

2131 F Street, continued:

Treasurer of California State Life Insurance Company. He was famous for holding concerts in the alcove room during which neighbors would gather outside & listen. It later became a missionary summer training institute with a church outreach program in the basement that served Sunday pancake breakfasts to many young people. The current owners have continued the spirit of this generosity by providing free Thanksgiving meals to neighborhood needy and have opened their home to neighborhood groups as a meeting place.



16. 610 22nd Street (Thomas Madeley House)

This unusual house has Mission Revival details in the deep arched entrance porch and upper parapet wall applied to the typical Colonial Revival cube form. The bay windows are another style variant not usually found with Mission Revival. The cement finish was very modern for 1912 when this house was built by Thomas Madeley, one of the founders of the California Fruit Exchange. The Fruit Exchange was very powerful institution with its headquarters located at 10th and N Street (now on the National Register of Historic Places), directly across from the Capitol. By 1910, practically all the deciduous fruit of the State was shipped through Sacramento; 85 percent was grown within an 85 mile radius.



17. 627 22nd Street (William L. Prichard House)

This house is another variation of a Craftsman/Colonial Revival style house with a hipped roof, overhanging eaves, and a gabled tunnel entrance. There is an angled bay on the ground floor and a pierced window box upstairs. The porch has a clinker brick base, flaring square posts, and an ornate gable bracket. It was built in 1910 for William Prichard, first a clerk and later manager of Ennis-Brown, a wholesale produce company.



18. 700 22nd Street (James Warrack House)

This home was built by James Warrack, a railway agent who lived there with his family until 1920. Railroads were Sacramento's largest employer in Sacramento by 1912 when railroad wages of the combined workforce of W.P. and S.P. totaled almost \$12 million dollars. This house was a single family home until Faith Murphy converted it into a boarding house for men and remained so until 1979 when it was converted into a Bed and Breakfast. The present owner has continued to restore it as Hartley House Bed and Breakfast.

The interior has the original hardwood floors, stained woodwork, leaded and stained glass windows and many of the original light fixtures. The exterior has an angled bay and asymmetrical facade combined with deep eaves and formal Colonial Revival trim. The deep front porch provides a shaded retreat from the summer heat.

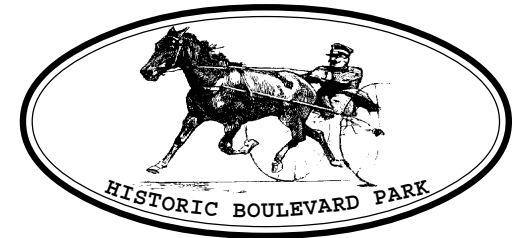


19. 711 22nd Street (James Brown- Ebenezer Harlan House)

Records indicate that this house was built as a duplex in 1906 for James H. Brown who occupied the left side of the duplex until 1909. Brown was the department manager of C.P. Nathan & Co., a general outfitter for men, women and children located at 602 to 608 J Street. The owner of the land and occupant of the other side was Ebenezer Harlan, who with his brothers Isaac and William ran the Harlan Brothers Saloon (previously known at the Palisades at 221 K Street in what is now Old Sacramento).

The cube form Colonial Revival style house has with a small vestigial balcony under a horizontal band of windows on the 2nd floor. This duplex has the spacious units built side-by-side, unlike the more common arrangement of top and bottom rental flats.

The current owners have reconstructed the expansive front stairs and are carefully restoring the Arts and Crafts interiors.



Boulevard Park: A Walking Tour

Boulevard Park is one of Sacramento's most distinctive neighborhoods with a history of place and cohesiveness of architecture. The overall design departs from the general city scheme and landscape elements play a prominent role in defining the character of the neighborhood. On the north-south boulevards of 21st and 22nd Streets, large lots face the green median strips and three of the blocks have interior, shaded commons areas. The park at the north end is named Grant Park, and is part of earlier city plan envisioned by John Sutter, Jr. who bequeathed whole blocks to the city as a system of public squares in 1850.

The architecture of the larger Cube shape homes immediately surrounding the green medians and commons is of Colonial Revival and Craftsman Style with some Prairie and Spanish Colonial Style influences. The majority of the homes were built between 1905 and 1915 and depart in style from the Queen Anne and Italianate Styles that previously dominated Sacramento. Boulevard Park homes represented the beginnings of the truly modern home, being the first ones built with open floor plans, abundant natural light, indoor plumbing, electric light fixtures and central heating. They retain Victorian sensibilities with the attention to detail in decorative moulding and window treatment, high ceilings and the use of pocket doors to create private spaces. Overall, the architecture is a local vernacular adaptation of styles popular throughout the entire country during the same period.

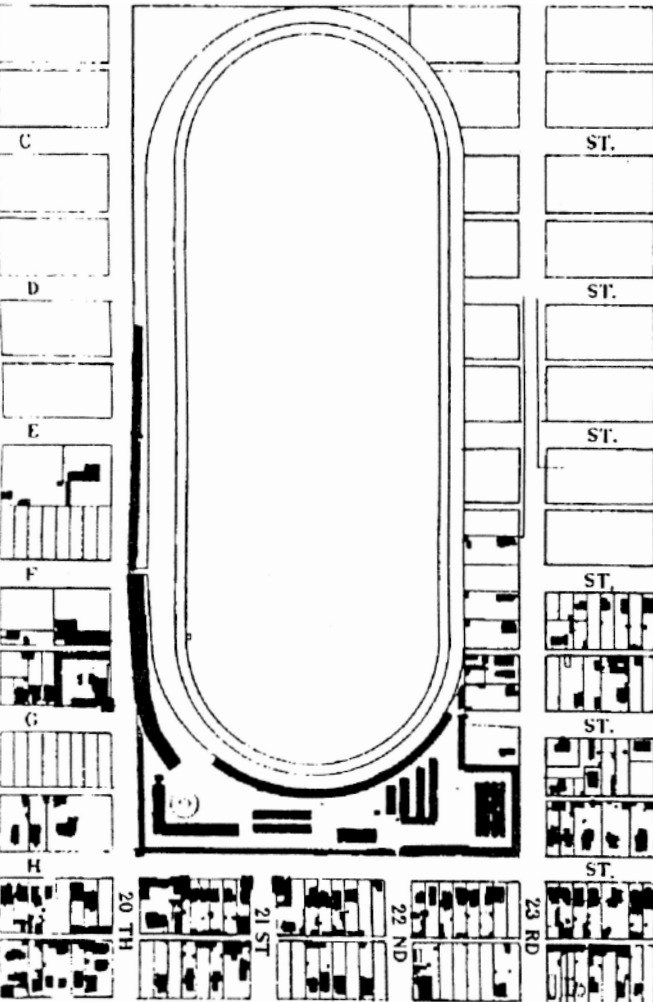
The Boulevard Park neighborhood is located on the former site of the Union Park Race Course which was in operation for 42 years beginning in 1860. The track, owned by the State Agricultural Society, was the location of the first permanent State Fair. Old photographs and maps of the structures show a large grandstand on the southwest corner with surrounding stables.

Socially prominent Sacramentans, including Stanford, Crocker and Haggin, raced their personal trotting teams on the track; horse racing was the premier national sporting event of the period. The Union Park Race Course was the site of Eadweard Muybridge's early photography experiments, which were an important prelude to the development of motion pictures. In addition to horse racing, bicycle and auto races eventually were held.

Many of the structures around the racetrack and along H Street were built to house those involved in horse racing. H Street was also a prestigious residential street, and several examples of the finest Victorian era homes in Sacramento still stand.

As Sacramento grew, the State Fair needed to move to a larger site. The last State Fair at the Union Park Race Course was held in 1904 . The Park Realty Company subsequently purchased the site and subdivided it. Within six months, most of the lots on 21st Street were sold. With streetcars running down C and K Streets, the modern commuter neighborhood was born.

Lots in Boulevard Park were advertised as being on higher ground than typically found in this flood prone city. Even so, the houses were designed with the main floor raised six feet above the ground.

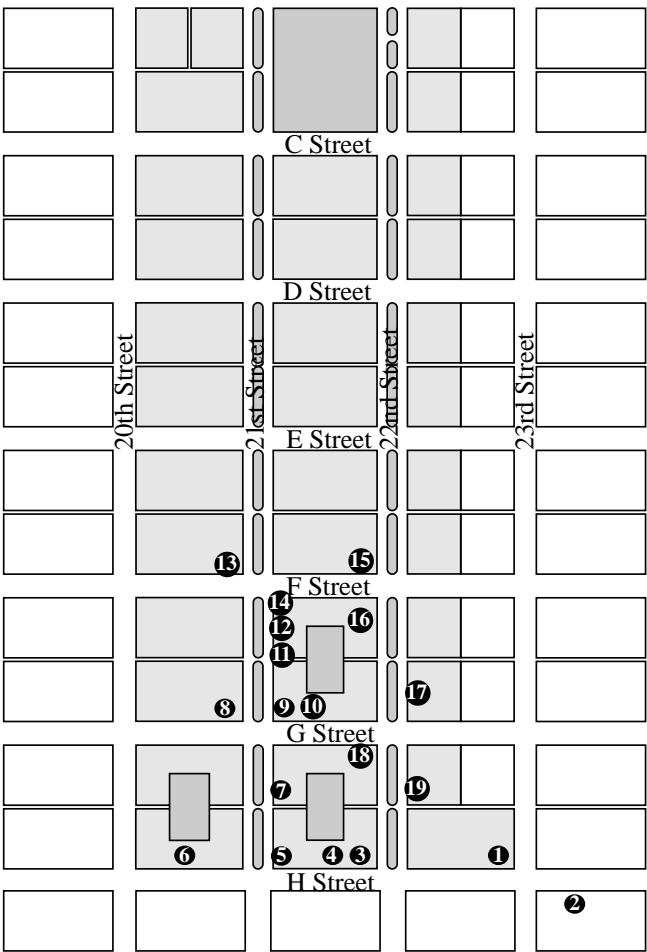


Map of the Union Park Race Course, 1860-1904

From Sanborn Fire Insurance Maps
(redrawn by Ed Cox)

Following the Great Depression, many of the large, stately homes in Boulevard Park became rooming houses, social service agencies and later fraternities. Some were broken up into apartments. Others were torn down and replaced with incompatible block-like apartments. A more colorful event was the planting of Victory Gardens in the commons areas during World War II. Very little commercial encroachment has occurred and the neighborhood has retained an overall unique identity and architectural integrity.

During the 1970's, a new group of urban pioneers recognized the value and beauty of these older homes. Many homes have since been lovingly restored. As the history of the individual homes becomes known, the stories of the people who built and lived in them will provide the next important chapter in the history of Boulevard Park.



Map of Boulevard Park

Shaded area represents original subdivision

Historic Boulevard Park Committee members Margaret Buss, Deborah Condon, Ed Cox, Karen Goldsmith, and John Skarstad developed this brochure. Future editions are planned that will include more Boulevard Park homes and history. © 1994 HBPC



1. 2231 H Street (Edward P. Huston House)

This house was built in 1906 for Edward P. Huston, a manager of the Pacific Mutual Life Insurance Co. Though this house has the typical cube form of a Colonial Revival style, the ornamentation is unique and more fanciful with cherub faces incorporated into the Ionic capitals. Ionic capitals also top the corner pilasters. The unusually designed “tracery” windows and the upper porch balcony continue the formal detailing of this unusual house.

The current owner has extensively restored this home since purchasing it in the late 1970's. A rental unit was added to the rear.



2. 2308 H Street
(H.E. Parker House)

This house is one of a group of Italianate homes much older than the surrounding neighborhood. The two story home, built in 1878 by H.E. Parker and contemporaneous with the racetrack, is similar to many found in San Francisco. Classic Tuscan columns frame a beautifully carved front door. Other features include the beveled quoins or corner stones and an angled bay. It has a hipped roof, bracketed eaves and a flat portico over the front door.

The Sanborn maps of the late 1880s, show H Street was roughly the northern edge of the city. H Street was a prestigious street at that time. West of 16th Street, it was particularly prestigious, with many blocks of highly ornate and substantial homes known as “Merchant Row”. Of that group, only the Governor’s Mansion, the Sterling Hotel, 1021 H Street, and the Llewellyn Williams Mansion remain. The homeowners had the advantage of the nearby J Street horse-drawn trolley to convey them downtown.



3. 2131 H Street (Aden Hart House)

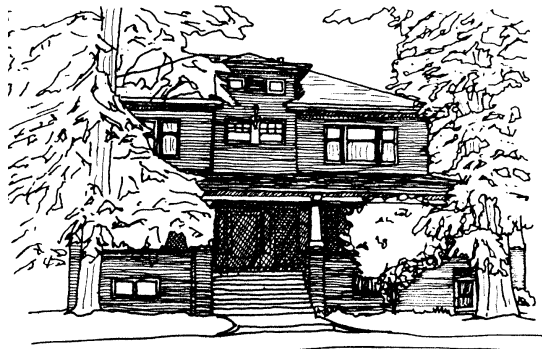
2131 H Street is one of the most remarkable houses in the area and is the only structure listed as "Essential" in the City's 1978 Boulevard Park Preservation Area survey. It was built in 1909 by Aden Hart, one of the founders of Sutter Hospital and a member of the State Medical Board. Note both the male and female lion's heads adorning the front of this eclectic house. This boxy Colonial Revival form is embellished with a Palladian loggia, Ionic columns and varied surface treatments (rusticated masonry and fish scale shingles). The art glass windows were imported from Germany. The house sits on an exceptionally large lot.



4. 2119 H Street (George W. Smith House)

A good example of the cube form Craftsman/Colonial Revival residence with a hipped roof, overhanging eaves, and notched rafter ends. The porch roof terminates with a small balustrade. The porch rests on squat rounded Doric columns with a stylized suggestion of Ionic capitals above. Finely detailed window boxes are beneath both front and side windows. The current owners have constructed a rear addition that sensitively blends into the existing building. They have also lovingly restored the interior.

This house was built in 1909 and owned by George W. Smith who was Vice-President of Ben Leonard Co.



5. 2101 H Street (J.L. Mayden House)

This house combines a Queen Anne influenced tower, which pierces the cornice, with a second story pavilion dormer. The shingled upper floor and eaves show a Craftsman influence. Note the beautiful decorative keystone; and the scrolled brackets and egg-and-dart moulding beneath the eaves. The house was built by J.L. Mayden, a department store manager for the firm of Baker and Hamilton, a prominent hardware firm supplying both city and farm needs, much like Sears and Roebuck. The Sacramento office of this firm is famous for being the meeting place (upper floor) where the Big Four met in planning Southern Pacific Railroad. This house was a women's boarding house for many years.



6. 2015 H Street (S. Warder McKim House)

Built c.1906 on what was originally two lots, this large home exhibits many Greek Revival-inspired elements such as symmetry, fluted pillars, a full entablature, a classic pediment above the porch, and pilasters on the building's side. These elements embellish the early-twentieth century cube form, complete with hipped roof and dormer found on much simpler homes. Built by S. Warder McKim, a director and later president of Weinstock and Lubin Co. this is the only home in Boulevard Park that exhibits elements associated with the much earlier, mid-nineteenth century Greek Revival-style. It provides an example of adaptive re-use (as offices) as a means to save the building. Local residents call this building "Tara".



7. 715 21st Street (Stewart Upson House)

This house was built circa 1910 by Stewart Upson. The gabled roof dormer has a sawn sunburst gable bracket and diamond vents, a simplification of earlier Queen Anne fretwork. The notched rafter tails and overhanging eaves are beautifully crafted details that combine with the shingled exterior to give an informal Craftsman/Shingle Style feel. Note the skirted projection from the second story. The house features an off-center deep wraparound porch.

One of the early owners, Stewart Upson made history as the fastest high wheeler bicyclist in the west with speeds never yet matched and was noted in newspaper accounts as one of the City's finest track athletes. Stewart Upson was Vice-President and manager of the Kimball-Upson Company. Kimball-Upson Co., located at 6th & K was a sporting goods store, later sold auto supplies and radios.



8. 630 21 St Street (Clinton White House)

This home was built by Clinton White, a prominent attorney and President of the Park Realty Company, the partnership that developed Boulevard Park. This Colonial Revival corner house faces the 21st Street median but its deep porch opens to G Street. Its large cube form has elements of both Colonial Revival (pyramid roof, boxy shape) and Craftsman features (shaped rafter tails) and shows a restrained use of details that heralded a modern post-Victorian aesthetic. The second story doors, balcony and stairway are a later alteration to convert to a boarding house.

Clinton White became Mayor of Sacramento in 1909. During his tenure he campaigned for the extension of the 21st and 22nd street parked median strips to P Street but the measure was voted down in a referendum. Until recently, this house was a group home for adolescents, owned by the Sacramento Children's Home.



9. 2101 G Street (Kleinsorge or Bishop's House)

Built in 1906 by W.E. Kleinsorge, a prominent local attorney (Kleinsorge and Heilbron), though there is no evidence he ever lived here. The first recorded resident was William F. Geary, Vice-President of Kirk, Geary & Co., a wholesale drug, stationery, soda fountain, and supply company located on Front St.

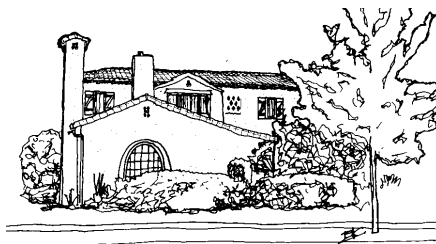
This 4,000 sq. foot house sitting on a slight rise, combines decorative Prairie-like window treatment and long deep eaves with Craftsman rafters, generous low slung porches and roof details resulting in a modern, almost oriental feeling (see roof detail on house and garage). The unusual use of vertical battens and rustic brick places this house in the First Bay Tradition of similar Berkeley houses designed by Morgan and Maybeck, and Greene and Greene. Note the original hitching post on G Street and that the house sits on a large double lot. Reputed to be built for the Bishop of the Catholic Archdiocese, the interior paneling has a cut-in cross motif.



10. 2115 G Street (Egbert Brown House)

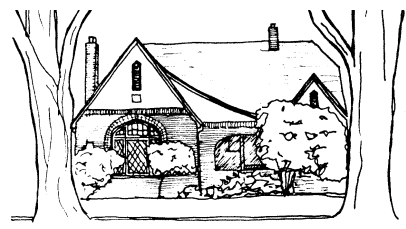
This Colonial Revival home, built in 1909 for Egbert and Pearl Brown, is typical of the larger houses in Boulevard Park. The massive Cube-style was an efficient design for the then-new central heat, cooled in summer by the high attics. The second story overhangs the first by 18" on all sides but the front. The hipped roof has wide roof overhangs. Terrazzo and concrete steps lead to a broad front porch and a large front door flanked by glass panels. Comparing this house with houses next door and across the street shows the endless variety possible with different combinations of ornamentation on the basic Cube-style.

Like many others in the neighborhood, it was converted to a rooming house in the 30s. It was reclaimed as a single-family home by the Proul family, who owned Proul Piano Company, and has stayed in single family ownership since.



11. 609 21st Street (Clarence H. Smith House)

Built circa 1930 by Clarence H. Smith, who worked for the State Controller, this house is in the Spanish Colonial Revival style and is more prevalent in Southern California (especially among Hollywood stars). Inspired by the architecture of early Spanish settlements in Florida, Monterey, and in Mission settlements in the West. The style is typified by long low arches, tile roofs, geometric cut-out screens and stucco finishes. Traces remain of where original iron work may have held an ornamental wrought-iron window grille or awning. Spanish Colonial details are also found in the chimney top treatments and in the grouped tile pipe vents.



12. 607 21st Street (Harold C. Kinney House)

This house is a charming English Revival or Tudor style built in the 1930s by Harold C. Kinney, chairman of a company called Shop Crafts. The leaded glass diamond-paned casement windows, arched entrance and window form, and the steep roof with jerkin-head ends characterize a style reminiscent of medieval England. It is one of the few brick houses in Boulevard Park and became a very popular style as the city expanded eastward. Unlike the older homes surrounding it, the first floor of this home and the one next door (609 21 St.) are built low to the ground. The elimination of the need to build the first floor high off the ground resulted from the completion of major flood control projects (Yolo, Sacramento and Sutter Bypass systems) just prior to 1920.



13. 530 21st Street (Susan Goodin House)

Like the Colonial Revival style, Dutch Colonial Revival was inspired by 17th Century dwellings as interpreted and made popular by the east coast designs such as the influential firm of McKim, Mead and White. It is distinguished by its gambrel roof line with upstairs rooms built into the steeply pitched roof. Dutch Colonial houses tend to be smaller and less formal than Colonial Revival. Susan Goodin, a widow of Thomas Goodin, built this house which became a boarding house soon after its construction. In 1907 through 1911, a William Goodin, a traveling salesman also resided at this address.



14. 2100 F Street (Joseph Marzen House)

Reputed to be designed by Rudolf Herold, a prominent local architect who designed the City Hall, this house was built by Joseph Marzen in 1910 when he was 82 years old. Construction costs on the building permit were estimated at \$9,800. Joseph Marzen was a successful capitalist who first came to Sacramento during the Gold Rush in 1849. After first working in the butcher business, he made his fortune in livestock and banking in Lovelock, Nevada. He and his wife, Catherine, were active in Sacramento civic activities.

This Colonial Revival or Federalist home features Art Nouveau stylized acanthus leaves and flowers on the pilasters and capitals and also as a chimney detail. Other features include projecting cornices, wheel and cross porch railings and leaded glass windows. A full second story wrap-around porch is unique to this large formal home. Like many of the larger homes in Boulevard Park, it became a boarding house, in this case for elderly reformed alcoholics. It was purchased in 1979 and extensively restored to be a single family home. The owner has graciously opened her home for many community events.



15. 2131 F Street or 516 22nd Street (Edward F. Dalton House)

This 11,000 sq. ft. home, built in 1913 was designed by the prominent local architectural firm of Seadler and Hoen and occupies the largest lot in Boulevard Park. It fuses both Prairie and Colonial Revival styles with an attention to details that gives this house an almost Edwardian formality. Details include both Art Nouveau leaded and beveled glass windows, and unusual Secessionist details on the pilasters. The house has a sprung-floor ballroom in the basement and a swimming pool in the back yard.

The home was built by Edward F. Dalton, Vice President and
(continued on reverse)