preservation Commission meeting, but do want to go on record as supporting the both M18-017, the fourth landmark houses on 38th Street in East Sacramento and N19-001, the former Bank of America building at 730 I Street. I am always happy to see the nomination of additional buildings as landmarks on the City list because it both protects the buildings and calls attention to Sacramento's historic architecture. I hope the Commission and City Council will approve both applications.  
Karen

## M18-017 – 38<sup>th</sup> Street Landmark Nominations

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Wed 4/10/2019 4:11 PM

Shawna Friesen <sfriesen@golygon.com>

Support of 38th St homes & BofA building

To Sean deCourcy

 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

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To whom it may concern,

As a resident of East Sacramento for the last 30 years, a realtor, and a member of Preservation Sacramento, I support project numbers **M18-017** for the homes on 38th Street and **M19-001** for 730 I Street/Bank of America Building to be placed on a historical registry.

I have watched too many beautiful homes in my own neighborhood be torn down so that a "McMansion" can be built in it's place...leaded glass windows, master craftsmanship and lovely structures, taken down to studs or worse scrapped and placed in a land fill. I only wish the city would impose **stricter** guidelines on the building and remodel practices that are gentrifying and homogenizing the neighborhood(s) that used to be so uniquely appealing, including but not limited to East Sac, Land Park, & Curtis Park. The heritage and fabric of what makes our neighborhoods desirable is disappearing. Many homes no longer have any backyard, do not represent the existing "older" houses around it, cost millions to purchase and are made of cheaper materials than the one in it's original place.

That is why I am in support for the above mentioned projects.

Thank you,

**Shawna Friesen**

REALTOR®, Master's Club Member

Lyon Real Estate

Cal BRE # 01972229

2620 21st St Ste. 100

Sacramento, CA 95818

Direct: [916-216-3613](tel:916-216-3613)

Email: [sfriesen@golygon.com](mailto:sfriesen@golygon.com)

Website: [sfriesen.golygon.com](http://sfriesen.golygon.com)

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