

File ID: 2026-00512

2/24/2026

---

**[Pass for Publication] Ordinance Listing 2240 Northgate Boulevard (Orbit Station) as a Landmark on the Sacramento Register of Historic and Cultural Resources (M25-025)**

File ID: 2026-00512

**Location:** 2240 Northgate Boulevard, APN:274-0152-001-0000, District 3

**Recommendation:** 1) Review an Ordinance listing 2240 Northgate Boulevard as a landmark on the Sacramento register of historic and cultural resources; and 2) pass for publication the Ordinance title per Sacramento City Charter section 32(c) for City Council consideration on March 3, 2026.

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

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Ordinance listing 2240 Northgate Boulevard on the Sacramento Register
- 3-Historic Resource Evaluation for 2240 Northgate Boulevard
- 4-Public Comments

**Description/Analysis**

**Issue Detail:** In 2016-2017, the City of Sacramento received a Certified Local Government grant from the U.S. Department of the Interior to prepare a historic context statement and conduct a city-wide reconnaissance-level survey of mid-century historic resources in Sacramento. The former Orbit Station at 2240 Northgate Boulevard was among the structures identified by this survey. In 2025, staff learned there was significant community interest in listing the former Orbit Station in the Sacramento register of historic and cultural resources (Sacramento register) due in part to the lack of historical landmarks on Northgate Boulevard. Staff used many historical documents provided by Sacramento Modern, Inc., along with its own background research and analysis, to prepare a historical evaluation that served as the basis for a Statement of Nomination. At a public hearing on January 15, 2026, the preservation director concluded that the property appears eligible for listing on the Sacramento register pursuant to the criteria provided in Sacramento City Code, §17.604.210.A.1.iii, and directed staff to prepare for the preservation commission to review and consider, a draft ordinance (Attachment 2) that justifies listing the property on the Sacramento register.

A notice of the public hearing describing the proposed landmark listing was sent to the property owner of 2240 Northgate Boulevard as required by City Code section 17.604.230.

---

Preservation Sacramento, South Natomas United, Natomas Community Association, South Natomas Improvement Association, Rancho Del Paso Neighborhood Association, Benito Juarez Neighborhood Association, Natomas Chamber of Commerce, and the Gardenland/Northgate Neighborhood Association received notice of the hearing. Staff have received letters in support of the nomination from Sacramento Modern, Preservation Sacramento, and several community members. Additionally, representatives of the Gardenland/Northgate Neighborhood Association spoke in favor of the nomination at the Director Hearing and Preservation Commission Hearing. Staff have received two letters of opposition from the property owners.

**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.” (City Code, § 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.” (City Code, §§ 17.604.100.C.2 and 17.604.220).

The nomination of the building at 2240 Northgate Boulevard for listing as a historic landmark on the Sacramento register is consistent with Sacramento 2040 General Plan goal HCR-2.3, which provides for the identification and preservation of historical and cultural resources. General Plan policy HCR-2.3 states, “The City shall maintain and update the Sacramento register of historic and cultural resources on a regular basis, including proactively identifying and listing additional unidentified landmarks and historic districts...”

**Economic Impacts:** Not applicable.

**Environmental Considerations:** The listing of the nominated resource 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 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 nominated resource 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 January 15, 2026, the preservation director, in conformance with City Code section 17.604.220, held a public hearing, reviewed the historic analysis prepared by

staff (Attachment 3) and concurred with a draft statement of nomination and requested staff prepare a draft ordinance (Attachment 2) for review and consideration by the preservation commission. On January 21, 2026, the preservation commission held a hearing and passed a motion recommending the City Council adopt an ordinance listing the Nominated Resource as a landmark on the Sacramento register.

**Rationale for Recommendation:** Listing of the building at 2240 Northgate Boulevard as a historic landmark on the Sacramento register is consistent with the Historic Preservation Chapter of the City Code (chapter 17.604) and the goals of the 2040 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.

The building is a distinctive example of mid-century Googie style architecture. Its significant features and characteristics include its concrete construction, simple concrete base piers, and the dramatic silhouette of the hyperbolic paraboloid roofline with its cantilevered triangular canopies and central triangular dome. (City Code, § 17.604.210.A.1.a.iii). There is significant community support and interest in honoring this important landmark building on Northgate Boulevard’s commercial corridor.

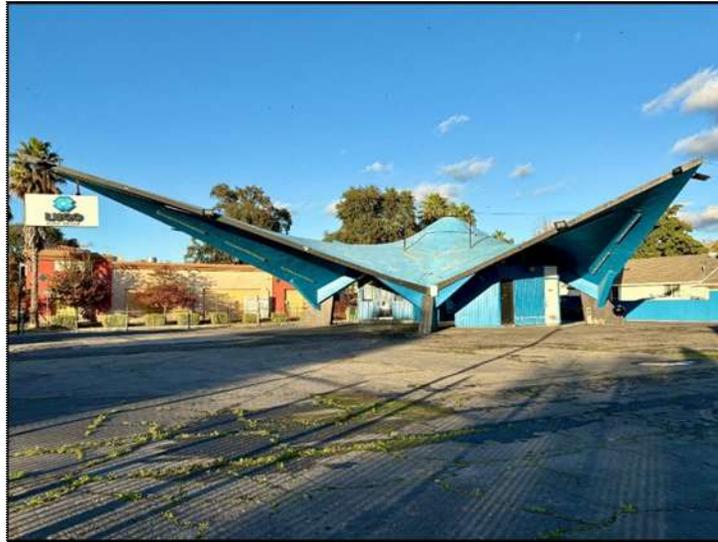
*The building at 2240 Northgate Boulevard has integrity of location, design, setting, materials, workmanship and association. (City Code, § 17.604.210.A.1.b.)*

The building retains a high degree of historic integrity of all six aspects. The neighborhood and building remain mostly unchanged. The building has had little to no major alterations since initial construction, outside of the construction of detached shed structures beneath the canopy. New signage and lighting have been installed, and the gas pumps have been removed, however the canopy structure still retains a high degree of integrity due to its dramatic form.

*The building at 2240 Northgate Boulevard 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. (City Code, § 17.604.210.A.1.c.)*

The building at 2240 Northgate Boulevard has significant historic and architectural worth. Its character-defining features have been well-maintained, and it retains a high level of integrity with regard to its location, design, setting, materials, workmanship, and association. 2240 Northgate Boulevard is a significant and unique representation of the Googie style in Sacramento.

**Figure 1: 2240 Northgate Boulevard**



**Financial Considerations:** Not applicable.

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

**ORDINANCE NO. \_\_\_\_**

Adopted by the Sacramento City Council

[Date Adopted]

**AN ORDINANCE LISTING 2240 NORTHGATE BOULEVARD (ORBIT STATION) 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, § 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 January 15, 2026, the preservation director reviewed a statement of nomination and determined that the property at 2240 Northgate Boulevard is eligible for listing on the Sacramento register a landmark. On January 21, 2026, the preservation commission concurred with the findings of the preservation director and recommended the city council list the Nominated Property as a landmark in the Sacramento register.

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

**SECTION 1**

- A. 2240 Northgate Boulevard meets the requirements for listing on the Sacramento register as a landmark under Sacramento City Code § 17.604.210.A.1.
  - i. The building at 2240 Northgate Boulevard embodies the distinctive characteristics of a type, period, or method of construction (Sacramento City Code, § 17.604.210.A.1.a.iii).

The former Orbit station is a fine example of Googie architecture, a style that enjoyed brief popularity in the mid-20th century. The building typifies this style, primarily in the shape and structure of its roof, composed of four upward-sloping

cantilevered canopies with a hyperbolic paraboloid shape, and a central triangular dome. The canopies are constructed of poured concrete; the fixed bases of the cantilevers are triangular concrete slabs. Beneath the canopy, two non-contributing rectangular office spaces with tongue and groove siding stand detached from the canopy structure. Few alterations have been made to the exterior since initial construction, beyond the removal of gas pumps, repainting, and the replacement of the original sign. Therefore, the structure meets criteria for listing in the Sacramento register of historic and cultural resources under City Code section 17.604.210.A.1.a.iii, as an embodiment of distinctive characteristics of the Googie style of the mid-20th century.

- ii. The building at 2240 Northgate Boulevard has integrity of location, design, setting, materials, workmanship and association, as judged with reference to the criterion in Sacramento City Code (Sacramento City Code, § 17.604.210.A.1.b).

The building retains a high degree of historic integrity of all six aspects. The building has had few alterations since initial construction, outside of the removal of gas pumps, repainting, and the replacement of the original sign. All elements on the character-defining roof structure appear to be in near original condition.

- iii. The building at 2240 Northgate Boulevard 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 chapter 17.604 of the Sacramento City Code (Sacramento City Code, § 17.604.210.A.1.c).

The building at 2240 Northgate Boulevard has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity with regard to its location, design, setting, materials, workmanship, and association. 2240 Northgate Boulevard is a significant and unique representation of the Googie style in Sacramento.

- iv. The city council has considered the factors set forth Sacramento 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



2240 Northgate Blvd.

Significant Features and Characteristics for 2240 Northgate Boulevard include:

- Cantilevered canopy roof with deep pointed overhangs
- Hyperbolic paraboloid shape
- Concrete base piers
- Triangular dome
- Concrete as primary building material

State of California ☐ The Resources Agency Primary # \_\_\_\_\_ DEPARTMENT  
 OF PARKS AND RECREATION HRI # \_\_\_\_\_ PRIMARY  
**RECORD** Trinomial \_\_\_\_\_ NRHP Status Code \_\_\_\_\_  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 11

\*Resource Name or #: (Assigned by recorder) 2240 Northgate Boulevard

P1. Other Identifier: Orbit Gas Station

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

c. Address 2240 Northgate Boulevard City Sacramento ZIP 95833

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

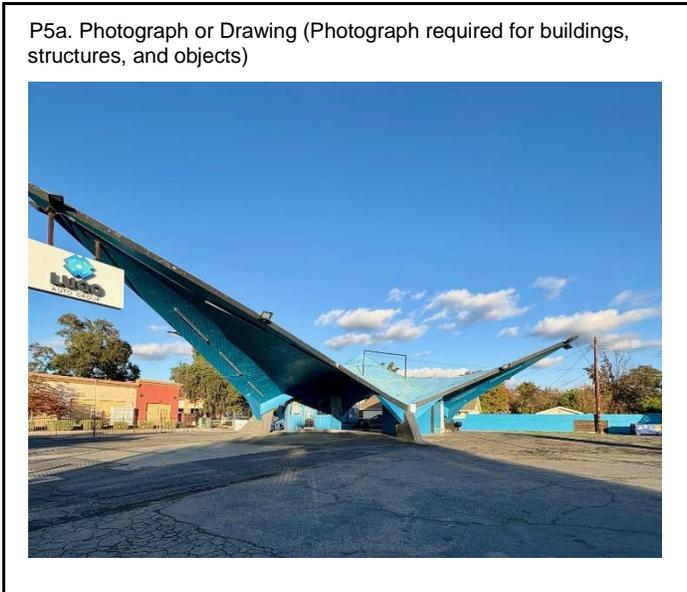
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 274-0152-001-0000

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

2240 Northgate Blvd (APN: 274-0152-001-0000) is a one-story 240 square-foot commercial building located on Northgate Blvd in the Gardenland neighborhood of Sacramento. The building was constructed 1963-1964 and features a dynamic cast concrete roof with four cantilevered canopies supported by a triangular dome in the center. The four canopies are triangulated upwards, pointing in four different directions: north, south, east, and west. Six LED light bars are attached to the underside of each canopy. Additional LED box lighting is found adjacent to the outward rim of each triangular canopy. Three out of four canopies include additional LED box lighting attached to the apex of the triangle. The triangular canopy facing Northgate Blvd does not include a third LED box light, but instead a hanging business sign. Underneath the north and south canopies are two rectangular office spaces with tongue and groove siding, separated by a carport between the two buildings. Outside the main building, bordering Harding Ave, is a white rectangular portable (presumably another office or storage space). The rest of the property is flat and asphalt, used as a car lot by the most recent business tenant. Surrounding properties are commercial. The site is paved with asphalt and surrounded by a low perimeter steel fence. (Refer to P5a., and Figures 1, 2, and 3 on Page 3 of the attached continuation sheets).

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



\*P4. Resources Present:

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

P5b. Description of Photo: (view, date, accession #) East view facing North on Northgate Boulevard. Image captured February 2025.

\*P6. Date Constructed/Age and Source: Historic  Prehistoric  Both

1963 (City of Sacramento permitting).

\*P7. Owner and Address:

Zachary and Stephanie Stacy, 6632 Landis Ave, Carmichael, CA 95608

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

City of Sacramento staff, 300 Richards Blvd

\*P9. Date Recorded: October 23, 2025

P10. Survey Type: (Describe) Reconnaissance

\*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**

Page 2 of 11

\*NRHP Status Code

\*Resource Name or # 2240 Northgate Boulevard

B1. Historic name: Orbit Gas Station

B2. Common name: Lugo Auto Group

B3. Original Use: Commercial

B4. Present use: Commercial

\*B5. Architectural Style: Gooogie

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

Jack Ferguson submitted a permit to construct a service station on Gardenland Lot 60 2240 Northgate Boulevard in 1963.<sup>1</sup> The parcel had previously been in use as a car dealership.<sup>2</sup> According to City of Sacramento building inspections, the service station was completed in 1964.<sup>3</sup> (Refer to continuation sheet, Page 3.)

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

\*B8. Related Features: None

B9a. Architect: Kenneth M. Allen

b. Builder: Pacific Bridge Company

\*B10. Significance: Theme Post World War II Gooogie Architecture Area Sacramento, California

Period of Significance 1964

Property Type Commercial

Applicable Criteria 3/iii-v

The property at 2240 Northgate Boulevard appears to be eligible under Criterion 3/iii-v as a distinctive example of Gooogie style architecture.

B11. Additional Resource Attributes: N/A

\*B12. References: Refer to reference page

\*B13. Remarks:

\*B14. Evaluator: City of Sacramento staff

\*Date of Evaluation: October 23, 2025

(This space reserved for official comments.)

Source: Sacramento County Assessor, Online Parcel Viewer, 2025. Subject Parcel shown outlined in red.



<sup>1</sup> "City Building Permits," *Sacramento Bee*, October 27, 1963: 69.

<sup>2</sup> "Jungle George's Northgate Auto Sales," *Sacramento Bee*, May 9, 1962: 38.

<sup>3</sup> City of Sacramento Building Inspection Form 1, October 22, 1963, [3514](#).

\*P3a. Description (continued):

Figure 1. Harding Ave. (West) Facade



Figure 2. Northgate Blvd. (Southeast) Facade



Figure 3. Harding Ave. (Southwest) Facade



\*B6. Construction History (continued):

The Orbit station began operating between 1964-1965, and was likely in use as an Orbit station until 1969, when Ferguson was last officially associated with it.<sup>4</sup> In 1982, a permit was approved for the installation of a non-illuminated sign, and it was named in the *Sacramento Bee* as a gas station now called “Northgate Seaside.”<sup>5</sup> In 1989, it was first advertised as the location of “Tom’s Auto Wholesaler.”<sup>6</sup> The parcel has been occupied by various used car dealerships from that point forward.

<sup>4</sup> Sacramento Telephone Directory, 1965, Library of Congress, [usteledirec03202.pdf](#); Sacramento County Clerk, deed granted by Orbit Stn Inc to DFX Oil Corp, October 28, 1969. Document Number 196910280271.

<sup>5</sup> City of Sacramento Record of Subsequent Permits Issued, 1982, [111245](#); “Public Notice No. 257,” *Sacramento Bee*, December 1, 1983: 56.

<sup>6</sup> “Low Miles! Tom’s Auto Whlsle,” *Sacramento Bee*, September 7, 1989: 31.

State of California ☐ The Resources Agency Primary # \_\_\_\_\_  
 DEPARTMENT OF PARKS AND RECREATION HRI # \_\_\_\_\_

**CONTINUATION SHEET** Trinomial \_\_\_\_\_

Page 4 of 11

\*Recorded by City of Sacramento staff

Resource Name or # 2240 Northgate Boulevard

\*Date December 3, 2025  Continuation  Update

**\*B10. Significance:**

**Historic Context**

**Gardenland**

2240 Northgate Blvd. is located in Gardenland, a Sacramento subdivision. A section of the 86,000 acres enclosed by the creation of Sacramento's drainage and levee system in 1915, the area was once a busy agricultural area, but production had slowed after the passage of the alien land law in 1913, which pushed out the Japanese farmers who had owned farms in the area.<sup>7</sup> The North Sacramento Land Company originally subdivided Gardenland for sale in 10-acre parcels, but when this approach was found to be unsuccessful, the company turned it over to the city to be re-divided.<sup>8</sup> The County of Sacramento approved Gardenland as a subdivision in 1926, with Northgate Boulevard (called Lower Marysville Road until 1959), serving as the western boundary.<sup>9</sup>

Gardenland's original development included several Period Revival architectural housing types and continued to grow into the 1950s. By the 1950s, Northgate Boulevard became a main transportation route for personnel and supplies from Sacramento to the McClellan Air Force Base. Northgate Boulevard was widened for this purpose in the 1950s. The Northgate neighborhood to the west of Northgate Boulevard was annexed to the City of Sacramento in 1960, and Gardenland followed in 1962. Gardenland was an early site of development in an agriculture-dominant community in the 1960s. It has historically been home to a substantial Hispanic American population.<sup>10</sup>

**Googie Architecture**

The Googie architectural style emerged post-World War II, shaped by the rapid growth and change of the economy and social atmosphere that surrounded the Cold War and emerging Space Race between the United States and the Soviet Union. The goal of Googie, unlike other modernistic architectural approaches, was to create a sense of futuristic, space-like optimism after the war. Characteristics of Googie architecture include the use of high-contrast colors, neon, glass plates, stainless steel, plastic, and sharp, angular lines and shapes to draw the eye. Designers made use of steel frames and glass facades to create volume, thereby opening the interior space to the surroundings. Many Googie buildings became restaurants, coffee shops, gas stations, car washes, and banks. The style encapsulated a new age of opportunity and a glimpse into the future, reminding post-war America that the future was near and exciting. During the Cold War, many Googie buildings in the United States were either demolished or remodeled in a more conservative architectural style.

The Orbit stations are likely designed in the Googie architectural style because it was eye-catching and could attract the attention of drivers travelling 30-plus miles per hour; Googie makes for effective roadside architecture as it is visually arresting and easily recognizable. The overhead cantilevered canopy evokes jet travel and the exploration of space, whereas the unusual shapes, structural bents, and folded eaves and plates strike a dramatic tone. The building at 2240 Northgate Blvd. incorporates modern construction methods, including the use of aluminum, glass, steel, and concrete indicative of the Mid-Century Modern period.



Figure 4.  
1963 Chino Champion Newspaper Ad.

<sup>7</sup> "New Farm Land Tract Will Open in Near Future," *Sacramento Bee*, January 30, 1926: 36.

<sup>8</sup> "Gardenland-Northgate Strategic Neighborhood Action Plan," City of Sacramento, March 2003: 4.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid: 5.

*Orbit & Pacific Bridge Co.*

During the 1960s, developer and entrepreneur Jack Ferguson constructed Orbit Gas Stations in California's post-war suburbs. Several stations were located in Nevada, as well as in Los Angeles, San Bernardino, and Sacramento counties, including the location at 2240 Northgate Boulevard.<sup>11</sup>

Although work on 2240 Northgate was begun by Kauffman & Reynolds, Ferguson soon replaced his contractor with Pacific Bridge Co., with whom he was collaborating on the development of a waterfront property on Lake Tahoe.<sup>12</sup> Pacific Bridge Co. was a distinguished company in the Bay Area; first specializing in bridge-building, it participated in the construction of the Golden Gate Bridge and Hoover Dam.<sup>13</sup> During WWII, it shifted to building cargo ships and floating drydocks for the Navy, with a shipyard located in Alameda. In the years following the war, Pacific Bridge Co. shifted towards smaller development projects, purchasing the Roseville Square Shopping Center in 1967 in addition to working with Jack Ferguson on the Sierra Tahoe Hotel and Casino and the chain of Orbit gas stations.<sup>14</sup> By then headquartered in Walnut Creek, the company was run by William Swigert Jr., who had inherited the family business.<sup>15</sup>

Orbit stations proliferated in the 1960s, many of them in Googie style buildings, but their designs were not identical, nor the work of an individual. A 1962 *San Bernardino Sun* article concerning a San Bernardino Orbit station of very similar appearance to 2240 Northgate Blvd. identifies a "George Anderson of Pacific Bridge Co." as the station's designer.<sup>16</sup> A historic context statement focused on Mid-Century Modern architectural styles names an Ed Ward in connection with Orbit designs.<sup>17</sup> The designer of the 2240 Northgate Blvd. location, however, was the chief engineer of Pacific Bridge Co., Kenneth M. Allen.<sup>18</sup> Allen left Pacific Bridge Co. during the station's construction but completed the project with a new engineering consultant firm, Kenneth M. Allen – Engineers, which he founded in October 1963.<sup>19</sup>

Orbit stations remain locally iconic, recognized by neighbors and architecture enthusiasts for the originality of their striking Googie designs.<sup>20</sup>

**Statement of Significance:**

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

**California Register of Historical Resources Evaluation**

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

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

<sup>11</sup> "Striking New Orbit Station to be Previewed Tomorrow," *San Bernardino County Sun*, July 11, 1962: 25.

<sup>12</sup> City of Sacramento Building Inspection Form 1, October 22, 1963, [3514](#); "Paper Firm Faces Tahoe Land Suit," *Sacramento Bee*, December 1, 1967.

<sup>13</sup> "Pacific Bridge," Shipbuilding History, last modified August 31, 2021, [Pacific Bridge](#).

<sup>14</sup> "Roseville Square Center is Sold for 3.5 Million," *Sacramento Bee*, January 2, 1967: 37.

<sup>15</sup> "200,000 Fee on Loan by Teamsters," *Oakland Tribune*, June 5, 1970.

<sup>16</sup> "Striking New Orbit Station," *San Bernardino County Sun*.

<sup>17</sup> Carol Rowland-Nawi, "CulturalResources.OrbitGasStation.CarolRolandNawi.pdf."

<sup>18</sup> Application for Building Permit, City of Sacramento, No. E5819, December 26, 1963.

<sup>19</sup> Letter from Kenneth M. Allen to Building Department, December 16, 1963; "Fremont Gets New Engineering Firm," *The Argus of Fremont, Newark and Union City*, October 30, 1963.

<sup>20</sup> "California Orbit Gas Stations," RoadsideArchitecture.com, [California Orbit Gas Stations | RoadsideArchitecture.com](#).

**Sacramento Register of Historic and Cultural Resources**

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

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

1. Requirements.

- a. The nominated resource meets one or more of the following criteria:
  - i. It is associated with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation;
  - ii. It is associated with the lives of persons significant in the city's past;
  - iii. It embodies the distinctive characteristics of a type, period or method of construction;
  - iv. It represents the work of an important creative individual or master;
  - v. It possesses high artistic values; or
  - vi. It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation;
- b. The nominated resource has integrity of location, design, setting, materials, workmanship and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of this section;
- c. The nominated resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter.

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

- a. A structure removed from its original location is eligible if it is significant primarily for its architectural value or it is the most important surviving structure associated with a historic person or event.
- b. A birthplace or grave is eligible if it is that of a historical figure of outstanding importance and there is no other appropriate site or structure directly associated with his or her productive life.
- c. A reconstructed building is eligible if the reconstruction is historically accurate, if the structure is presented in a dignified manner as part of a restoration master plan, and if no other original structure survives that has the same association.
- d. Properties that are primarily commemorative in intent are eligible if design, age, tradition, or symbolic value invests such properties with their own historical significance.
- e. Properties achieving significance within the past 50 years are eligible if such properties are of exceptional importance.

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

The property at 2240 Northgate Boulevard does not appear to be eligible under Criterion 1/i. The property is not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States and is therefore ineligible under Criterion 1/i.

**California Register Criterion 2/Sacramento Register Criterion ii (Persons): Associated with the lives of persons important to local, California or national history.**

The property at 2240 Northgate Boulevard does not appear to be eligible under Criterion 2/ii. The property is not associated with the lives of persons important to local, California or national history, and is therefore ineligible under Criteria 2/ii.

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

The property at 2240 Northgate Boulevard appears to be eligible under Criterion 3/iii-v as a distinctive example of Googie style architecture. The angular roofline created by its triangular cantilevered canopies and use of cement as a construction material are reflective of Mid-Century design and construction, an important and relatively rare theme in Sacramento architecture. Constructed by an eminent northern California builder, the former Orbit station is representative of both the artistic sensibilities and the building practices of a historical moment in city history, making 2240 Northgate Boulevard eligible for listing based on its architectural design under Criterion 3/iii-v.

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

The property at 2240 Northgate Boulevard does not appear to be individually eligible for listing in the California Register or Sacramento Register under Criterion 4/vi as a building or property that has the potential to provide information important to the prehistory or history of the City of Sacramento, state, or nation. It does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

**Integrity**

2240 Northgate Boulevard retains all seven aspects of integrity (setting, location, design, materials, workmanship, feeling, and association). The building remains in its original location, surrounded by suburban Sacramento that was present during its period of significance (1964). The building appears to have undergone minimal exterior alterations since the closure of its operation as a gas station. Refitting the property as a car dealership consisted in the removal of gas pumps, repainting, and the installation of a new sign. The building itself has not changed significantly and would be recognizable to someone who visited the gas station in 1964. It remains an auto-oriented commercial building and in context is recognizable as such.

**Character-defining Features of 2240 Northgate Blvd.**

Character-defining features of 2240 Northgate Boulevard that reflect its period of significance (1964) include but are not limited to the following features:

- Geometric construction:
  - Cantilevered canopy concrete roof
  - Triangular dome
- Refer to Figures 1-3, pg. 3

**Conclusion**

The property located at 2240 Northgate Blvd retains all seven aspects of historic integrity from its period of significance. As an excellent example of Googie architecture, a rarely preserved style with artistic and historic significance, it is eligible for listing on the Sacramento Register of Historic and Cultural Resources

**CONTINUATION SHEET**

Trinomial \_\_\_\_\_

Page 8 of 11

Resource Name or # 2240 Northgate Boulevard

\*Recorded by City of Sacramento staff

\*Date December 3, 2025 Continuation  Update

References

"200,000 Fee on Loan by Teamsters." *Oakland Tribune*. June 5, 1970.

Application for Building Permit No. E5819, City of Sacramento. December 26, 1963. Center for Sacramento History.

Bryant-Mole, Bart. "Googie Architecture." SAH ARCHIPEDIA, November 19, 2019. <https://sah-archipedia.org/essays/TH-01-ART002>.

"California Orbit Gas Stations." RoadsideArchitecture.com. [California Orbit Gas Stations | RoadsideArchitecture.com](https://www.roadsidearchitecture.com/california-orbit-gas-stations).

Chino Valley Champion, October 10, 1963.

"City Building Permits." *Sacramento Bee*. October 27, 1963: 69.

City of Sacramento Building Inspection Form 1. October 22, 1963. [3514](#).

"Fremont Gets New Engineering Firm." *The Argus of Fremont, Newark and Union City*. October 30, 1963.

"Gardenland-Northgate Strategic Neighborhood Action Plan." City of Sacramento. March 2003: 4.

"Jungle George's Northgate Auto Sales." *Sacramento Bee*. May 9, 1962: 38.

Letter from Kenneth M. Allen to Building Department. December 16, 1963. Center for Sacramento History.

"Low Miles! Tom's Auto Whlsle." *Sacramento Bee*. September 7, 1989: 31.

"New Farm Land Tract Will Open in Near Future." *Sacramento Bee*. January 30, 1926: 36.

Novak, Matt. "Googie: Architecture of the Space Age." *Smithsonian Magazine*, June 15, 2012. <https://www.smithsonianmag.com/history/googie-architecture-of-the-space-age-122837470/>.

"Pacific Bridge." Shipbuilding History. Last modified August 31, 2021. [Pacific Bridge](#).

"Paper Firm Faces Tahoe Land Suit." *Sacramento Bee*. December 1, 1967.

"Public Notice No. 257." *Sacramento Bee*. December 1, 1983: 56.

Record of Subsequent Permits Issued. City of Sacramento. 1982. [111245](#).

"Roseville Square Center is Sold for 3.5 Million." *Sacramento Bee*. January 2, 1967: 37.

Rowland-Nawi, Carol. "CulturalResources.OrbitGasStation.CarolRolandNawi.pdf."

Sacramento County Clerk. Deed granted by Orbit Stn Inc to DFX Oil Corp. October 28, 1969. Document Number 196910280271.

Sacramento Telephone Directory 1965. Library of Congress. [usteledirec03202.pdf](#).

"Striking New Orbit Station to be Previewed Tomorrow." *San Bernardino County Sun*. July 11, 1962: 25.

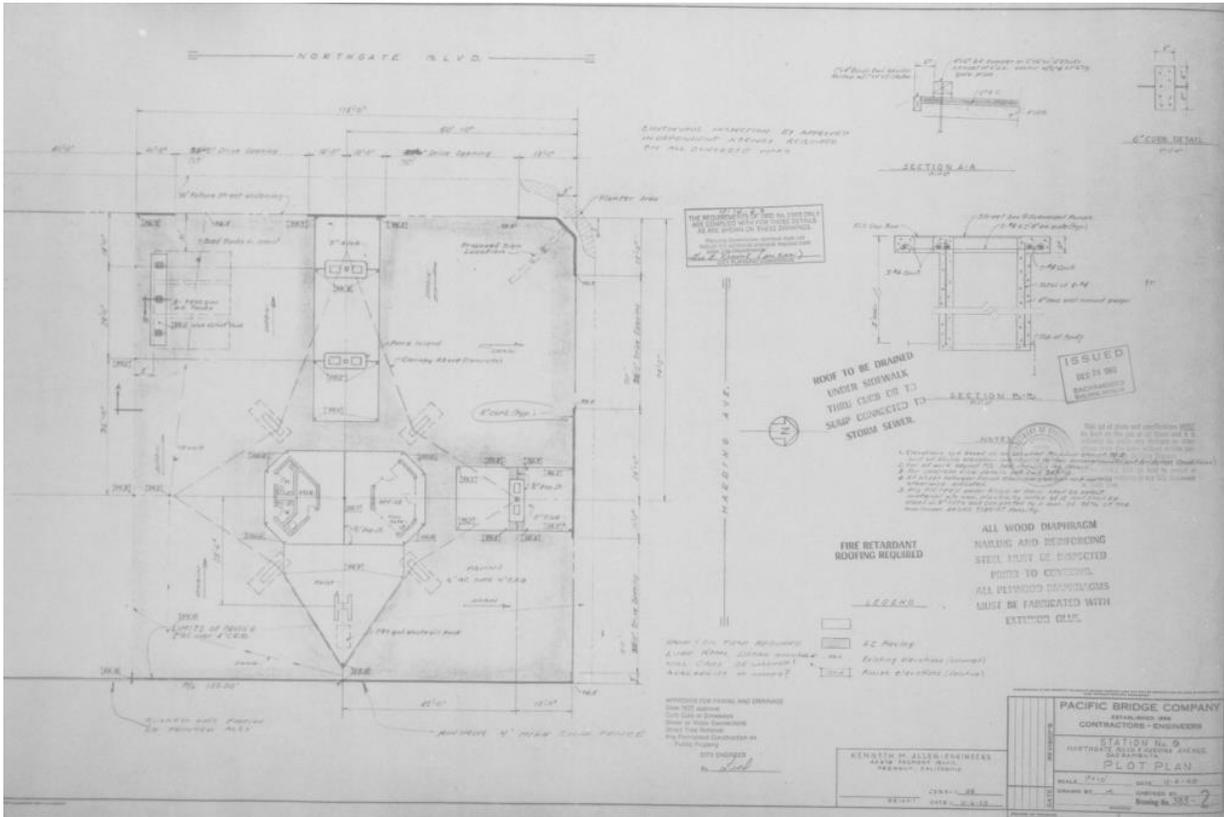


Figure 5: 1963 Plot Plan. Source: Center for Sacramento History.



Figure 6: South Elevation, 1963 Plans. Source: Center for Sacramento History.



Figure 7: Pavement detail, south façade; gas pumps removed.



Figure 8: Detail, Harding Street (west) façade.

**CONTINUATION SHEET** Trinomial \_\_\_\_\_

Page 11 of 11

\*Recorded by City of Sacramento staff

Resource Name or # 2240 Northgate Boulevard

\*Date December 3, 2025 Continuation  Update

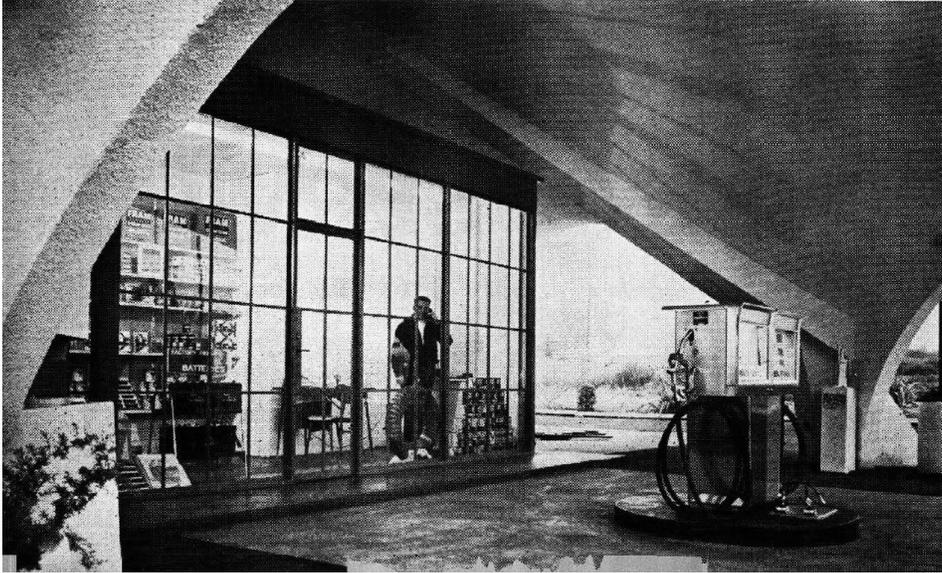


Figure 9: Orbit Station in San Bernardino. Source: The National Petroleum News.



Figure 10: Orbit Station in San Bernardino. Source: The National Petroleum News.

Date: 1/13/26

To:  
Preservation Director  
City of Sacramento – Community Development Department  
300 Richards Blvd, 3rd Floor  
Sacramento, CA 95811

**Re: Objection to Proposed Historic Landmark Designation – 2240 Northgate Boulevard (M25-025)**

Dear Preservation Director,

I am a co-owner of the property located at 2240 Northgate Boulevard, Sacramento, and I am writing to formally object to the proposed designation of this property as a historic landmark on the Sacramento Register of Historic and Cultural Resources.

While I respect the City's interest in historic preservation, I do not believe that landmark designation for this property is reasonable, appropriate, or necessary. Designation would impose substantial limitations on the use, improvement, and redevelopment of the property, placing an undue burden on the property owners without providing a proportional public benefit.

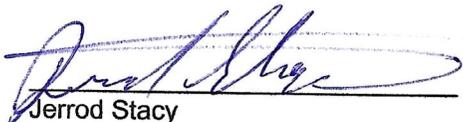
The nomination appears to be based solely on architectural style rather than association with significant historical events or persons. Architectural interest alone should not outweigh the long-term impacts to private property owners, particularly where the site has functioned primarily as a commercial property and must remain adaptable to current and future economic and land-use conditions.

Historic designation would also subject the property to additional regulatory review for future improvements or redevelopment, limiting flexibility and potentially affecting the property's economic viability. Preservation goals should be balanced with property rights and practical land-use considerations along a commercial corridor such as Northgate Boulevard.

For these reasons, I respectfully request that the City decline to proceed with the historic landmark designation for 2240 Northgate Boulevard and allow the property owners to retain full control over the property's use and future development.

Thank you for your consideration. Please include this letter in the official record for Project M25-025.

Sincerely,



Jerrod Stacy  
Co-Owner, 2240 Northgate Boulevard  
Phone: 916-425-3492  
Email: jedakajerrod@gmail.com

Date: 1/15/26

To:  
Preservation Director  
City of Sacramento – Community Development Department

Re: Supplemental Owner Objection – 2240 Northgate Boulevard (Project M25-025)

Dear Preservation Director,

I am submitting this supplemental comment as a co-owner of 2240 Northgate Boulevard to further clarify my objection to the proposed historic landmark designation.

Based on the City's Historic Resource Evaluation and staff report, the proposed nomination relies solely on architectural considerations, specifically the roof form and its characterization as Google-style design. The City's own findings state that the property is not eligible for designation under criteria related to historical events, significant persons, or information potential, and is being advanced only under architectural criterion iii.

While architectural style may be of interest, style alone does not justify landmark designation, particularly where the structure is a small-scale commercial building with limited historic context, the original gas station use ceased decades ago, and the property has functioned continuously as a standard commercial site without association to any significant historical event or person.

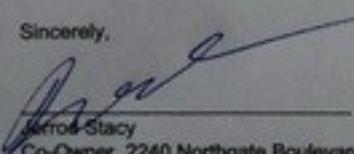
The architectural features cited, including the cantilevered concrete canopy and roof form, are not unique to this site. Similar examples of Google architecture exist elsewhere in California, and designation of this property is therefore not necessary to preserve a singular or irreplaceable historic resource.

Sacramento City Code §17.604.210 requires not only eligibility under a criterion, but also a finding that designation is reasonable, appropriate, and necessary. Imposing permanent regulatory restrictions on private property owners based solely on stylistic design fails to meet this standard and would unnecessarily constrain future use, rehabilitation, and redevelopment of the property along an evolving commercial corridor.

For these reasons, I respectfully maintain my objection and request that the City decline landmark designation for 2240 Northgate Boulevard.

Thank you for including this letter in the official record for Project M25-025.

Sincerely,



Jerrod Stacy

Co-Owner, 2240 Northgate Boulevard  
Phone: 916-425-3492  
Email: jedakajerrod@gmail.com



January 18, 2026

Sean de Courcy, Preservation Director  
City of Sacramento Community Development Department  
300 Richards Boulevard  
Sacramento, CA 95811

**Submitted via e-mail**

**Re: Former Orbit Station, 2240 Northgate Boulevard - M25-025**

Thank you for the opportunity to comment on your office's evaluation; we reviewed your report with great interest. While [SacMod.org](http://SacMod.org) did share several of our key documents with your office in 2025, we also conducted a separate and full review — and reached the same conclusions. Our research included cross-referencing vintage ephemera, newspaper articles, magazines/journals, permits, phone books, and aerials.

As you know, Sacramento Modern (SacMod) is a 501(c)(3) non-profit organization founded in 2010; we are dedicated to preserving modern art, architecture, and design in the Sacramento region. We co-sponsored and partnered on the 2017 Sacramento Mid-Century Modern Historic Survey and Context Statement.\*

The Mid-Century Modern former gas station at 2240 Northgate Boulevard was specifically identified in our collaborative 2017 Survey, and meets the criteria to qualify it as an eligible historic resource. It is a distinctive (and rare) structure that has stood in District 3 for over 62 years. There is much hope that the building can be rehabilitated or adaptively reused and remain as an example of Googie architecture that has a particularly exuberant and eye-catching style designed to capture the attention of passing motorists.

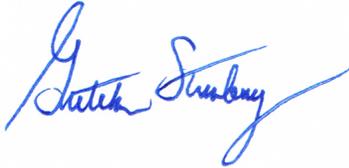
We fully concur with the analyses and conclusions in the City of Sacramento's Preservation office evaluation. Your report clearly identifies the building's qualifying features, integrity, and context; and accurately applies eligibility criteria for evaluating a Mid-Century Modern Googie historic resource.

**A 501(c)(3) non-profit organization dedicated to promoting, preserving and protecting modern art, architecture and design in the Sacramento region.**

4910 South Land Park Drive, Sacramento, CA 95822 [Gretchen@SacMod.org](mailto:Gretchen@SacMod.org)  
[SacMod.org](http://SacMod.org)

SacMod.org supports listing the property as a historic resource and urges you to pursue historic status. There is sufficient evidence that Criterion C/3/a.iii has been met and that the former Orbit Station retains sufficient integrity and original features to include it on the Sacramento Register of Historic and Cultural Resources.

Respectfully submitted,



Gretchen Steinberg  
President, [SacMod.org](http://SacMod.org)

\*For those unfamiliar with the Sacramento Mid-Century Modern Survey and Context Statement, it can be found here:

<https://www.cityofsacramento.gov/community-development/planning/preservation/mid-century-modern>

The survey/context statement was made possible from over \$66,000 in grant funding, with support from the California Office of Historic Preservation and matching funds from SacMod.org. The one-year project was overseen in partnership with the City of Sacramento's Preservation Office within the Community Development Department. A historical consulting team led by GEI Consulting with Mead & Hunt conducted extensive evaluations of five properties and wrote the final report that included information from SacMod's research files. The survey was conducted by community volunteers. The project was intended as a starting point to identify mid-20th century modern historical resources and define styles for future historical evaluations. Rather than being a definitive and all-inclusive encyclopedia, it was intended to be a catalyst to identify and protect Mid-Century Modern resources within the City of Sacramento.

**From:** [Debra Banes](#)  
**To:** [Sean deCourcy](#)  
**Cc:** [Mayor](#); [District 1](#); [District 2](#); [District 3](#); [District 4](#); [District 5](#); [Eric Guerra](#); [Rick Jennings](#); [District 8](#)  
**Subject:** Project M25-025 (Orbit Station)  
**Date:** Friday, January 16, 2026 6:44:47 PM

---

Dear Sean deCourcy,

I am writing to express my strong support for the listing of 2240 Northgate Boulevard (Orbit Station) as a Landmark on the Sacramento Register of Historic and Cultural Resources. Please refer to Project M25-025 regarding this matter.

Orbit Station is an incredible community icon that beautifully represents the modern era in our city. I believe it is a vital part of our local heritage and deserves this formal recognition.

Thank you for your time and for considering this request.

Sincerely,

Debra "Red" Banes

**From:** [Caru Bowns](#)  
**To:** [Sean deCourcy](#)  
**Cc:** [District 3](#)  
**Subject:** Support for Landmark Listing Of 2240 Northgate Boulevard (Orbit gas station)  
**Date:** Saturday, January 17, 2026 6:36:02 PM

---

Happy New Year Sean! Hope you are well and happily engaged with work and family.

This email is in support of listing the Orbit gas station as a landmark in the Sacramento Register of Historic and Cultural Resources.

Thank you,  
Caru Bowns

--

Caru Bowns, MLA, AICP  
Principal Planner & Designer  
**CBC eLANDSCAPES**  
Landscape Design • Planning • Research  
[www.CBCeLANDSCAPES.com](http://www.CBCeLANDSCAPES.com)  
W: 1.916.5726878 C: 1.916.801.8116  
[caru.bowns@gmail.com](mailto:caru.bowns@gmail.com)  
Caltrans DBE Certification No. 42056

**From:** [Pati Brown](#)  
**To:** [Sean deCourcy](#)  
**Cc:** [District 3](#)  
**Subject:** Project M25-025  
**Date:** Wednesday, January 21, 2026 11:23:56 AM

---

Dear Mr. De Courcy

I am writing in support of listing the property at **2240 Northgate Boulevard (Orbit Station)-Project M25-025** as a Landmark on the Sacramento Register of Historic and Cultural Resources.

This unique Modernist architecture is rare and a symbol of the space age and the dreams that accompanied it. While Director of Communications and Cultural Markets for Palm Springs Bureau of Tourism 1998-2001 I advocated for a similar gas station built by Albert Frey to become a Visitors Center for the city. Although it served an interim role as a retail garden/art store it eventually became a tourism destination.

Though the Northgate location may not be conducive to a similar use, it would be a great restaurant or retail destination. I encourage the City Council and the Preservation Commission to protect this unique property.  
Kind Regards,  
Pati Brown Todd

**From:** [Emily Edmond](#)  
**To:** [Sean deCourcy](#)  
**Cc:** [District 3](#)  
**Subject:** 2240 St Northgate Boulevard (Orbit Station)  
**Date:** Monday, January 19, 2026 9:20:57 PM

---

The city should list the Orbit Station building as a landmark on the Sacramento Register of Historic and Cultural Resources, as part of Project M25-025. We need culture and beauty now more than ever, especially on Northgate Boulevard.

Thanks,  
Emily Edmond



# PRESERVATION SACRAMENTO

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

---

January 15, 2026

Sean deCourcy, Preservation Director  
Community Development Department  
300 Richards Boulevard, Third Floor,  
Sacramento, CA 95811

**RE: Ordinance Listing 2240 Northgate Boulevard (Orbit Station) as a Landmark on the Sacramento Register of Historic and Cultural Resources (M25-025)**

The Board of Directors of Preservation Sacramento wishes to express our support for listing the Orbit Station at 2240 Northgate Boulevard as a landmark in the Sacramento Register of Historic and Cultural Resources.

This property represents a locally significant example of Googie architecture, meeting Criterion iii of the Sacramento Register of Historic and Cultural Resources, as it embodies the distinctive characteristics of a type, period, or method of construction—specifically, a hyperbolic paraboloid.

We did note that the report notes in some sections that the property “retains a high degree of historic integrity in all six aspects” in some sections, but in other sections, correctly notes that “the property retains a high degree of historic integrity in all *seven* (emphasis added) aspects of integrity.” The missing aspect of integrity where six aspects are referenced, *feeling*, is an aspect of historic integrity that is intangible, but essential to understanding this building. The space-age, eye-catching design *feels fast, modern, and space age*. It reflects the optimism and energy of its era, and still looks futuristic and energetic, despite being over 60 years old.

Finally, we wish to note that listing as a landmark does not prohibit use of the building for purposes other than as a gas station or other automotive use—gas stations of this era have been converted to restaurants, flower shops, or, in the case of an Albert Frey designed gas station in Palm Springs, a visitor center. May this historic Orbit station welcome visitors to Northgate Boulevard for many decades to come—a landmark in a neighborhood whose history deserves sharing, and protection, by the City of Sacramento.

Sincerely,

William Burg  
President, Preservation Sacramento

**From:** [Daphne Reimer](#)  
**To:** [Sean deCourcy](#)  
**Cc:** [District 3](#)  
**Subject:** 2240 Northgate Boulevard (Orbit Station)  
**Date:** Sunday, January 18, 2026 11:10:05 AM

---

Dear Mr. deCourcy:

I'm advocating for the preservation of the Orbit Station at 2240 Northgate Boulevard. Specifically, I would like to see it preserved as a Landmark on the Sacramento Register of Historic and Cultural Resources (Project M25-025). While I support infill and the development of more housing, I don't support the razing of buildings of architectural distinction such as the Orbit Station. So much of the new building in and around Sacramento lacks character. Mid-century gems such as the Orbit Station not only serve as reminders (and connections) to our architectural history, they add pizzazz to what otherwise can be bland commercial areas. Let's keep Sacramento cool.

Sincerely,

Daphne M. Reimer  
516 21st Street  
Sacramento, CA 95811