
File ID: 2026-01233

7/21/2026

[Pass for Publication] Ordinance Listing 1957 13th Avenue as a Landmark on the Sacramento Register of Historic and Cultural Resources (M26-010)

File ID: 2026-01233

Location: 1957 13th Avenue (012-0404-011-0000), District 7

Recommendation: Review an Ordinance listing 1957 13th Avenue 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 August 25, 2026.

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

Presenter: None

Attachments:

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

Description/Analysis

Issue Detail: In 2025, the property owner of 1957 13th Avenue retained the services of Historic Environment Consultants, who prepared the historic evaluation for this property, which has been revised by City staff. Staff presented a statement of nomination to the preservation director, who concluded at a public hearing on May 14, 2026, that the property appears eligible for listing as a landmark on the Sacramento register of historical and cultural resources (Sacramento register) pursuant to the criteria provided in City Code section 17.604.210.A.1.a.iii. Staff has prepared a draft ordinance (Attachment 1) which justifies listing the property on the Sacramento register.

A notice of the public hearing describing the proposed landmark listing was sent to the property owners of 1957 13th Avenue. No objections to listing have been received by staff.

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 1957 13th Ave for listing as a historic landmark on the Sacramento register is consistent with Sacramento 2040 General Plan goal HCR-2, 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:

California Environmental Quality Act (CEQA): Listing 1957 13th Avenue as a historic landmark on the Sacramento register is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308 exempts from CEQA review acts that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Listing the property as a historic landmark would ensure that future development on the site would undergo preservation review, as part of the city's site plan and design review process, prior to the granting of any entitlements, thereby protecting the historic resource, which would be considered part of the environment.

Sustainability: Not applicable.

Commission/Committee Action: On May 14, 2026, in accordance City Code section 17.604.220, the preservation director held a public hearing, reviewed the historic analysis prepared by Historic Environment Consultants and city staff (Attachment 2), concurred with a draft statement of nomination, and directed staff to prepare a draft ordinance for review and consideration by the preservation commission. On May 20, 2026, the preservation commission reviewed the draft ordinance and recommended the city council pass the ordinance to list the nominated property as a landmark on the Sacramento register.

Rationale for Recommendation: Listing 1957 13th Avenue (**Figure 1**) as a landmark on the Sacramento register is consistent with the historic preservation chapter of the City Code (City Code, chapter 17.604) and the goals of the 2040 General Plan. Listing the nominated resource on the Sacramento register will help ensure its preservation and encourage rehabilitation consistent with the

U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. 1957 13th Avenue is a distinctive example of Tudor Revival architecture. Significant features and characteristics of this architectural style that are present on the building include its front-facing gables, steeply pitched roofs, multi-lite metal casement windows, arched front entry, large chimney, and asymmetrical plan. (City Code, § 17.604.210.A.1.a.iii.)



Figure 1: 1957 13th Avenue, view north

The building at 1957 13th Avenue retains a high degree of historic integrity of location, design, setting, materials, workmanship and association. The neighborhood and building remain mostly unchanged. The building has had little to no alterations since initial construction, outside of the removal of the half timbering. All other elements on the façade appear to be in near original condition.

The building at 1957 13th Avenue 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. It has been well-maintained and retains a high level of integrity with regard to its location, design, setting, materials, workmanship, and association. 1957 13th Avenue is a significant and unique representation of the Tudor Revival style in Sacramento.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.

..End

ORDINANCE NO. ____

Adopted by the Sacramento City Council

[Date Adopted]

**AN ORDINANCE LISTING 1957 13TH AVENUE 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 May 14, 2026, the Preservation Director reviewed a statement of nomination and determined that the property at 1957 13th Avenue (“Nominated Property”) is eligible for listing on the Sacramento register a landmark. On May 20, 2026, the preservation commission concurred with the findings of the preservation director and recommended the city council list the Nominated Property at as a landmark in the Sacramento register.

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

SECTION 1

- A. 1957 13th Avenue meets the requirements for listing as a landmark on the Sacramento register under Sacramento City Code § 17.604.210.A.1.a.iii.
 - i. The building at 1957 13th Avenue embodies the distinctive characteristics of a type, period, or method of construction. (Sacramento City Code, § 17.604.210.A.1.a.iii.)

The residence at 1957 13th Avenue is an excellent representation of the Tudor Revival architectural style. Elements of this style can be seen in the building’s steep gable roofs sheathed in ceramic tile, dominated by two two-story gable forms of different sizes. There is a wide chimney on the west side of the house. The entry is recessed beneath a

Tudor arch. The windows are wood framed multi-paned casements, with narrow wood muntins. No major changes to the house have occurred since the period of significance beyond the painting or covering of some of the original decorative half-timbering and thus most distinguishing characteristics have remained intact. Therefore, the house meets criteria for listing in the Sacramento register under Sacramento City Code section 17.604.210.A.1.a.iii, as the embodiment of distinctive characteristics of Tudor Revival architectural design of the early 20th century.

- ii. The building at 1957 13th Avenue has integrity of location, design, setting, materials, workmanship, association and feeling. Integrity shall be judged with reference to the criterion specified in Sacramento City Code section 17.604.210.A.1.a.iii. (Sacramento City Code, § 17.604.210.A.1.b.)

The building at 1957 13th Avenue retains a high degree of historic integrity in all seven aspects. It remains in its original location across the street from Land Park, in a neighborhood that remains suburban and dominated by large, ornate single-family residences and a sprawling public park. The building appears to have undergone limited exterior alterations since its period of significance (1928), primarily consisting of the construction of a pool that is not visible from the public right-of-way, and the covering or removal of the decorative half-timbering on the east gable. Although the alteration to the half-timbered detail has modified the building's appearance, the essential physical features that define the property's character, including its form, roof material and configuration, fenestration patterns, and overall composition remain intact and identifiable. As such, its feeling and association remain unaltered.

- iii. The building at 1957 13th Avenue 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.)

1957 13th Avenue 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, association and feeling. Architecturally, it is the embodiment of distinctive characteristics of Period Revival architectural design of the early 20th century as an example of the Tudor Revival style.

- iv. The city council has considered the factors in Sacramento City Code section 17.604.210.A.2 and finds none of them applicable to the listing of 1957 13th Avenue.

Table of Contents:

Exhibit A: Significant Features and Characteristics

EXHIBIT A



1957 13th Avenue

Significant Features and Characteristics for 1957 13th Avenue include:

- Asymmetrical plan
- Two front facing gables
- Steeply pitched roof form
- Stucco cladding
- Multi-tone terra cotta roof cladding
- Tall, narrow multi-lite casement windows
- Arched front entry
- Paneled wood door
- Large brick chimney
- Formal landscaping
- Half timbering where remaining

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 1957 13th Avenue

P1. Other Identifier:

***P2. Location:** 1957 13th Avenue

***a. County:** Sacramento

b. USGS 7.5' Quad Sacramento West **Date:** 1992 **T:** 8N ; **R:** 4E ; **of Mt Diablo of Sec** 00; **B.M.**

***c. Address:** 1957 13th Avenue **City:** Sacramento **Zip:** 95818

***e. Other Locational Data:** APN: 012-0404-011-0000

***P3a. Description:**

The property at 1957 13th Avenue includes a two-story, 4,266 square-foot Tudor Revival residential building. It has two front-facing gables on its east end, the gable farthest to the east being the taller and wider of the two, and a wing extending to the west. The east and west ends are side-gabled, as are the single-story sunroom at the end of the west wing and garage attached on the east end.

The roofs are steeply pitched and all roof surfaces are clad in multi-tone terra cotta tile. Eave overhangs are shallow. A chimney capped with two pots is centered on the west gable of the main two-story massing. A gabled dormer window protrudes from the garage roof, centered above the garage doors. There are louvered wood attic vents in the peaks of the eastern front-facing gable end and the side gable of the garage. The house is clad in smooth stucco. (Continued Page 3).

***P3b. Resource Attributes:** HP2, Single family dwelling

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



P5b. Description of Photo:

View northwest. April 23, 2026.

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1928

***P7. Owner and Address:**

Ryan Forsyth
1957 13th Avenue
Sacramento, CA 95818

***P8. Recorded by:**

Don Cox, Historic
Environment Consultants
5420 Home Court
Carmichael, CA 95608
Edited by Hazel Bess, City of
Sacramento

***P9. Date Recorded:**

May 2025 (ed. April 2026)

***P10. Survey Type:**

Intensive

P11. Report Citation*:

None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3S

*Resource Address: 1957 13th Avenue, Sacramento, CA 95818

- B1. Historic Name: _____
B2. Common Name: The Forsyth Home
B3. Original Use: Single family dwelling
B4. Present Use: Single family dwelling
*B5. Architectural Style: Tudor Revival
*B6. Construction History: (Construction date, alterations, and date of alterations)

The building permit for 1957 13th Avenue was issued December 31, 1927. A photo (**fig. 1**) appeared in the *Sacramento Bee* in 1928, showing construction near completion. In the photo, Tudor half-timbering is visible in the upper portion of the eastern front facing gable end. A 1936 building permit indicates that repair work was performed on the gable end; a note from the inspector reads “Inspect new exterior lath to replace old lath in front gable.” This was likely when the half timbering was either removed or plastered over. A permit for the construction of a pool was noted in the *Bee* in 1979. According to aerial photographs, between 2018-2022 a pool house that was likely constructed along with the pool in 1979 was demolished, and the garage extended to the rear.

- *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Campbell Construction Company
*B10. Significance: Theme: Tudor Revival Architecture Area: Land Park
Period of Significance: 1928 Property Type: Residential Applicable Criteria: b, c

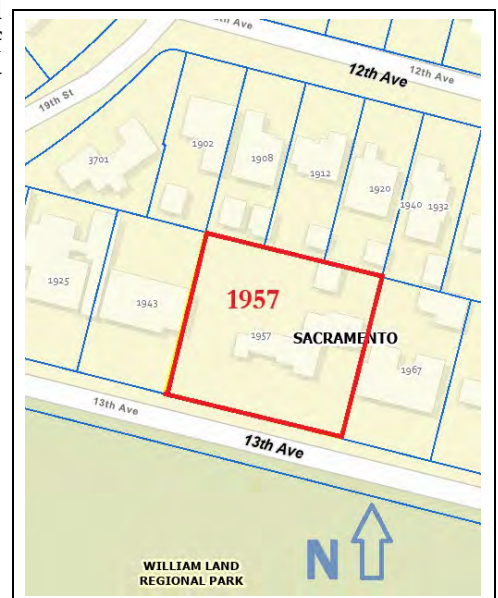
Historic Context:

Neighborhood Context and Development

The subject property is located within the College Tract subdivision, the earliest and one of the most architecturally distinguished residential subdivisions in the Land Park neighborhood of Sacramento. Development of the College Tract began in 1927, coinciding with a broader period of planned suburban expansion in Sacramento that followed the establishment of major civic improvements in the early twentieth century. The tract was developed by the prominent real estate firm Wright & Kimbrough, also responsible for Sacramento’s “Fab Forties,” and was conceived as a high-end residential enclave characterized by curvilinear streets, landscaped settings, and architect-designed homes intended to evoke a “home place of matchless charm” according to original marketing material prepared by Wright and Kimbrough.

- B11. Additional Resource Attributes: HP2
*B12. References: Refer to footnotes, references.
B13. Remarks: N/A
*B14. Evaluator: Don Cox, Historic Environment Cons.
Edited by Hazel Bess, City of Sacramento
*Date of Evaluation: May 2025 (ed. April 2026)

(This space reserved for official comments.)



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Recorded by: Don Cox

Resource Name or #: 1957 13th Avenue

***P3a. Description (continued):**

The main entry is an arched, paneled wood door centered below the smaller of the two front-facing gables and set in a shallow Tudor-arched recession. To its west are two evenly spaced sets of French doors. Each door has 12 divided lites. An additional entrance is located on the east side before the garage, which is accessible by a metal roll-up door.

The second-story windows on the south façade are tall, narrow wood casements with divided lites. The two farthest to the west are unpaired and have six lites each. The two closer to the central gable are each paired units, with eight lites on each side. On the smaller gable, centered above the front entry, is a paired unit with six lites on each side. On the larger, east gable there are three unpaired windows with eight lites each. All appear to have decorative half-timbering below the sill, which has been painted to match the siding or covered over with stucco. On the first story of the east gable, four small, nearly square four-lite fixed wood windows are aligned directly above four tall, narrow eight-lite fixed windows. The sunroom at the west end of the building has a unit of three fixed 12-lite wood windows.

On the east façade, there are two paired units of wood casement windows with eight lites on each side, each centered below the eaves. Between them, on the east-facing gable, there is a unit of paired wood casements with six lites on each side and, to its north, two narrow, fixed windows with three lites each. On the first story, two paired units of wood casement windows with six lites on each side are aligned below the central and southern units on the second story. A bay window with a fixed eight-lite wood window on each of its three sides protrudes between the central window and the side entrance. The roof of the bay is clad in the same tile as the house and garage. On the garage dormer, there is a paired unit of wood casement windows with six lites on each side. On the garage's south facade, there are two fixed four-lite wood windows to the west of the garage door. These, in addition to the east façade's second story windows, appear to have decorative half-timbering that has been painted or covered.

The north and west facades are not visible from the public right-of-way, nor is the east façade of the garage. The house faces Land Park on a 20,909 square foot parcel enclosed by a wrought iron fence. A long path of brick laid in a basket weave pattern crosses the front lawn from the sidewalk to the front entrance. A concrete driveway with brick accents forming a repeating diamond pattern accesses the garage. The backyard garden and pool are enclosed by hedges.

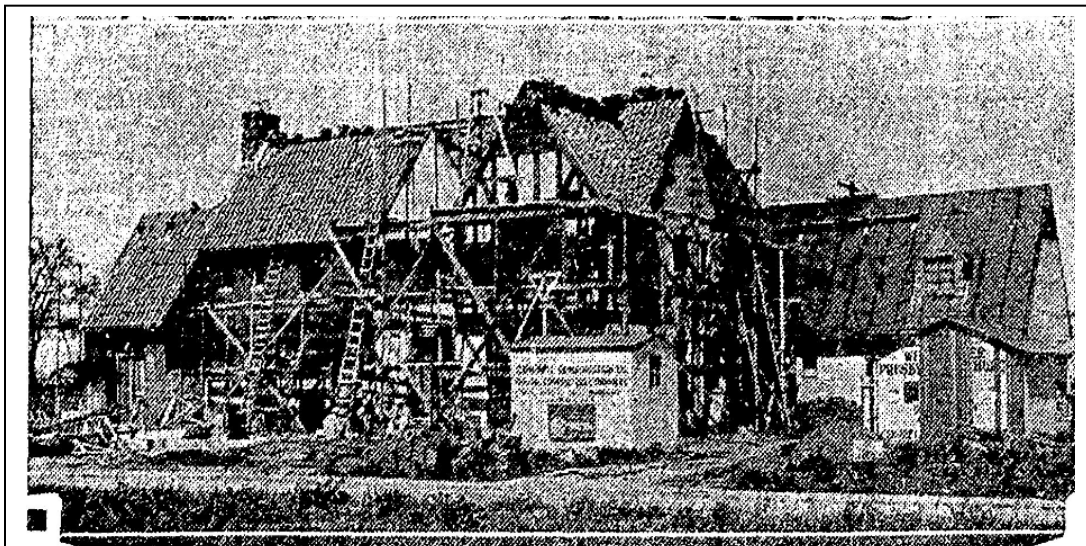


Figure 1: 1957 13th Avenue under construction. Source: *Sacramento Bee*, April 21, 1928.

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Resource Name or #: 1957 13th Avenue



Figure 2: 1957 13th Avenue. April 23, 2026.

***B10. Significance (continued):**

The timing and character of the College Tract's development are closely tied to the creation of William Land Park, a major municipal park established between 1918 and the early 1920s. The park itself emerged from national trends in urban planning and the American park movement, which emphasized the provision of large, naturalistic open spaces to improve public health and quality of life. Designed under the direction of landscape architect Frederick Noble Evans, William Land Park combined elements of naturalistic landscape design, such as curvilinear circulation, open vistas, and water features, with recreational amenities including a golf course, zoo, and athletic facilities.

The development of William Land Park transformed previously undeveloped and flood-prone land south of the original city grid into a major civic amenity. In turn, the park catalyzed adjacent residential development, including the College Tract, which was intentionally sited to capitalize on proximity to this new open space. The largest and most desirable residential lots within the tract were oriented toward the northern edge of the neighborhood closest to the park, including 1957 13th Avenue, reinforcing the relationship between residential development and the landscaped environment of the park.

Architecturally, the College Tract reflects the popularity of Period Revival styles during the late 1920s and 1930s, including Tudor Revival, Classical Revival, Spanish Colonial Revival, and French Eclectic designs. These styles were commonly associated with high-quality construction and picturesque suburban living, aligning with national trends in residential architecture during the interwar period. Prominent local architects, including Frank Williams and the firm of Dean and Dean, contributed to the tract's cohesive architectural character through the design of custom homes that emphasized craftsmanship, varied massing, and stylistic detailing.

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Construction of the subject property in 1928 for Fred and Elsie Carnie occurred during the initial phase of development within the College Tract, when the neighborhood was being established as an upper-middle-class residential enclave. Carnie, a successful local businessman and owner of a sporting goods and awning manufacturing company, represents the type of professional and entrepreneurial class that was drawn to the neighborhood during this period. Subsequent ownership by individuals such as Dr. Elbert Rulison, a prominent obstetrician and early leader at Sutter Hospital, further reflects the neighborhood's association with established professionals and civic leaders. This pattern continued into the late twentieth century with ownership by Phil Angelides, who resided at the property for several decades and hosted political events at the home, including campaign fundraisers attended by Bill Clinton during his presidential campaigns, reinforcing the property's association with civic and political activity at the local and national levels.



Figure 3: College Tract Development, 1931.
Source: Center for Sacramento History

The neighborhood continued to evolve through the 1930s and 1940s, with additional development extending south of the original tract in the College Tract Addition. This later phase introduced somewhat more modest housing following the end of WWII, while maintaining stylistic continuity with the earlier development. Despite these changes, the original College Tract has retained its identity as a cohesive and architecturally significant residential area defined by its implementation of interwar subdivision planning, high-quality design, and strong relationship to William Land Park.

Tudor Revival Architecture

Tudor Revival, a style most common in American domestic architecture of the 1920s, is loosely based on sixteenth century English architecture. Intended to reflect design elements common during the reign of Queen Elizabeth I (1558-1603) and King James I (1603-1625), it more accurately represents a range of Medieval and Renaissance English designs. In the early twentieth century, American architects were frequently educated at the Ecole des Beaux-Arts in Paris, or their American equivalents stateside, a practice that resulted in a widespread preference for traditional European styles, known as Revivalism. European Revival styles were also popularized by American soldiers returning from WWI. Tudor Revival was one of these styles, varying widely in its expressions, but often asymmetrical and featuring a steeply pitched roof, prominent front-facing gables, grouped windows, and decorative half-timbering and brickwork, among other characteristics.¹

Tudor Revival was promoted by a London publisher's distribution in the late nineteenth century of books of drawings of old English homes, including their measurements. Early examples of the style in America were monumental; many of Sacramento's Tudor Revival homes are smaller in scale, as architects began designing frequently in the Tudor Revival style in the 1920s in response to the Better Homes movement, which promoted high-quality middle-class home ownership. The Depression further subdued the scale of many Tudor Revival homes, however, many examples in America and in Sacramento still include typical elements of the style, such as tall, narrow windows, half timbering, arched front entries, and large, decorative chimneys.²

¹ Paula Boghosian, 2640 Montgomery Way, Sacramento, California Register of Historic Places Nomination Form, May, 2018, on file at the Preservation Department, City Planning, Sacramento, California, 5; Virigina Savage McAlester, *A Field Guide to American Houses* (Knopf, 2023), 449; David Watkin, *A History of Western Architecture*, 5th ed. (Laurence King, 2011), 575.

² McAlester, *A Field Guide to American Houses*, 454-455; Boghosian, 2640 Montgomery Way, Sacramento, 4; McAlester, 452.

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Resource Name or #: 1957 13th Avenue

Recorded by: Don Cox

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.

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.
 - 1) The nominated resource meets one or more of the following criteria:
 - 1) 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;
 - 2) It is associated with the lives of persons significant in the city's past;
 - 3) It embodies the distinctive characteristics of a type, period or method of construction;
 - 4) It represents the work of an important creative individual or master;
 - 5) It possesses high artistic values; or
 - 6) 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;
 - 2) 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;
 - 3) 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.
 - 1) 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.
 - 2) 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.
 - 3) 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.
 - 4) Properties that are primarily commemorative in intent are eligible if design, age, tradition, or symbolic value invests such properties with their own historical significance.
 - 5) Properties achieving significance within the past 50 years are eligible if such properties are of exceptional importance.

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Recorded by: Don Cox

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 1957 13th Avenue appears eligible for listing under Criterion 1/i for its association with the early development of the College Tract and the broader pattern of planned residential growth in the Land Park neighborhood during the late 1920s. Constructed in 1928, the property reflects the initial phase of development within a high-style residential subdivision that was directly tied to the establishment of William Land Park and the expansion of Sacramento beyond the original city grid. As such, the property is associated with significant patterns of suburban planning, park-oriented development, and the growth of middle- and upper-middle-class residential neighborhoods in Sacramento during the interwar period, making the property eligible 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 1957 13th Avenue does not appear to be individually eligible for listing in the California Register or Sacramento Register under Criterion 2/ii. Although the house has been owned and occupied by various members of Sacramento's elite, none of the occupants are historically significant within a historic context. Therefore, the property is not eligible under Criterion 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 1957 13th Avenue appears to be individually eligible under Criterion 3/iii-v. The house is designed in the Tudor Revival style, a style based on a range of Medieval and Renaissance English designs which developed in the United States during a period in which American architects were educated abroad and frequently preferred traditional European styles. Monumental homes were built in this style in the late 1800s, before a slightly more modest expression of the style became popular in the 1920s following WWI. 1957 13th Avenue, built in 1928, is characteristic of this style and period of architecture for its front-facing gables, steeply pitched roofs, multi-lite casement windows, arched front entry, large chimney, and asymmetrical plan. For these reasons, 1957 13th Avenue embodies the distinctive characteristics of a type, period, or method of construction and is therefore 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 1957 13th Avenue 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 or tribal information.

Integrity:

1957 13th Avenue retains all seven aspects of integrity (setting, location, design, materials, workmanship, feeling, and association). It remains in its original location across the street from Land Park, in a neighborhood that remains suburban and dominated by large, ornate single-family residences and a sprawling public park. The building appears to have undergone limited exterior alterations since its period of significance (1928), primarily consisting of the construction of a pool that is not visible from the public right-of-way, and the covering or removal of the decorative half-timbering on the east gable. Although the alteration to the half-timbered detail has modified the building's

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Resource Name or #: 1957 13th Avenue

Recorded by: Don Cox

appearance, the essential physical features that define the property's character, including its form, roof material and configuration, fenestration patterns, and overall composition remain intact and identifiable. As such, its feeling and association remain unaltered.

Character-defining Features of 1957 13th Avenue:

Character-defining features of 1957 13th Avenue that reflect its period of significance (1928) include but are not limited to the following features:

- Asymmetrical plan
- Two front facing gables
- Steeply pitched roof form
- Stucco cladding
- Multi-tone terra cotta roof cladding
- Tall, narrow multi-lite casement windows
- Arched front entry
- Paneled wood door
- Large brick chimney
- Formal landscaping
- Half timbering where remaining

Conclusion:

The property at 1957 13th Avenue appears to be individually eligible for listing in the California Register and the Sacramento Register under Criteria 1/I for being an important representation of the early planned residential development of the College Tract and the broader pattern of park-oriented suburban growth associated with the establishment of William Land Park in the late 1920s. The building is also significant under Criterion 3/iii. It is a well-preserved embodiment of the Tudor Revival style, possessing many of the style's defining characteristics, and appears to retain all seven aspects of historic integrity from its period of significance.

References:

Aerial Photographs. Sacramento County Assessor Parcel Viewer. Accessed April 21, 2026.

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