

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received DEC 15 1987

date entered

MAR - 1 1988

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Elk Grove Historic District

and/or common Old Elk Grove or Old Town Elk Grove

2. Location

street & number Elk Grove Blvd. : 8986 to 9097 plus
properties on School, Gage and Grove Streets N/A not for publication

city, town Elk Grove N/A vicinity of

state California code 06 county Sacramento code 067

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership See Continuation Sheet

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Sacramento County Courthouse

street & number 720 9th Street

city, town Sacramento state CA

6. Representation in Existing Surveys

title Elk Grove Revitalization Survey has this property been determined eligible? yes no

date Ongoing federal state county local

depository for survey records Will be deposited with Elk Grove Historical Society

city, town Elk Grove state California

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date <u>see text</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Old Town Elk Grove historic district is best described as the late 19th/early 20th century commercial and residential center of this early Sacramento County rural community. Its dominance as a commercial district occurred during the railroad era when the Central Pacific and later the Southern Pacific Railroad dominated the town's economy. The buildings in this district mostly run perpendicular to the railroad tracks. The district is an unimposing but typical "Mainstreet" grouping of commercial buildings on both sides of the Southern Pacific Railroad tracks for approximately 600 feet east and 490 feet west on the north side of Elk Grove Boulevard (measured from the center of the main railroad track and at the centerline of Elk Grove Blvd.) and 990 feet east and 950 west on the south side of Elk Grove Boulevard. Also the district extends south to approximately Grove Street and along School Street as illustrated in the enclosed map. Properties on Grove and School Streets are residential. In general, existing buildings in Old Town Elk Grove were constructed over the period 1870 to 1930. All of the structures can be characterized by the following: simple late 19th century false front facades, Italianate and classically detailed facades, simple utilitarian commercial styles and bungalow structures.

The blocks are characterized by a mix of one and two story commercial and residential buildings. As a result of historic development patterns and present traffic movement Elk Grove Boulevard from Old Town to Highway 99 is the major commercial retail area and the major street in Elk Grove. Old Town has the traditional "Mainstreet" appearance. The main retail groupings occur within one to three blocks east and west of the Southern Pacific rail lines. Residential streets run east and west and north and south.

The district consists of forty-nine contributing and nineteen non-contributing buildings and three vacant parcels that have had a variety of commercial and residential uses over time. Some of the commercial uses include general mercantile, grocery stores, clothing stores, banks, bakeries, restaurants, bars, meat markets, hotels, auto dealerships, auto assembly and repair garages. Presently this area also has a variety of uses including auto supply stores, auto service/repair and body shops, antique stores, book stores, fast food restaurants, meat market businesses, photographer, clothing store, and a variety of service and office businesses such as insurance offices, banks, beauty shops, florist, newspaper office, real estate office and other professional offices.

The district is quite distinct from the surrounding community due to the late 19th century/early 20th century character of Old Town. There are relatively no other historical commercial buildings of similar age or design in the rapidly growing suburban community. The proposed district does have some building intrusions such as the later metal frame EG Upholstery building, and the concrete block structures such as the Elk Grove Club, Campbells Auto Supply and Western Ambulance Repair. Even with these later intrusions, the district does maintain a fairly high level of integrity.

Resource Count: 49 contributing buildings
19 non-contributing buildings
3 non-contributing sites

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1876 to 1930 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Old Town Elk Grove District is significant because it reflects what remains of Old Elk Grove before post World War II suburbanization began to surround and in some instances replace buildings of this 1876 to 1930 period. While Elk Grove has rapidly grown from a population of 2,000 to over 16,000 since the 1960s, initial growth in Old Elk Grove resulted from the construction in 1868 of the Central Pacific Railroad line about one mile east of Buckner's Hotel (near present Highway 99), the earliest settlement in the area. The first railroad station (no longer extant) was built at the intersection of Elk Grove Boulevard (called Main Street at that time) and the Central Pacific railroad tracks. The present town of Elk Grove grew around this vital transportation junction. This new transportation link provided the predominantly agricultural Elk Grove community of this period with a more efficient means to transport its farm products to market. It also provided needed goods and services to both rural and town residents and visitors. By the turn of the century, orchards, vineyards, alfalfa, hops and dairy products contributed significantly to the development of an industrial element related to these crops. The success of alfalfa crops resulted in dairy businesses developing in the area, a cheese processing plant and a creamery. With the extensive planting of fruit orchards and vineyards, several nurseries and three wineries developed. The abundance of grain also resulted in the early development of a flour mill. These industries coupled with the advantages of rail transportation resulted in the capability of Old Elk Grove to develop retail, service and professional businesses that comprised this significant ^{rural center} for commerce for the period of significance between 1876 and 1930. With the advent of the Depression and World War II, the community grew slowly with only modest physical changes. Following World War II and the growth precipitated in the late 1950s and early 1960s the character of the community began to change, with many "bedroom" commuters living in Elk Grove and working in the larger metropolitan Sacramento area nearby. As a reminder of the town's earlier importance as a transportation and agricultural hub the district merits listing in the National Register of Historic Places.

With the introduction in 1868 of the Central Pacific rail line connecting Sacramento to Stockton and many other points north and south, Julius Everson, a farmer, land-owner and entrepreneur, recognized that there was substantial demand for goods and services near the rail line that appeared to be going to other locations in Sacramento and Stockton rather than to the existing Elk Grove commercial area about a mile to the west. Lacking sufficient capital to establish a business to meet these needs, Everson convinced several others to join with him to form the Elk Grove Building Association. Upon incorporation of this association a 30 by 60 foot building was constructed adjacent to the railroad tracks approximately where the IOOF Hall is today. In August of the same year it was occupied by Chittenden and Everson, who opened with a large stock of merchandise, and in the first sixteen months reported sales of over \$52,000.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreege of nominated property 15 acres approx.

Quadrangle name Elk Grove Calif.

Quadrangle scale 1:24000

UTM References

A	1 0	6 4 2 7 3 0	4 2 5 2 3 3 0
Zone	Easting	Northing	

B	1 0	6 4 3 0 8 0	4 2 5 2 3 3 0
Zone	Easting	Northing	

C	1 0	6 4 2 6 2 0	4 2 5 2 2 1 0
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D	1 0	6 4 3 0 5 0	4 2 5 2 2 1 0
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E			
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F			
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G			
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H			
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Verbal boundary description and justification Most properties face Elk Grove Blvd. on either side, roughly from Gage St. to School St. Additional residential properties are located on School, Gage and Grove Streets. See map. These boundaries represent the most contiguous selection of remaining historical contributing properties.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title Michael T. Knapp, Old Town Elk Grove Revitalization Coordinator

organization Old Town Elk Grove Revitalization Project date June 8, 1987

street & number	<u>9070 Elk Grove Blvd.</u>	telephone	<u>(916) 686-6675</u>
			<u>(916) 988-7344</u>

city or town Elk Grove state California 95624

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Guattieri date 2/16/88

title _____

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date 3-1-88

Keeper of the National Register

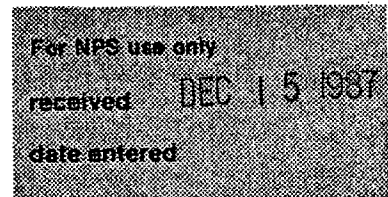
Attest:

Chief of Registration

date

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Page

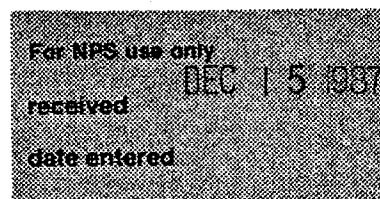
1

4. OWNERS OF PROPERTY

MAP NO.	NAME MAILING ADDRESS	BUILDING ADDRESS	ASSESSORS PARCEL NO.	CONTRIBUTORS NON CONTRIBUTOR
1A.	Community Methodist Church--Drawer K Elk Grove, CA. 95624	8986 Elk G.Bl.	224-221-01 224-221-02	Contributor Non-Contributor
2.	Carlisle, Geo. R. 8996 Elk Grove Bl. Elk Grove, CA. 95624	8992/94/96	124-221-03	Non-Contributor
3.	John Abou Bechara 4450 39th Ave. Sacramento, CA. 95824	8998 Elk G.Bl.	125-221-04	Contributor
4.	Hodgson, Geo. B. 9008 Elk Grove Blvd. Elk Grove, CA. 95624	9008 EGB	125-221-05	Contributor
5.	Ted Horning 9020 Elk Grove Blvd. Elk Grove, CA. 95628	9020 EGB	125-222-01	Non-Contributor
6.	Sprock, Frank/Judy	9024 EGB	125-222-02	Contributor
7A.	9121 Elk Grove Blvd.	9030 EGB	125-222-03	Contributor
7B.	Elk Grove, CA. 95624	9032 EGB	125-222-03	Contributor
8.	Brumfield, Roger R. 8717 Santo Ridge Cl. Elk Grove, CA. 95624	9036 EGB	125-222-04	Non-Contributing
9A.	O'Hara, Timothy W.	9040 EGB	125-222-05	Contributor
9B.	9405 Mary Ellen Way Elk Grove, CA. 95624	9044 EGB	Same	Non-Contributor
10.	Blum, LeRoy/Zula 10108 Grant Line RD. Elk Grove, CA. 95624	9048/50/52/ 9054/56	125-222-06	Contributor Contributor
11.	Schauer, W.M. P.O. Box 629 Walnut Grove, CA. 95690	9027 EGB	125-210-06	Contributor
12.	Argentine, Charles 9880 Sheldon Rd. Elk Grove, CA. 95624	9029 EGB	125-210-18	Non-Contributor (Vacant Lot)

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13. Stafford, Robert P.O. Box 373 Elk Grove, CA. 95624	9031 EGB	125-210-17	Non-Contributor	
14. Mitchell, Bert P.O. Box 458 Elk Grove, CA. 95624	9033 EGB	125-210-16	Non-Contributor	
15. Mitchell, Bert P.O. Box 458 Elk Grove, CA. 95624	9039 EGB	125-210-15	Contributor	
16. Elk Grove Lodge IOOF No. 274 P.O. Box 419 Elk Grove, CA. 95624	9045 EGB	125210-14	Contributor	
17. J.M. Derr Lumber 9055 Locust St. Elk Grove, CA. 95624	9065 EGB	125-253-23	Non-Contributor (Vacant Lot in front)	
18. Perkins, Doyle 9075 Elk Grove Blvd. Elk Grove, CA. 95624	9075 EGB	125-253-11	Contributor	
19. Dunbar, Harold 9081 Elk Grove Blvd. Elk Grove, CA. 95624	9081 EG B.	125-253-10	Non-Contributor	
20. Cahill, Duke P. General Store Rest. 9085 Elk Grove Blvd. Elk Grove, CA. 95624	9085 EGB	125-253-09	Contributor	
21. Huft, Wesley 8365 Sheldon Rd. Elk Grove, CA. 95624	9089 EGB	125-253-08	Non-Contributor	
22. Hall, Robert W. 9401 Middlesboro Elk Grove, CA. 95624	9091 EGB	125-253-07	Non-Contributor	
23A. Ogilvie, William B. 8567 Bradshaw Rd. Elk Grove, CA. 95624	9093 EGB	125-253-06	Contributor	
23B. 8567 Bradshaw Rd. Elk Grove, CA. 95624	9093 EGB	Same	Non-Contributor	
24A. Wise, Melvin 8888 Kelsey Drive	9097 EGB	125-253-05	Contributor	
24B. 8888 Kelsey Drive	9095 EGB	Same	Contributor	

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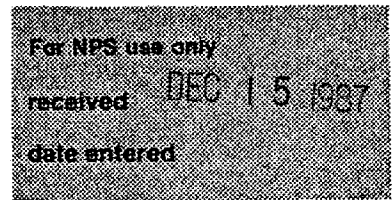
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25. Citizens Utility Co. P.O. Box 2218 Elk Grove, CA. 95624	9070 EGB	125-243-01	Contributor	
26. Mueller, Ken 9072 Elk Grove Blvd. Elk Grove, CA. 95624	9072 EGB	125-243-02	Contributor	
27A. Veninga, Donald J. 27B. P.O. Box 476 Elk Grove, CA. 95624	9074 EGB	125-243-03 125-243-04	Contributor Non-Contributor	
28. Prevolos, Rick	9080 EGB 9084 EGB 9086 EGB	125-243-06	Contributor	
29. Warren, Henry C. 9090 Elk Grove Blvd. Elk Grove, CA. 95624	9090 EGB	125-243-06	Contributor	
30. Betty Warren McClure 9094 Elk Grove Blvd. Elk Grove, CA. 95624	9094 EGB	125-243-07	Contributor	
31. Mannon Sang P.O. Box 908 Elk Grove, CA. 95624	9096 EGB	125-243-08	Contributor	
32. Christie, William P.O. Box 20038 Sacramento, CA. 95820	9100 EGB	125-243-39	Non-Contributor Parking Lot	
33. Hummel, Ernest 34. 9112 Elk Grove Blvd. Elk Grove, CA. 95624	9112 EGB Same	125-243-11 Same	Contributor Contributor	
35. Teshera, Richard/Veronica 9116 Elk Grove Blvd. Elk Grove, CA. 95624	9116 EGB	125-243-12	Contributor	
36. Fitch, Mathew/Ruth 9120 Elk Grove Blvd. Elk Grove, CA. 95624	9120 EGB	125-243-13	Contributor	
37. Roccaforte, Helen F. 9588 School Street Elk Grove, CA. 95624	9588 School	125-253-21	Contributor	

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38.	Martin, Richard 9096 Locust St. Elk Grove, CA. 95624	9096 Locust	125-253-18	NonContributor
39.	Badella, Rosie 9572 School St. Elk Grove, CA. 95624	9572 School	125-253-44	Contributing
40.	Jones, James Bradley 9560 School St. Elk Grove, CA. 95624	9560 School	125-253-42	Contributing
41.	Fox, Craig/Mary 9548 School St. Elk Grove, CA. 95624	9548 School	125-253-41	Contributing
42.	Community Methodist Church--Drawer K Elk Grove, CA. 95624	9620 Gage	125-221-10	Contributor
43.	Frutchey, Edgar/Mary	9625 Gage	125-221-09	Contributor
43B.	9625 Gage Street Elk Grove, CA. 95624	Same	Same	Non-Contributor
44.	Brooks, Adeline 8995 Grove St. Elk Grove, CA.	8995 Grove	125-221-08	Contributor
45.	Benedict, Donna/Benny 9800 Bruceville RD. Elk Grove, CA. 95624	9624 Walnut	125-221-07	Contributor
46.	Kneppel, Rebecca E. 9616 Walnut St. Elk Grove, CA. 95624	9616 Walnut	125-221-06	Contributor
47.	Bailey, Mrs. 9621 Walnut St. Elk Grove, CA. 95624	9621 Walnut	125-222-12	Contributor
48.	Breding, Lloyd/Dorothy 9051 Grove Street Elk Grove, CA. 95624	9051 Grove	125-222-08	Contributor
49.	Blum, LeRoy/Zula 10108 Grant Line Rd. Elk Grove, CA. 95624	9059 Grove	125-222-07	Contributor

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50. Haynes, Raymond/Leona 9060 Grove Street Elk Grove, CA. 95624	9060 Grove	125-225-01	Contributor	
51A. Crawford, Hildur	9081 Grove	125-243-35	Contributor	
51B. 9081 Grove Street Elk Grove, CA. 95624	Same	Same	Non-Contributor	
52. Mauger, Jack/Mary 9087 Grove Street Elk Grove, CA. 95624	9087 Grove	125-243-34	Contributor	
53. Warren, Henry/Francis 9093 Grove St. Elk Grove, CA. 95624	9093 Grove	125-243-33	Non-Contributor	
54. Silva, Charles/Joe 8630 Grantline Rd. Elk Grove, CA. 95624	9097 Grove	125-243-32	Non-Contributor	
55. Zorn, Edward/Gartha 9101 Grove St. Elk Grove, CA. 95624	9101 Grove	125-243-31	Contributor	
56. Diosdado, Louis/Trinia 9109 Grove St. Elk Grove, CA. 95624	9109 Grove	125-243-30	Contributor	
57. Bishop, Donald 5412 Valhalla Dr. Carmichael, CA. 95608	9557 School	125-261-09	Contributor	
58. Veninga, Donald/Linda P.O. Box 476 Elk Grove, CA. 95624		125-243-36	Non-Contributor	

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Descriptions of Contributing Buildings:

1. Community Methodist Church of Elk Grove
8986 Elk Grove Boulevard

This stucco two-story church is characterized by clerestory windows running along the east and west sides of the building. At the front, or north, is a large but simple cross in relief on the stucco, with arched stained glass windows at either side of the cross. Minor portions of the front and interior were remodeled in 1952. The church sanctuary was refurbished in 1975-6. The building was constructed in approximately 1922 (Interview with Florence Markofer).

2. Taverner Residence
8998 Elk Grove Boulevard

The Taverner house is a single-story bungalow clad in horizontal wood siding. A low-pitched gable caps the entry porch at the right side of the facade. Windows are both fixed and double hung. Front windows are multi-paned over single light. A long, low dormer projects from the front center of the roof. Foundation is concrete. For many years the structure housed the town's newspaper, The Elk Grove Citizen. Built c. 1912 to 1926 (Sanborn Maps).

4. Dr. Hugh Beattie Residence
9008 Elk Grove Boulevard

This single-story frame residence now houses the offices of the Pioneer Vocational and Rehabilitation Consulting firm. The house exhibits Queen Anne decorative elements in millwork on the front porch and at the corners of front and side bays. Windows are 1/1 double hung. Alterations appear to be minimal. In 1922 the rear of the house was expanded and enclosed. Built c. 1895-1905; Sanborn Maps.

6. Wakeman Residence
9024 Elk Grove Boulevard

The Wakeman house is a single-story frame structure clad in narrow horizontal wood siding. Decoration is minimal, with scalloped shingles at the front-facing gable ends. Classical columns support the front porch overhang. Windows are 1/1 double hung. Small semi-circular vents grace the two front-facing gables. Built c. 1905-1912 (Sanborn Maps).

- 7A. Hayes Residence
9030 Elk Grove Boulevard

The Hayes residence is a one-story wood frame simple building with a veranda-style front porch across the entire front of the house. The off-set front door

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is flanked by 1/1 double hung windows. The house was probably built in the early years of the twentieth century and moved to the site c. 1905-1912 (Sanborn Maps.)

- 7B. Hayes Meat Market
9032 Elk Grove Boulevard

This former meat market, now "Bike America," is a simple wood frame one-story building with a false front concealing a gable roof behind it. The configuration of the original storefront appears to remain, although larger glass panes may have been added in more modern times. Transoms remain, however. Built c. 1895-1905 (Sanborn Maps).

9. Judge Everson Residence
9040-9044 Elk Grove Boulevard

This building is a simple wood frame building with a single, large window in front adjacent to the entry door. A simple gable roof connects the additions that Judge Everson appears to have made c. 1905, 1912 and 1926 according to the Sanborn maps for those years. The original double-hung window has been changed to an approximately 6' by 6' picture window in the front and the porch roof overhang has been modified. Built c. 1891 to 1895 (Sanborn Maps).

10. Foulks/Graham Building (Toronto Hotel Site)
9048 to 9056 Elk Grove Boulevard

The original wood frame Toronto Hotel, along with adjacent buildings, was burned first in 1892 and again in 1922. The original building that was reconstructed in 1922 is a simple brick commercial building of one story with wood frame interior walls. The walls are insulated with an innovative material of that era -- rice hulls soaked in borate/soda ash solution. Interior walls are plastered with hog's hair plaster mix. The roof structure is a round arch truss system. Floor joists are wood frame attached to many of the original charred members from earlier fires. Ash is still evident from the 1922 fire and may be seen under the building. Remodeling, undertaken in 1978, included sandblasting and tuck pointing of the brick. Interior remodeling of each of the five spaces occurred as new tenants moved in and out. Facade changes included a variety of signs that were taken down along with sandblasting of the brick facade. Blue awnings were added. The utilitarian commercial structure includes a hint of classicism in the brick pilasters dividing each business space. Built 1923 (Newspaper account).

11. Ehrhardt/Rhoades Building
9027 Elk Grove Boulevard

The facade of this building includes a stepped brick parapet with four brick pilasters dividing the larger central bay from the smaller two side bays. The brick pilasters are wider at the opposite sides of the front of the building

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and have two diamond shaped decorative elements within their framed portions. Each of the inner pilasters are narrower with only one diamond shaped element. In 1984 the owners did restoration work. Brick was sandblasted and tuck pointed. Awnings and flower planters were added. New sidewalks were added, and new windows were added to the front facade. The facade changes were primarily changes from the garage doors on either side of the central bay to a small door with lights suggesting the original small panes of glass in the original garage doors. Built c. 1920 (Newspaper accounts, Sanborn Maps/Assessors Maps).

15. Elk Grove Hotel
9039 Elk Grove Boulevard

This building is a simple wood frame two story structure with gable roof typical of hotels of the 1870s. It has double hung windows on the upper floor. Remodeling has substantially altered the front facade. Upper floor front windows have been boarded up and lower floor windows stuccoed over. The front porch has recently been removed and the interior appears to have been completely gutted on the lower floor. Built c. 1876 (Interview with Florence Markofer and newspaper accounts of the building).

16. Elk Grove IOOF Hall
9045 Elk Grove Boulevard

After the 1892 fire this two and three story brick building was constructed for the Odd Fellows. The brick has been plastered; decorative elements include a stepped parapet at the front and segmental arch openings encasing double windows. The letters "IOOF" are prominent in a recessed panel at the upper center of the front facade. The natural color of the brick is only evident at the main entry below the metal overhang. The two entry doors appear to be original, with large window openings each side of the entry for displaying merchandise. Remodeling of the structure has consisted primarily of installing sidewalks in 1905 on the south and west side of the hall. A warehouse was built in 1910 on the north end of the call for store use. In 1930 a fire escape was added and in 1932 a basement dining hall was completed. Built c. 1893 (Newspaper accounts & Sanborn Maps).

18. Masonic Lodge Building
9075 Elk Grove Boulevard

The lodge building is a two-story wood frame structure with hipped roof showing Italianate decorative features in the window trim and brackets that support the cornice. A front facing gable provides a frame for the Masonic emblem. While a large portion of this building remains intact, an unfortunate remodeling in recent times has stripped the facade of its historic elements on the ground floor facade. Building was constructed in 1880 (Masonic History).

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In 1900 a banquet room was added upstairs and a storage room was added below. In 1906 a very large dance hall was added over the warehouse at the back. Another substantial addition occurred in 1928 to increase the size of the kitchen, main hall, banquet rooms and lower ground floor store area. A photograph taken in 1928 illustrates the method used to enlarge the front main hall space and store area. The building was literally sawn in half and the eastern portion of the upstairs was moved east one bay. This one bay section was filled in with the same materials and style of architecture. The first floor was further enlarged in 1953 when new foundations were installed.

20. Hasman Building/General Store
9085 Elk Grove Boulevard

This two story plastered brick commercial building features a stepped parapet and segmental arch window openings on the second floor level. There are two tall iron doors at the ground floor level, flanked by window openings that do not appear to have the original sash. A used brick and wrought iron porch of recent construction stretches across the front of the building. An addition has been added to the rear of the building. Built c. 1885 (Interview with Marion Mix and review of her property records).

23A. The Elm
9093 Elk Grove Boulevard

This building is a wood frame two-story structure with three upper story bay windows. The structure was originally commercial and residential, but in the early 1930s the first floor was converted to residential use. The original horizontal redwood siding has recently been covered with shingles on the second floor level. A wooden overhang creates a porch stretching across the entire front of the building. Constructed c. 1910 (Sanborn maps & property records).

24A. Batey Chevrolet Showroom
9097 Elk Grove Boulevard

This one-story painted or stuccoed masonry structure was built as an automobile display room in the 1920s. Additions to the original showroom occurred in the early 1930s with the section added to the west and now known as the Farm Tire Center. Facade changes include removal of the original service station canopy in the front. Built c. 1926 (Sanborn Maps).

24B Batey Garage
9095 Elk Grove Boulevard

This building was used as the Batey service garage and is of utilitarian masonry construction with a wood truss roof system. Walls have been painted over. Built c. 1930 (Interview with Batey family).

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25A. Elk Grove Bank
9070 Elk Grove Boulevard

This building includes a number of "classical" features including a simple Greek pediment, cornice, dentils, entablature and doric pilasters. Large display windows are located on each side of the entry door of this one-story commercial building. Transom windows surmount the entry door. The surfacing is stucco over brick and the building plan is divided into a front reception space, large rear space with bathrooms, coffee room and conference space dividing front from back spaces. The building is connected to the historic telephone company building on the east which provides approximately 2000 square feet of office space. Built c. 1910 (Newspaper account).

25B. Elk Grove Telephone Building
9070 Elk Grove Boulevard

This is a simple utilitarian brick commercial building with bands of brick around the window and door openings and also following the stepped roof parapet lines. Window and door openings were bricked up a number of years ago and one large center window has recently been opened to provide light for the office. Built c. 1926-1930. (Sanborn Maps)

26. Old Post Office
9072 Elk Grove Boulevard

This facade is similar to the telephone building with simple utilitarian brick commercial front. Bands of brick follow the door and window openings and also follow the stepped roof parapet lines. The original post office, now Blue and Gold Realty, has undergone only minor changes on the interior. The front facade has been cleaned up and a colorful blue and gold awning placed above the entry. Built c. 1922 (Newspaper).

27A Drugstore Building
9074 Elk Grove Boulevard

The Drug Store has been substantially added to in the rear and facade changes have taken place as well. Large store windows were added a number of years ago (c. 1950s) with the removal of door and windows that had been similar to Blue and Gold Realty next door. This one story brick commercial building has been cleaned up in recent years. Construction date 1920s.

28. Poston Building Group
9080-9086 Elk Grove Boulevard

This building is a simple wood frame single-story commercial structure with three retail shops. Facade is stuccoed and there are large commercial display windows on both sides of the three entry doors. Built c. 1914 (Interview with Mrs. Westlake,

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daughter of Mr. Poston).

29. Warren Shoes
9090 Elk Grove Boulevard

This building is a stuccoed wood frame Spanish Colonial Revival style commercial structure with two beehive style arches -- one for a display window and the other for an entry door. Decorative tile has been placed at the base of the windows and door and as an accent near both upper corners of the building and along the top parapet edge. Operating transom windows are located above the display window and the entry door. Mr. Warren's business is one of the few that survives from the 1920s. Built 1929 (Interview with Mr. Warren).

30. Stewart Residence
9094 Elk Grove Boulevard

This one-story residential building is wood frame, clad in horizontal wood siding and scalloped shingles above the window level. Decorative millwork with Queen Anne overtones graces the windows and porch. A modern window has replaced one of the original ones at the front of the house. Built c. 1891-1895 (Sanborn Maps).

31. H.L. Stich Residence
9096-9098 Elk Grove Boulevard

This wood frame one-story residence sits on a raised basement. It is clad in horizontal wood siding and scalloped shingles. There are modest Queen Anne decorative elements. A portion of the front porch has been enclosed. In the 1920s this structure was added to, with a single story commercial building running from the house to the sidewalk. Original construction date c. 1891-1895 (Sanborn Maps).

33. Brainard/Markofer Residence
9112 Elk Grove Boulevard

This small one-story Queen Anne cottage has two gables facing the street and an intersecting gable roof covering the front porch. Decorative millwork adorns the porch and the bay window. Sheathing is horizontal wood siding and scalloped shingles. Construction date c. 1895-1905 (Sanborn Maps).

34. Brainard/Markofer Coach House
9112 Elk Grove Boulevard

This two story carriage house sits behind the Brainard/Markofer house and was constructed at the same time. Some windows have been changed in this simple building.

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35. George Markofer Residence
9116 Elk Grove Boulevard

This one and one-half story wood frame residence was built c. 1905-1912 (Sanborn Maps). The house is clad in narrow horizontal wood siding. Windows are 1/1 double hung. The roof is gabled, with major gable end facing the street and a smaller gable at a perpendicular angle. Simple turned balusters and columns grace the front porch.

36. Methodist Church Parsonage
9120 Elk Grove Boulevard

This two-story residential building with mild Italianate overtones served as the parsonage for the Methodist Church during its early years. The structure has a hipped roof and a bracketed cornice. A gabled front porch was added probably in the early 20th century. Built c. 1880s. (Interview with Florence Markofer).

37. Ira Jones Residence
9588 School Street

This one and one-half story bungalow style residence was constructed c. 1912-1926 (Sanborn Maps). It has a typical wide front porch with classical styled porch support columns and a projecting gable roof. Windows are 1/1 double hung.

39. Poston Residence
9572 School Street

This one and a half story bungalow has a hipped roof with an intersecting gable facing the street. The house is clad in horizontal wood siding and scalloped shingles in the gable end. Exposed rafter tails are seen on the porch overhang.

40. Upton Residence
9560 School Street

This simple bungalow was built c. 1912-1926 (Sanborn Maps). It has two gables facing the street, the smaller of which forms the canopy for the front porch. Siding is horizontal wood type.

41. Owen Residence
9548 School Street

This one story wood frame bungalow features a latticed attic vent within a projecting gable roof porch. The main roof is hipped and has exposed rafter tails. Built c. 1912-1926 (Sanborn Maps).

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42. McDonald Residence
9620 Gage Street

This one story simple wood frame bungalow features a small projecting roof gable in front and a wide front porch with a simple wood balustrade supporting square wood porch columns. Built c. 1912-1926 (Sanborn Maps).

43. Lilico Residence
9625 Gage Street

This two story wood frame building was moved here from Elk Grove Boulevard c. 1912-1926. It was constructed originally in the 1890s but has been modified several times over the years. Modifications include the addition of a large veranda stretching across the entire front of the house. Columns and a simple balustrade support the porch roof.

44. Hogaboom Residence
8915 Grove Street

This simple wood frame residence includes a hip roof and a smaller gable roof projecting to the front of the structure. Narrow horizontal wood siding clads the building. Constructed c. 1912-1926 (Sanborn Maps).

45. Welch/Coon Residence
9624 Walnut Street

This wood frame residence includes a hip roof, simple porch, exterior horizontal wood siding, and double hung windows. It has been modified to some degree as evidenced by the garage and breezeway additions. Built c. 1905-1912 (Sanborn Maps).

46. Stevens/Polhemius Residence
9616 Walnut Street

This wood frame residence has a partial hip roof covering the front porch which is supported by turned columns. Except for minor porch modifications the house appears to be in excellent condition and basically unaltered. Built c. 1895-1905 (Sanborn Maps).

47. Springsted Residence
9621 Walnut Street

This two story wood frame residence has recently undergone rehabilitation work with the construction of a new foundation and restoration of the front and side porches. The building dates to the 1880s (c. 1884-1891) but appears to be altered in a number of ways.

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48A. RESIDENCE
9051 Grove Street

This residence appears to be from Elk Groves' earliest period, Because it does not appear on the Sanborn maps until 1912, it may have been moved to this site during that period as were a number of other buildings along Grove Street. It is a simple wood frame building with several additions and modifications to the south front, west side and rear. Built circa 1905 to 1912 (Sanborn Maps).

48B. BARN/SHED BUILDINGS
9051 Grove Street

These barn and shed outbuildings in the rear are from this turn of the century time period. They are simple wood construction buildings and are in disrepair. They do remind us of our rural heritage. Built c. 1905 to 1912 (Sanborn Maps).

49. RESIDENCE
9051 Grove Street

This residence is one of the early railroad buildings that may have been relocated from the east side of the railroad tracks. It includes the typical railroad paint colors, hip-pyramid roof line and square shape. Built c. 1905 to 1912 (Sanborn Maps).

50. HAYNES RESIDENCE
9060 Grove Street

This two story residence is one of the better examples of quality Craftsman Bungalow style within the district. It includes a wide arched front porch with brick supports across the entire home with a gable roof that slopes down toward the north entry. Sensitive modifications have been made to the home to expand on space and to create additional windows. Decorative vertical gable end eave treatment reflects the craftsman influence. Built c. 1912 to 1926 (Sanborn Maps).

52. MARKOFER RESIDENCE
9087 Grove

This simple pyramid shape hip roof residence includes a recessed covered porch and a projecting second floor gable. Built c. 1905 to 1912 (Sanborn Maps).

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51. Pierce/Allen Residence
9081 Grove Street

This delightful one-story residence is an Italianate style building with both front and rear porches that face the street. The house is small but has a grand air with its large Italianate detailing. Upon entering the home, one discovers many rooms decorated with ornate floral paintings and plaster relief. The original ornate formal living room chandelier is still in place. Built c. 1881 to 1891 (Sanborn Maps).

52. 9087 Grove Street

This colonial revival bungalow was built c. 1905-1912 and has a hipped roof and dormer. Rafter tails protrude from underneath the eaves. House is clad in narrow horizontal wood siding. Alterations include the replacement of windows and changes to the front porch.

55. Residence
9101 Grove Street

This simple wood frame hipped roof bungalow is largely obscured by shrubbery but appears to be basically intact to the degree necessary to contribute to the district. Alterations include changes to siding and replacement of windows. Construction date c. 1905-1912 (Sanborn Maps).

56. Residence
9109 Grove Street

This simple hipped roof bungalow has horizontal wood siding and a small front porch projecting over the front door. Landscaping obscures other details. Construction date 1905-1912 (Sanborn Maps).

57. Wildanger/Frame Residence
9557 School Street

This residence is Elk Grove's only Prairie School structure, built between 1912 and 1926 (Sanborn Maps). It is two-story, flat-roofed and clad in stucco. Mature oaks and other landscaping add to the very attractive qualities of this building.

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NON-CONTRIBUTING BUILDINGS AND PROPERTIES

- 1B. 8986 Elk Grove Boulevard
One story church building constructed of concrete block. Of modern construction.
2. 8992/94/96 Elk Grove Boulevard
One story commercial building with three store fronts. Constructed of concrete block and wood frame construction, hip roof with asphalt shingles. Built c. 1950's.
5. 9020 Elk Grove Boulevard
One story brick building with wood truss roof, wood and metal window and door frames. Built c. 1930's and added to in the 1950's.
8. 9036 Elk Grove Boulevard
One story block and wood frame. Built c. 1950's.
- 9B. 9044 Elk Grove Boulevard
One story block and wood frame, hip roof/asphalt shingles. Built c. 1950's.
12. 9029 Elk Grove Boulevard
Vacant Lot.
13. 9031 Elk Grove Boulevard
Single story wood frame and stucco. Built c. 1940's.
14. 9033 Elk Grove Boulevard
This is a simple wood frame building clad in metal siding and roofing, setting on a concrete floor and foundation. Major alterations, 1950s-60s.
17. 9065 Elk Grove Blvd.
Vacant parcel in front with wood frame lumberyard buildings in the rear. Built c. 1940 to 1950's.
19. 9081 Elk Grove Blvd.
Single story commercial building. Built c. 1960's.
21. 9089 Elk Grove Blvd.
Metal frame and concrete block construction, two stories. Built c. 1970's.
22. 9091 Elk Grove Blvd.
Wood frame single story office. Built c. 1930's to 1960's.

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NON-CONTRIBUTING CONTINUATION

23B. 9093 Elk Grove Blvd.

This two story wood building (residence at one time) is dilapidated and may be beyond repair. This building dates to the 1880's (Sanborn Maps). If the building could be restored it could gain the status of Contributing.

27B. 9074 Elk Grove Blvd.

This single story addition is a wood frame building. Built c. 1970's. This also includes a parking lot.

32. 9100 Elk Grove Boulevard

This is the parking lot for the General Store Restaurant.

38. 9096 Locust

This one story residence is wood frame and was built c. 1960's.

51B. 9081 Grove Street

This single story apartment building was built in the 1960's.

53. 9093 Grove

This residence is quite neat and tidy. It was built c. 1940 to 1960.

54. 9097 Grove

This is an older wood frame structure. Date of construction unknown.

58. 9062 Elk Grove Blvd.

This single story wood frame building is located behind 9070 EG Blvd. and it is used as a residence.

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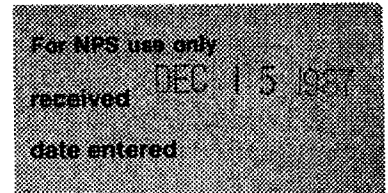
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This venture was the beginning of a successful partnership between the railroad and businesses in Old Town Elk Grove (it was considered new town Elk Grove at that time). Two hotels were constructed in Elk Grove--the Railroad House, built by M.H. Davis in 1876 and the Elk Grove Hotel (now Bob's Bar), built by the Building Association in 1876 and subsequently purchased by J.W. Martin. According to accounts by Mrs. Ada Gage Beattie, this is the earliest structure still standing from that early period that escaped the 1892 fire. Other structures from that period included 1) the Masonic Hall (c. 1880) and the Pierce/Allin Residence on Grove Street. Historical accounts have been written about the Elk Grove inhabitants of that period and descriptions of the types of stores and residents along Elk Grove Blvd. (Main Street in the late 1800's).

The most typical commercial structure of this period was the simple wood frame gable roofed buildings. Some of these structures were treated with a rectangular false front facade covering the front gable end to symbolize its function and perhaps to give an impression of greater size. The large otherwise useless space of the facade also afforded an opportunity for an appropriate sign. Some fronts were simply an unadorned flat surface with square board corners and tops, while others may have been treated in a more classic fashion with a cornice and brackets. Front windows many times were large and not operable except for transoms.

The two major fires in Elk Grove (1892 and 1922) resulted in periods of renewed building. The Toronto Hotel was rebuilt in 1893 and was replaced with the Foulks-Graham commercial structure in 1923. While a number of buildings were constructed of fire resistant materials following the fires of 1892 and 1922, some structures continued to be built of wood such as the Elm and the Poston buildings. One representative grouping of buildings reflecting the trend toward fire resistant construction was the 1910 Elk Grove Bank, the Telephone Company building, the Post Office and the Drug Store. While the bank and telephone building were masonry, the post office and the drug store included brick facades only. As the 1930's drew closer Elk Grove had reached maturity and was more reflective of the earliest simple and elaborate wood frame structures as well as the more recent trend toward utilitarian fire resistant brick buildings. The district's overall character, its rural agricultural setting and the remaining vitality of the business in Old Town Elk Grove together serve as this community's reminder of its rural beginnings to the present move toward rapid growth and the establishment of the incorporated City of Elk Grove.

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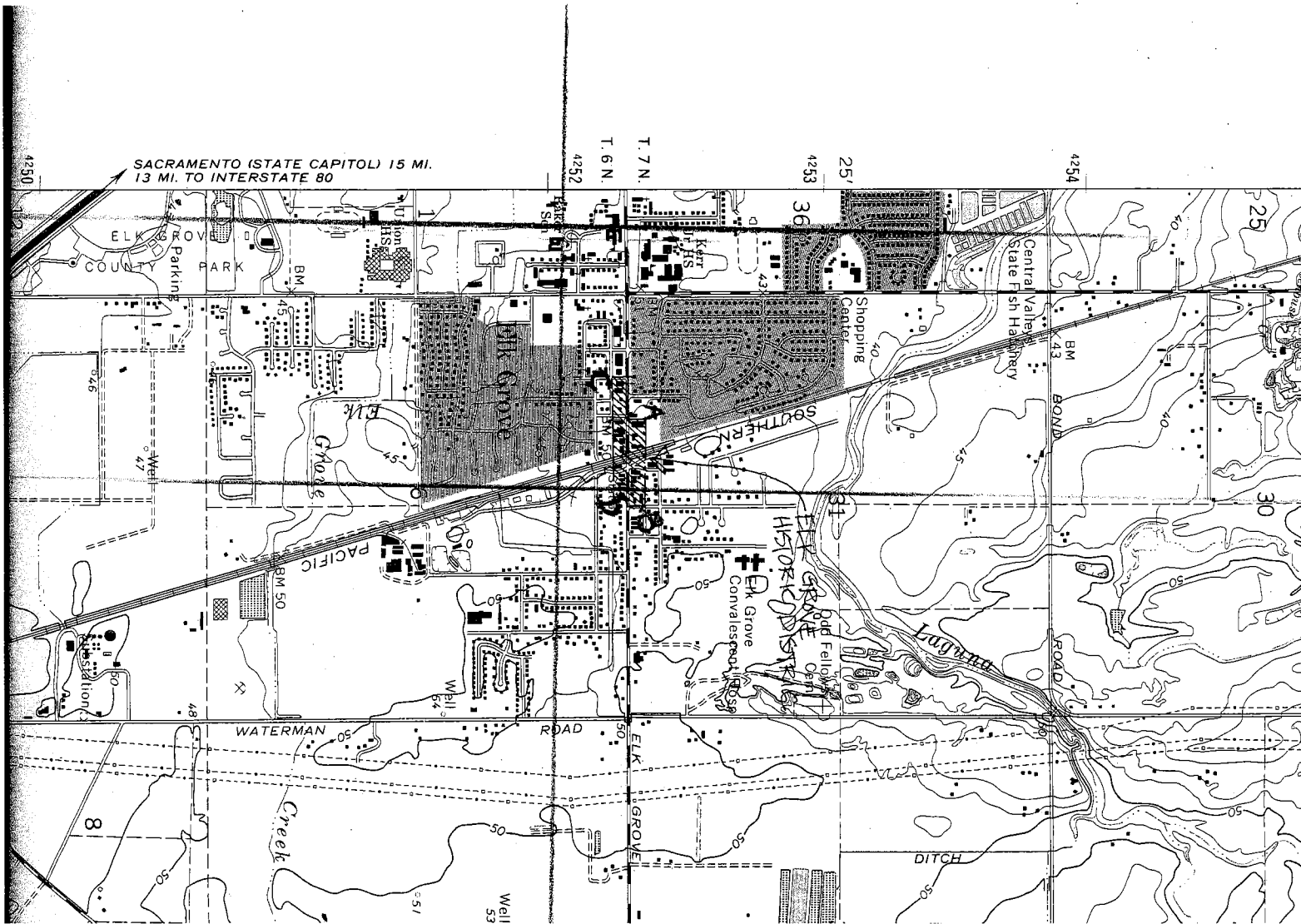
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RESEARCH METHODOLOGY

The research methodology used to document dates, relevant facts and written descriptions included printed materials, interviews and a variety of other sources such as the Sanborn Maps, Sacramento County Assessors Books, Sacramento County Directories and numerous other sources as outlined in the Section 9 (Major Bibliographical References). It should be emphasized that the Sanborn maps were the most extensively used for bracketing circa dates. For example, if a building appears on a 1905 Sanborn Map and does not appear on an 1895 map, bracketing dates of 1895 to 1905 are used to identify an approximate date within those years.



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ELK GROVE
COUNTY PARK

ELK GROVE

Shopping Center
Central Valley State Fish Hatchery

SOUTHERN PACIFIC
ELK GROVE
Historical Site
Old Fellowship
Convalescent Hospital

WATERMAN ROAD

ELK GROVE ROAD

DITCH

Creek

Lagoon

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Old Town Elk Grove Historic District



--- DISTRICT BOUNDARIES
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