HISTORIC RESOURCES SURVEY

Broadway & 17th, Richmond Grove, Tower, Yale, and Yale 2000 Districts
Sacramento, California

August 22, 2003

Prepared for the
City of Sacramento Planning Department

Prepared by
Carey & Co., Inc.

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ARCHITECTURE
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TABLE OF CONTENTS

INTRODUCTION ............................................................................................................. 1

METHODOLOGY ........................................................................................................... 1

SUMMARY OF FINDINGS .............................................................................................. 2

BROADWAY & 17TH
  Map .............................................................................................................................. included
  Database ........................................................................................................................ included
  DPR 523 Forms ............................................................................................................. included

RICHMOND GROVE
  Map .............................................................................................................................. included
  Database ........................................................................................................................ included
  DPR 523 Forms ............................................................................................................. included

TOWER
  Map .............................................................................................................................. included
  Database ........................................................................................................................ included
  DPR 523 Forms ............................................................................................................. included

YALE
  Map .............................................................................................................................. included
  Database ........................................................................................................................ included
  DPR 523 Forms ............................................................................................................. included

YALE 2000
  Map .............................................................................................................................. included
  Database ........................................................................................................................ included
  DPR 523 Forms ............................................................................................................. included

BIBLIOGRAPHY ............................................................................................................ included
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Introduction
The City of Sacramento Planning Department requested this study to provide intensive surveys of five neighborhoods previously identified as potential historic districts. The information included here provides a determination as to the significance of all individual properties located within the boundaries of each district, as well as providing contextual information on each district.

This document includes the following:
- A comprehensive database of all structures surveyed
- Maps delineating the boundaries of the five survey areas
- A bibliography of background resources
- DPR 523 Primary Forms
- District Records

Methodology
Carey & Co. initially reviewed information provided by the City, including maps and material from previous surveys. These sources were used to create a database, which includes address, resource type, construction date, style, and rating. We then visited the survey areas, photographing each property and taking notes on project-specific survey forms. Simultaneously, Carey & Co. conducted research on individual properties and on each district. Research was conducted at the Sacramento Public Library's Sacramento History Room, the Sacramento Archive and Museum Collection Center (SAMCC), the California Room at the California State Library, and online. In addition, Sanborn maps were consulted.

Following the survey and research phase, DPR forms were prepared. A Primary Record form was created for each property, and a District Record created for each district. The District Record forms include an overall district description and a context statement. Forms are prepared following instructions provided by the Office of Historic Preservation in Instructions For Recording Historic Properties. Per those instructions, properties are rated using National Register for Historic Preservation (NRHP) Status Codes.
Summary
In the opinion of Carey & Co., all districts were considered significant as local resources. We do not believe that any of the districts are National Register eligible; however, all are worthy of local consideration, and therefore we have assigned each district a preliminary rating of 5S1. Structures found to be contributors to these districts are rated 5D. If these structures already have local standing, they have also been assigned a rating of 5S1. Some of the structures with prior local standing were found to have insufficient integrity for continued listing; these resources were therefore given a rating of 6Z. Structures not yet 50 years old were not rated; these were given a status code of 7.

237 total resources were reviewed. By district, they include the following:

Richmond Grove
183 total resources with the following ratings:
- 5S1/5D: 11
- 5D: 129
- 6Z: 42

Yale
30 total resources with the following ratings:
- 5D: 27
- 6Z: 2
- 7: 1

Tower
5 total resources with the following ratings:
- 1: 3S1
- 1: 5S1/5D
- 1: 5S1
- 2: 6Z

Yale 2000
11 total resources with the following ratings:
- 11: 5D

Broadway & 17th
8 total resources with the following ratings:
- 8: 5D

Ratings are based upon National Register eligibility, which requires that a property be over 50 years old (except under very special circumstances), that it be generally intact, and that it be significant under at least one of four criteria. These include history, association with a significant person, architecture and archeology. In assigning ratings, we weighed known historical associations, architectural merit and integrity.
Credits
The following individuals participated in the survey effort:

City of Sacramento
Vincent Marsh, Preservation Director

Carey & Co.
Alice Carey, Principal
Nancy Goldenberg, Architectural Historian
Kimberly Butt
Connor Turnbull
Tiffany Centanni
Dominic Sensalone