

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

DRAFT

Historic name: North Sacramento School

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 670 Dixie Avenue

City or town: Sacramento State: California County: Sacramento

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

_____ Signature of certifying official/Title:	_____ Date
_____ State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title :	
_____ State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION: school

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Mission/Spanish Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: stucco

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

North Sacramento School is located in a residential Old North Sacramento neighborhood characterized by single-family residences constructed between 1910 and 1960. Del Paso Boulevard, the neighborhood's principal commercial thoroughfare, cuts through the north-south street grid diagonally just northwest of the school building, which is cited on three adjoining parcels that total 2.53 acres. The one-story Mission/Spanish Colonial building's complex symmetrical plan is formed by several connecting rectangular volumes. The main (north) facade is dominated by the one-and-a-half story central auditorium volume with clay tile gabled roof, which is flanked by projecting classroom wings. A three-sided arcade lines the front courtyard formed by the auditorium and interior wings. Ornamental features include a tower elaborated by blind arches with diminutive classical columns projecting from the southeast corner of the auditorium as well as shaped parapets, buttressed walls, and recessed window assemblages with classical columns on projecting interior wings. Built in stages beginning in 1915, with additions in 1920, 1922, 1926, and 1947, the building is constructed of a combination of hollow clay tile and wood frame with stucco cladding and concrete foundation. Research through the Sacramento County Assessor and the school district did not reveal the building's square footage, nor was the specific size of the building revealed in contemporaneous newspaper reports. Although the

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building has not been used as a school for many decades, North Sacramento School has been altered only slightly and retains all aspects of integrity.

Narrative Description

The building is set back from the south side of Dixieanne Boulevard behind a row of street trees and lawn punctuated by orthogonal walkways and a central flagpole. Parking lots are behind the building along side streets Cantelier and Oakmont.

North Sacramento School features a complex symmetrical plan. The building has four long single-story flat-roofed classroom wings flanking a recessed one-and-a-half story central auditorium with a tower at its southeast (rear) corner. Short hyphens connect the long rectangular wings, which are oriented north-south. A flat-roofed rectangular rear wing is south of the auditorium across an interior courtyard. There are flat-roofed arcades on all three sides of the U-shaped center-front courtyard and the interior courtyard. A tall iron fence encloses the center-front courtyard, side arcades, and courtyards between outer and inner wings. The building is clad in stucco with a concrete foundation.

The rectangular-plan one-and-a-half story auditorium at the center of the building is recessed behind projecting wings and oriented east-west. Its side-gabled roof is topped with clay tiles. Upper story windows on the main (north) façade are multiple-light wood casement in groupings of three. The single-story flat-roofed arcade covers its ground floor and the interior elevations of projecting connected wings in the center entrance courtyard. The main auditorium entrance is centered and has a solid wood door in a rectangular opening. The arcade is lower in height than auditorium and wings, and its end walls have decorative buttresses.

The interior wings project north and south from the ends of the auditorium. Main (north) façades are elaborated with shaped parapets. Three narrow windows on each are set within a recess supported by fluted Doric columns. Narrow windows are boarded up; condition of original eight-light wood casement windows is unknown. There are decorative buttresses on outer walls. Exterior wings are located east and west of interior wings across courtyards. Main façades echo the shaped parapets and decorative buttresses of interior wings with a simpler window treatment featuring very small nearly square openings. The west wing main façade windows have decorative stucco screens. East wing main façade windows are boarded up; condition of original multiple-light fixed wood windows is unknown. Side elevations of interior wings have very tall windows with smaller narrow windows between classrooms. Tall windows are boarded up; condition of original eighteen-light wood casement windows is unknown. Exterior wings have windows that are slightly shorter and are punctuated between classrooms by the square windows with decorative stucco screens, almost all of which are boarded up. Side and rear elevations feature occasional shed roof additions and entrances with projecting awnings. The rear wing's fenestration pattern is similar to the exterior wings. The south (rear) elevation of the building has two arched entrances to the interior courtyard arcades as well as a centered arched entrance to the rear wing under a decorative shaped parapet.

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The Romanesque-inspired tower is located at the southeast corner of the auditorium in the interior courtyard behind the auditorium. It is the tallest element of the building and has a hipped roof with minimal eaves and simple cornice. All four elevations have a triple blind arch supported by two diminutive classical columns and a low metal railing that forms a balconet.

Interior

No information about the interior of the building is available. According to the property owner (the school district), the building is dilapidated and unsafe for human occupation. Numerous communications with the district facilities manager did not result in access to the property.

Alterations and Integrity

North Sacramento School was originally designed by Clarence C. Cuff, one of the era's leading Sacramento architects, and constructed in 1915. Rapid population growth in North Sacramento necessitated additions to its original footprint in, 1920, 1922, and 1926. The first two projects were designed by E.C. Hemmings, another important regional architect who was influential on Sacramento-area school design. The 1926 addition was designed by Dean and Dean, the most famous local school designers of that period. The 1922 addition was the largest and most ambitious of the projects and added the signature tower to the building. All three additions worked within the Mission/Spanish Revival idiom established by Cuff and were carefully designed to complement and enhance his original building. The rear wing, also designed to match the existing building, was added in 1947.

Location

North Sacramento School has not been moved and retains integrity of location.

Design

North Sacramento School's design is expressed through its Mission/Spanish architecture. Character-defining features include its complex symmetrical plan with classroom wings flanking the central auditorium, tall windows designed to bring light and air into classrooms, and courtyards with arcades functioning as corridors. Ornamental elements of the design include decorative buttresses, shaped parapets, fluted Doric columns, a Romanesque tower, tall windows, and arcades. No substantial alterations have been performed to its design post-period of significance. Therefore, it retains integrity of design.

Setting

The residential neighborhood and commercial neighborhood surrounding the school has retained many of its historic-period buildings as well as the overall character present during the school's period of significance. North Sacramento School therefore retains sufficient integrity of setting to convey its significance.

Materials

North Sacramento School's clay tile roof, multiple-light windows, and stucco cladding date from the period of significance and the school conveys its historic identity through its materials.

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Workmanship

North Sacramento School's workmanship dates from the period of significance and the school conveys its historic identity through its workmanship.

Feeling

North Sacramento School strongly evokes the feeling of an early-twentieth century school building.

Association

The North Sacramento School is vacant. Its original use remains apparent and therefore allows it to retain integrity of association.

North Sacramento School retains all aspects of integrity and therefore conveys its identity as a historic school.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1915-1953

Significant Dates

1915

1920

1922

1926

1953

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Cuff, Clarence C.

Hemmings, E.C.

Herndon & Finnigan (contractor)

Dean and Dean

Bender, Peter F.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

North Sacramento School is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development for its association with the foundation, growth, and development of the community of North Sacramento and with the establishment and growth of the North Sacramento School District. The school is also eligible under Criterion C embodying the distinctive characteristics of Mission/Spanish Colonial Revival architecture and as a significant example of the work of master architects C.C. Cuff and E.C. Hemmings. The period of significance is 1915 to 1953, the school's period of use which mirrored the community's era as a vibrant independent city, and the school's role as an amenity utilized by boosters to promote growth.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Originally designed by Clarence C. Cuff and constructed in 1915, establishment of the school was an important element in the development and promotion of North Sacramento, which at the time was an independent city. Population growth in North Sacramento necessitated three major additions between 1920 and 1930, all of which were designed by notable Sacramento architects to conform to the building's original architecture. The building reflects both the history of North Sacramento as well as the character-defining features of the Mission/Spanish Colonial Revival architecture.

Criterion A

North Sacramento School is significant under Criterion A at the local level in the area of Community Planning and Development. The real estate investors promoting the development of North Sacramento were also trustees of the school board and advocated for the formation of the district and the establishment of schools. The North Sacramento School District was created both to meet a real need for the children of the small, growing community, and as a promotional tool for the sale of residential and commercial real estate. The establishment of local schools facilitated growth by encouraging families with children to purchase property and move to North Sacramento. North Sacramento School was one of the two original schools the district developed in 1915. More than three-fifths of the school bond money was allocated to North Sacramento School. It was slightly larger than its sister institution to the north and featured more a formal and decorative design as well as incorporating an auditorium much larger the necessary for a school with only two classrooms.

The 350-seat auditorium was intended for community uses that went far beyond events oriented toward the school children and their families. The district trustees and town boosters saw North Sacramento School and its auditorium as a major amenity that they could use advertising the community to potential new buyers. Providing a school that was larger and more elaborate than the population of the community warranted was a way for North Sacramento's promoters to

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signal their confidence in and commitment to the town. It was also an excellent marketing tool, and one for which the cost was born by the community in the form of public bonds rather than the real estate company. Their grand plans were realized: the auditorium was heavily used from the beginning by local residents for all types of meetings, fundraisers, dances, films, and social events as well as for typical school-related events such as graduations and children's performances.

North Sacramento Land Company's success at selling real estate in the area was facilitated by the existence of the attractive school and in turn led to exponential growth of the school population. A decade after it was constructed the school had 500 students. Additions to the school building reflect the population growth and commercial success of North Sacramento through the middle years of the twentieth century as well as the community's ongoing commitment to investing in children's education and a community showplace. The property's period of use as a school coincided with North Sacramento's forty-year period as a vibrant independent city, and ended in 1953, just two years before the freeway bypassed Del Paso Avenue, leading to local commercial decline.

Criterion C

North Sacramento School is significant under Criterion C at the local level in the area of Architecture. It is an excellent example of Mission architecture with elements of the Spanish Colonial and Romanesque revival styles harmoniously incorporated into its design. Character-defining features include clay tile roof, smooth stucco cladding, and tall multi-light wood casement windows. The main (north) facade has a one-and-a-half story auditorium with gabled roof flanked by projecting classroom wings. A three-sided arcade that forms a decorative entry corridor lines its front courtyard formed by the auditorium and interior wings. Ornamental features include a tower elaborated by blind arches separated by diminutive classical columns projecting from the southeast corner of the auditorium. The main facade has shaped parapets, decorative wall buttresses, and recessed window assemblages with fluted Doric columns.

The building was originally designed by master architect Clarence C. Cuff and constructed in 1915. Cuff, hailed in his obituary as "the dean of Sacramento architecture" was at the time less than a decade into a Sacramento career that spanned over five decades. He worked as an architect for nearly seventy years. Cuff designed several local architectural landmarks just prior to working on North Sacramento School. His notable works of the era include reinforced concrete warehouses, Chicago-style early skyscrapers, and residential commissions with Prairie or Craftsman influences. Although North Sacramento School is a rare example of Cuff's utilization of a Spanish-inspired design idiom, it exhibits the smooth exterior surfaces he incorporated into almost all of his buildings. Three additions to the school in the fifteen years after its original construction were designed by noted local architects E.C. Hemmings and Dean and Dean. Dean and Dean and Hemmings were influential in the design of many Sacramento-area schools of the era. Hemmings' second project at North Sacramento School was particularly important, transforming the tiny original school to a sprawling multi-part building able to serve a vastly expanded student population. Hemmings was able to add new formal entrances at the sides, a second arcade, lengthened classroom wings and an impressive tower that added a vertical

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element to the low-slung school while maintaining harmony with the original design. Dean and Dean's exterior wing additions, while much less ambitious, also harmonized with the older sections of the building.

North Sacramento

The area that became the City of North Sacramento was part of the southern portion of the Rancho Del Paso land grant. In 1910, Midwestern real estate developers began purchasing the land from horse breeder James Ben Ali Haggin. Morris Brooke formed the North Sacramento Land Company with Senator Marshall Diggs as president and began aggressively advertising lots. Brooke, one of the forces behind the speculative venture, had served in the California legislature as a representative of the Populist Party, promoting tree planting and free textbooks for California schools. Before switching to the real estate business in 1904, he also worked on irrigation issues and headed the Sacramento Chamber of Commerce. The company established the North Sacramento area's first power and water companies and built rail service in 1913. In 1914, a new school district was formed to serve local children and further stimulate population growth. Modeled on Salt Lake City, the North Sacramento Land Company subdivided the land into ten-acre parcels and widened Del Paso Boulevard to one hundred feet, planning a landscaped median. Cross streets, including Dixieanne, were named after famous racehorses, a nod to Haggin.¹

The City of North Sacramento incorporated in 1924 with a square mile within city limits and a population of about 3,000. By 1930, there was a thriving business district along Del Paso Avenue as well as several large factories and plants in the area employing significant numbers of residents. In 1934, the 16th Street Bridge was widened, and North Sacramento's residential community grew as a result. McClellan Air Force Base opened in 1936 at the edge of North Sacramento and became a major employer in the wider Sacramento area until it closed in 2001. The base was later converted to McClellan Park, a private industrial park.²

North Sacramento's population boomed in the 1950s, largely as a result of active recruitment efforts by the Southern Pacific Railroad as well as the jobs available at the McClellan Air Force Base. It reached 16,000 by 1963. By this time, the City of Sacramento had annexed enough to effectively surround North Sacramento. Construction of Highway 160 in 1955 had bypassed Del Paso Boulevard, leading to a loss of business for North Sacramento merchants. The cities merged in 1964 in a closely contested consolidation election. In the 1960s, the California Department of Transportation acquired the right-of-way from the American River to Del Paso Regional Park, alongside the South Pacific Railroad, with the intent to build a new freeway. The freeway was abandoned in the 1970s, and Caltrans instead used the right-of-way for the Regional Transit

¹ *The Sacramento Bee*, 14 September 1942, 18, 4 March 1932, 1.

² "North Sacramento: Acquisition and Creation of GIS Data for Historical Economic Analysis," Karen Grunert, American River College, Geography 350: Data Acquisition in GIS, Fall 2005, accessed 19 February 2020, https://ic.arc.losrios.edu/~veiszep/14fall2005/Grunert/G350_Grunert_Karen_Project.htm; "History," North Sacramento Chamber of Commerce, 2014, accessed 9 March 2020, <http://www.northsacchamber.org/history/>; "Community Profile: Development and Planning History," *North Sacramento Community Plan*, 3 March 2015, 3-NS-4.

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Light Rail Transit project instead. The North Sacramento area has been home to the California State Fair since 1968. The Sacramento Housing and Redevelopment Agency began improvement projects in the Del Paso Heights area in the mid-1970s. The Chamber of Commerce created the Uptown Business Improvement District, one of the first in Sacramento, in 1987. North Sacramento became a redevelopment area in 1992.³

North Sacramento School

When the North Sacramento School District was formed in early 1914, Sacramento County Superintendent of Schools Minnie O'Neill appointed North Sacramento Land Company founder Morris Brooke as well as A.A. Trueblood and William H. Basler as trustees. Trueblood was a Kansas native and newspaper publisher who came to the Sacramento area around the turn of the century and was an early investor in the North Sacramento Land Company. Basler was a farmer and lifelong Sacramento resident, and was soon replaced by Anna Browning, a married mother who had a house in North Sacramento. At first, classes for the sixteen students were held in a two-story garage building on El Camino Avenue. After a \$25,000 school bond issue was approved to fund two new school buildings, the North Sacramento Land Company immediately began advertising the planned schools as a North Sacramento amenity that made the new community more attractive and convenient. In late September, the North Sacramento Land Company deeded the land for the two schools to the district: North Sacramento School on Dixie Avenue (Lower School) and the smaller Hagginwood School (Upper School) farther north.⁴

Clarence C. Cuff was selected as architect for both schools before the sites were even purchased. Both were to be constructed of hollow tile manufactured in North Sacramento. By May, Cuff had developed and publicized the designs, which featured nearly identical U-shaped plans with very different architectural details. The North Sacramento School rendering showed a tall auditorium volume flanked by two lower classroom wings. The courtyard formed by the U featured the three-sided entry arcade. Ends of the projecting wings are elaborated by recessed window assemblages flanked by classical columns and buttressed walls. The Spanish/Classical-inspired architecture of the rendering is very similar to what was constructed except for the gabled roof shown on the wings. As built, the wings have flat roofs with the shaped parapets that were popular in the era's Mission architecture. The larger of the two schools, North Sacramento School's budget was \$15,000, and it was to have a 350-seat auditorium equipped to show films. Simplex-type hinged casement windows were specified for the building. School District trustees, who were also North Sacramento's real estate company boosters, had big plans for this auditorium, which was to occupy half the building. It was to have a maple dance floor, a phonograph, and a film projector. The trustees planned to make the auditorium a social and civic center for the growing community, allowing women's clubs, local lodge chapters, and other groups to meet and hold gatherings there.⁵

³ North Sacramento Chamber of Commerce, 2014; "Community Profile," 3 March 2015.

⁴ *The Sacramento Bee*, 6 March 1914, 5, 30 August 1964, B4, 23 December 1927, 6, 25 April 1914, 14, 5 October 1914, 14, 7 May 1915, 2.

⁵ *Architect & Engineer*, June 1914, 137, 2 January 1915, 6.

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North Sacramento School opened in September 1915, with a single teacher to serve its student population. It appears to have served grades one through eight although contemporaneous documents do not explicitly call it a grammar or elementary school. By October, the new institution had hired a second teacher to teach the upper grades after fifty-one students enrolled. The auditorium was immediately put to use by the community for the new Parents Club, fundraisers, and all types of public meetings. By spring of 1918, increased enrollment had made the new schools too small, and citizens voted for another bond issue for expansion. North Sacramento School's library had been converted to classroom use, and a suggestion that the auditorium be partitioned in order to expand cheaply was quickly dismissed. \$20,000 in school bonds were issued a year later. Two sets of plans drawn up by local architects were rejected before E.C. Hemmings submitted an acceptable design for the two new classrooms in June 1920. Hemmings was commissioned to design an addition to Hagginwood School at the same time.

Extensions at the south (rear) of both classroom wings created space for two new rooms, expanded corridors, and a new girls' restroom. Like the original building, the new classrooms were planned to be constructed in hollow tile, although some contemporaneous sources refer to wood frame construction. With identical exterior cladding and windows, the addition changed the plan from a U to an H and did not alter otherwise the architectural character. The contractor was Sacramento-based Herndon & Finnigan, who completed many Northern California residences, schools, and banks during this era. The summer after the addition was completed, trustees were once again discussing expansion as well as conversion of the auditorium. By fall of 1921, North Sacramento School had 137 pupils.⁶

In 1922, the district approved yet another bond, this one for \$60,000 for a four-classroom addition. E.C. Hemmings was once again selected as architect for this project, which was much larger and more ambitious than his first addition to the building. He doubled the length of the wings, adding arcades on the interior courtyard to serve as hallways. New ornamental features included entrances from the side playgrounds at the center of the long wings with arched openings and shaped parapets as well as the Romanesque-style tower behind the auditorium. A steam heating system, glass windows and doors for arcades, new bathrooms, a cafeteria kitchen, and principal's office were also part of the second Hemmings plan. Herndon and Finnigan were the building contractors, as they had been in 1920.⁷

A third school was added to the North Sacramento School District that year to take the pressure off the two original schools. Population growth continued to outpace facilities expansion. When the 1923-1924 school year began, North Sacramento School had 320 students. By this time, eight or nine teachers were required to staff the school. Legal bond limits had been reached, and the next expansion required a special tax. By September 1924, a bungalow adjoining the school was

⁶ *The Sacramento Bee*, 7 October 1915, 4, 14 May 1918, 2, 19 May 1919, 29, 16 August 1919, 14, 9 June 1920, 27, 11 September 1920, 12, 16 July 1921, 6, 12 September 1921, 13; *Building & Engineering News*, 12 June 1918, 9, 16 June 1920, 8.

⁷ *The Sacramento Bee*, 1 March 1922, 23, 15 July 1922, 7.

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under construction.⁸ By this time, the fast-growing community had officially incorporated as a city. Population growth did not relent, and even with the addition of a fourth district school North Sacramento School had to be expanded. Voters approved a \$15,400 special tax in 1926, and Dean and Dean was hired to design a for a four-room expansion. The exterior wings east and west of the central quadrangle were designed with stucco cladding and shaped parapets to match the original east and west wings, their plain main facades had small windows without classical columns or other elaboration. Peter F. Bender, who also built the Nicholas Building on K Street in Sacramento and North Sacramento's Masonic Hall, was the construction contractor. With around 500 students, North Sacramento School was by far the largest of the four in the district. Its growth from sixteen students a decade earlier must have been deeply satisfying for the boosters promoting North Sacramento. In 1926, the auditorium was once again partitioned for use as classrooms. A Dean and Dean-designed plan for an auditorium addition that would have radically altered the original architecture by infilling the rear courtyard was publicized in 1929. Voters did not approve the required funds and the addition was not constructed. Nevertheless, three rooms were added in 1930. The rectangular volume at the back of the courtyard was added circa 1947 and designed to match the older wings of the building.⁹

According to a Sacramento Bee article published in early 1954, North Sacramento School had been "declared to be inadequate for school purposes by the state board of architecture under the terms of the 1933 state earthquake law requirements."¹⁰ The district finally took action after new schools had been constructed nearby. The city of North Sacramento announced its intention to purchase the building for use as a city hall. District administration remained in the building, the auditorium continued to host public meetings, and in the early 1960s, North Sacramento abandoned attempts to purchase the property. The district looked for other buyers while continuing to use the building for offices and meetings. In 2007, North Sacramento School merged with Twin Rivers Unified School District, which abandoned the building. Twin Rivers Unified School District declared North Sacramento School surplus property in 2017.¹¹

Clarence C. Cuff

Clarence Cecil Cuff was born in Toronto, Canada in 1871. By 1892, he had begun working across Lake Ontario in Buffalo, New York as an architectural draftsman. Before settling into a career in architecture he sold furniture in the Oklahoma Territory and served as a contractor for a building project at West Point Military Academy. From 1897 to at least 1901, he had an architecture practice in Toronto. He married Louise Schuster, a German immigrant a decade his junior, in New York City in 1904. Much later, the couple adopted a son, Robert, born in 1920.

⁸ Research has not revealed whether this was a temporary building or it was incorporated into the exterior wing addition.

⁹ *The Sacramento Bee*, September 15, 1923, 6; *Building & Engineering News*, 6 May 1922, 10, 15 September 1923, 6, 6 September 1924, 8; *Sacramento Bee*, 20 August 1926, 20, 10 September 1926, 6, 6 August 1928, 12, 6 August 1930, 25.

¹⁰ Following the 1933 Long Beach Earthquake, the California State Legislature passed the Field Act mandating earthquake resistant construction for schools, later updated to include renovation of existing schools. Renovations were often extensive and expensive.

¹¹ *The Sacramento Bee*, 21 January 1954, 28, 7 February 2020, 27.

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Cuff moved around frequently in pursuit of professional commissions, relocating to the San Francisco Bay Area about 1905 before settling in Sacramento. He apparently worked on rebuilding San Francisco after the 1906 earthquake and fire, and afterward became an early adopter of reinforced concrete construction. Although he continued to pursue commissions in other locales, he remained based in Sacramento for the rest of his life except for a brief relocation to Portland, Oregon in 1930.¹²

Cuff came to Sacramento to work in the Office of the State Architect before working with former state architect George Sellon on the Hotel Sacramento and with R.A. Herold on Mercy Hospital. Toward the end of the decade, Cuff formed a partnership with Maury I. Diggs, who belonged to a well-connected Sacramento family. In 1909, the partnership received a commission for an elementary school in Marysville. By 1913, Cuff & Diggs had designed the Diepenbrock Theater, Travelers Hotel, Christian Science Church, and California Hospital in Sacramento as well as the El Dorado County Courthouse. Cuff received residential commissions from Senator Marshall Diggs for his North Sacramento house as well as from other prominent residents of Sacramento and Woodland. Many projects were executed in reinforced concrete, which at the time was cutting-edge building technology. The partnership fell apart about 1913, when Diggs got into legal trouble stemming from an extramarital affair and had trouble finishing commissions. Cuff continued to work as an architect, remodeling schools and designing modernist churches, until he turned 90 in 1960. At the time of his death in 1965, Cuff was remembered in the San Francisco Examiner as the “dean of Sacramento architecture.” Calling him the “Capital’s Senior Architect,” *The Sacramento Bee* said his “signature is written in brick and stone across Northern California.” Notable projects outside Sacramento include Alta Bates Hospital in Berkeley, Providence Hospital in Oakland, a church in Santa Cruz County, the El Dorado County Courthouse, and schools on the Hoopa Indian Reservation.¹³

Notable Buildings Completed in Sacramento

Merrium Apartments (1913) NRHP
First Church of Christ, Scientist (1913)
Travelers Hotel (1914) NRHP
Theater Diepenbrock (with Maury I. Diggs, demolished)
Warehouse, Sacramento Warehouse Company (1913)
Reinforced Concrete Warehouse, Thomson-Diggs Company (1915)
Lawrence Warehouse, (1915)
Residence for Marshall Diggs

E.C. Hemmings

Edward Charles Hemmings was born in Illinois in 1874 and trained as an architect in Chicago. Like many other architects of his generation, he came to San Francisco after the 1906 earthquake

¹² New York State Census, Erie, Buffalo, 1892; Canadian Contact Record, 15 July 1897, 3, 26 June 1901, 3; US Census Records, Portland, Oregon, 1930.

¹³ William Ladd Willis, *History of Sacramento County, California* (Los Angeles: Historic Record Company, 1913), 820-822; *San Francisco Examiner*, “C.C. Cuff,” 16 January 1965, 20; *Sacramento Bee*, “Clarence Cuff, Capital’s Senior Architect, Dies,” 14 January 1965, 37.

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to work on rebuilding that city. In 1907, he formed a partnership with State Architect George Sellon in San Francisco, who had also been working in Chicago before 1906, collaborating with him on the National Register-listed Agnews Insane Asylum building as well as cottages at California Polytechnic State University San Luis Obispo, Sonoma State Home for Feeble-minded Children, San Quentin Prison, and the State Normal School at San Jose (later California State University, San Jose). This was the first of many partnerships for Hemmings. Agnews and San Quentin were both designed according to the most progressive practices of the day, and each was recognized as a model institution of its type. Sellon & Hemmings opened a Sacramento practice in 1908. Hemmings married Laura MacDonald in Alameda the same year, and in 1909 they moved to Sacramento, where all three of their children were born.¹⁴

The partnership designed the manufacturers' pavilion for the State Agricultural Society in 1908. Southern California projects included a state hospital in San Bernardino and a teacher's training school in San Diego (later California State University, San Diego). The half-million-dollar Sacramento Hotel (demolished) was constructed of reinforced concrete in 1910. Sellon & Hemmings designed a hospital for the blind in Oakland, constructed in 1912. The two architects dissolved their practice in August 1909; several well-known works were constructed after the partnership ended. Hemmings partnered with William A. Jones of Vallejo on the Solano County Courthouse (1914) and Vallejo's First Baptist Church (1924). Hemmings' notable Sacramento projects included the Mohr & Yoerk Building (1910) at 11th and K Streets, Hotel Land, and a PG&E building. In 1920, he became chairman of the Architectural and Engineering Commission assigned to oversee design and construction of several elementary schools for Sacramento. Hemmings, Peterson, and Hudnutt, which appears to have formed solely for the school work, designed Elmhurst School before asking to be released from the contract in 1922. In 1923, Hemmings formed another partnership, this time with Leonard Starks. Hemmings and Starks designed the Elks Building, C.P. Nathan & Sons Store, Fuller Warehouse, and Pioneer Memorial Congregational Church during a productive year of collaboration before Hemmings' rather sudden death in 1924.¹⁵

Notable Buildings Completed in Sacramento

American Apartments/American Cash Store (with Sellon) NRHP, 1909

Mohr & Yoerk Building, 1910

Lorenz House, 1912

YMCA Building

Hotel Land

PG&E Building

First Unitarian Church

¹⁴ US Census Records, Sacramento, California, 1910; Willis, 828-829; Polk Directory, San Francisco, 1907, 1908; A.I. Whitney and Fred W. Jones, *Architect and Engineer*, January-December 1919, 120; National Register of Historic Places Nomination Form, Cranston-Geary House, prepared by Historic Environmental Consultants, 12 August 1997, Section 8, 3; National Register of Historic Places Nomination Form, Agnews Insane Asylum, prepared by Jacob van Heeckeren and Liz Homes, 7 January 1997, Section 8, 1.

¹⁵ *American Architect and Building News*, Vol. 94 (New York: July-December 1908), 20; *Engineering-Contracting*, Vol. 30 (Chicago: Myron C. Clark Publishing Company, July-December 1908), 36; *Western Architect*, Vol. 36, (Minneapolis: January-December 1912); *Sacramento Bee*, 13 June 1924, 21.

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Fox Senator Theater, 1923
Pioneer Memorial Congregational Church, 1923
Elks Building, 1923

Notable State Buildings with Sellon

Sacramento Hotel, 1910
Agnews Insane Asylum, NRHP
Folsom State Prison
California Polytechnic State University San Luis Obispo
Sonoma State Home for Feeble-Minded Children
San Quentin Prison
State Normal School at San Jose
State Normal School at San Diego

Other Notable Projects

Solano County Courthouse, 1911
First Baptist Church Vallejo, 1924

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Books

Ehrenreich-Risner, V. *North Sacramento*. Charleston, SC: Arcadia Publishing, 2010.

Willis, William Ladd. *History of Sacramento County, California*. Los Angeles: Historic Record Company, 1913.

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“Community Profile: Development and Planning History.” *North Sacramento Community Plan*. 3 March 2015.

Historic Environmental Consultants, prepared by. National Register of Historic Places Nomination Form. Cranston-Geary House. 12 August 1997.

Van Heeckeren, Jacob and Liz Homes, prepared by. National Register of Historic Places Nomination Form. Agnews Insane Asylum. 7 January 1997.

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Vol. 94. July-December 1908.

Architect & Engineer.
June 1914.
2 January 1915.

Building & Engineering News. 12 June 1918 – 6 August 1930.

Engineering-Contracting (Chicago: Myron C. Clark Publishing Company).
Vol. 30. July-December 1908.

The Sacramento Bee. 6 March 1914 – 7 February 2020.

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San Francisco Examiner.
"C.C. Cuff." 16 January 1965.

Western Architect (Minneapolis).
Vol. 36. January-December 1912.

Whitney, A.I. and Fred W. Jones. *Architect and Engineer*. January-December 1919.

Government Directories and Censuses

Canadian Contact Record.

51 July 1897.

26 June 1901.

New York State Census. Erie, Buffalo. 1982.

Polk Directory. San Francisco.

1907.

1908.

U.S. Census Records.

Portland, Oregon. 1930.

Sacramento, California. 1910.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 2.53

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.608811 Longitude: -121.451415

Verbal Boundary Description (Describe the boundaries of the property.)

North Sacramento School occupies a 2.53-acre property that spans just over half of a city block and three parcels (275-0102-015, 275-0102-016, and 275-0102-017). The property is bounded to the north by Dixie Avenue and to the east by Oakmont Street. The southern boundary is the line, demarcated by a fence, between the property's two southern parcels and the residential parcels to the south. The western boundary is Cantalier Street.

Boundary Justification (Explain why the boundaries were selected.)

The property boundaries are the limits of the parcel as defined by the Sacramento County Assessor and the legal description of the parcel.

11. Form Prepared By

name/title: Kara Brunzell
organization: Brunzell Historical
street & number: 1613 B Street
city or town: Napa state: CA zip code: 94559
e-mail kara.brunzell@yahoo.com
telephone: (707) 290-2918
date: May 2019; Revised November 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: North Sacramento School
City or Vicinity: Sacramento
County: Sacramento
State: California
Photographer: William Burg
Date Photographed: April 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 12 Main (north) façade, camera facing south
- 2 of 12 Main (north) façade, detail, camera facing south
- 3 of 12 Main (north) façade, east wing, camera facing south
- 4 of 12 Main (north) façade, west wing, camera facing southwest
- 5 of 12 Main (north) façade, west wing, camera facing south
- 6 of 12 West wing, north and west façades, camera facing southeast
- 7 of 12 West and south façades, camera facing east
- 8 of 12 West and south façades, camera facing northeast
- 9 of 12 Overview, south and east façades, camera facing northwest
- 10 of 12 South wing, south and east façades, camera facing northwest
- 11 of 12 North portion of building, south and east façades, camera facing northwest
- 12 of 12 East wing, east façade, camera facing northwest

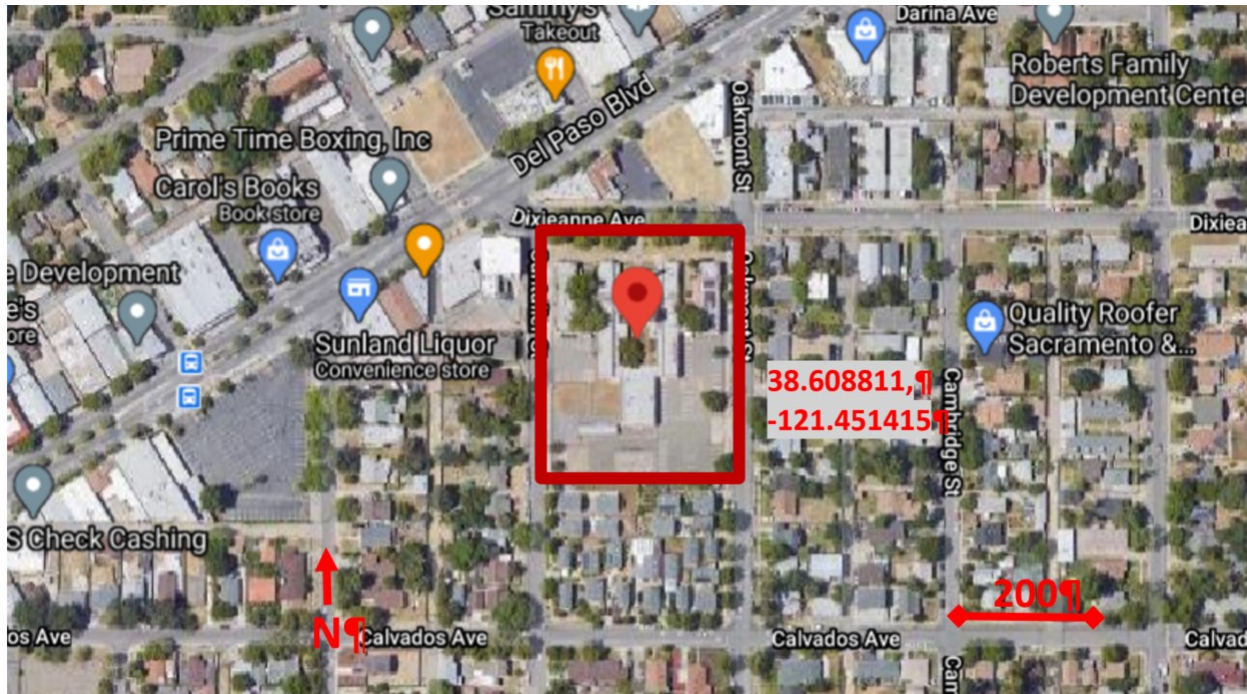
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Figure 1 Location Map

Latitude: 38.608811

Longitude: -121.451415



Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

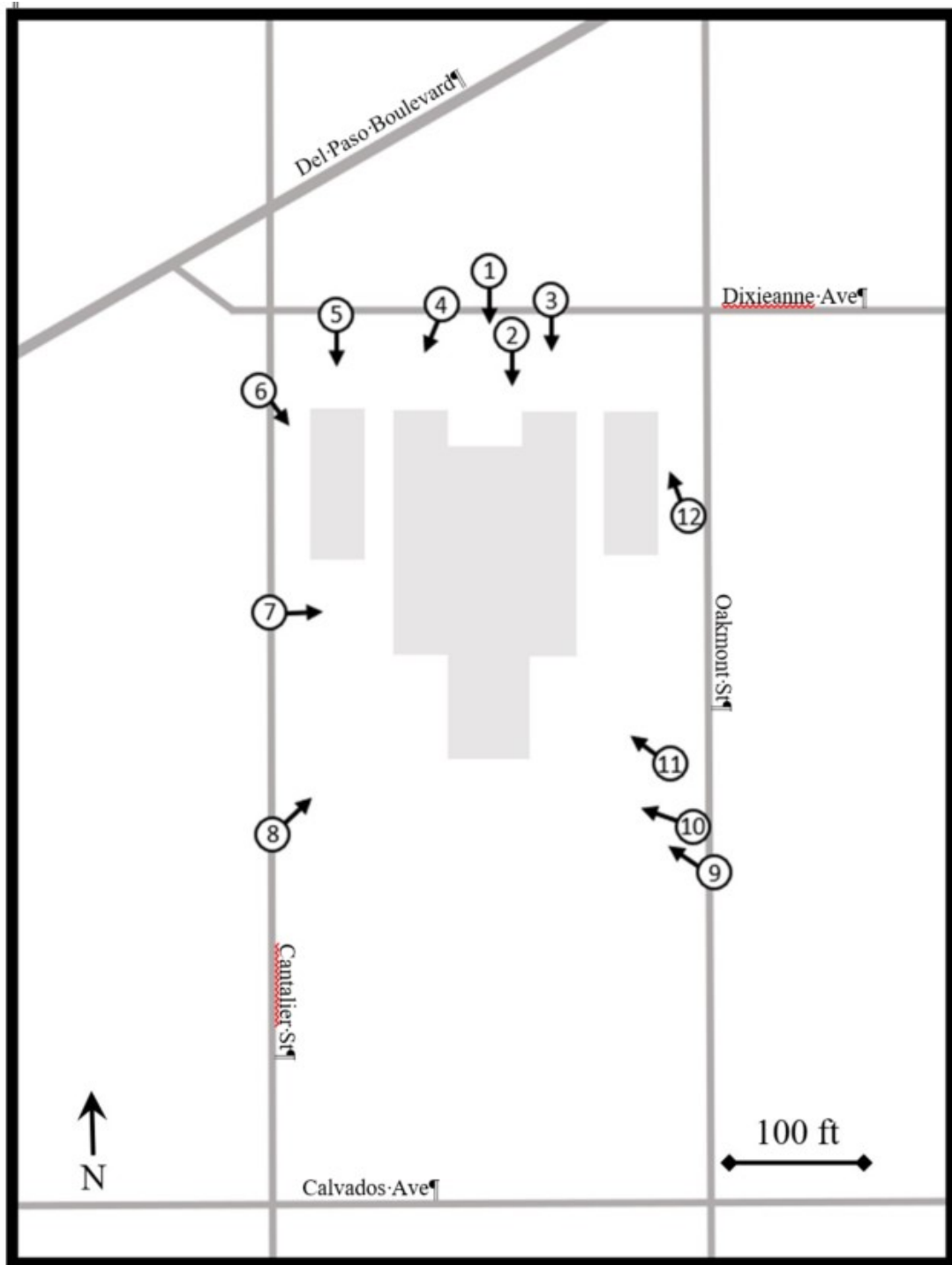
- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Figure 2 Sketch Map/Photo Key



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Figure 3 North Sacramento Land Co. Advertisement, *The Sacramento Bee*, April 25, 1914.

North Sacramento School Bonds Get Big Majority

—Another great step in making North Sacramento still more attractive and convenient as a home place.

By a unanimous vote the residents of North Sacramento yesterday approved the \$25,000 bond issue for two school houses.

HOME TRACTS AS INVESTMENTS—

An Unfailing Test

To gauge a home tract's value as an investment investigate its

- Attractiveness
- Conveniences —Popularity
- Lot Prices

If you put this test to North Sacramento you will prove to yourself that it is Absolutely the best suburban investment in Northern California.

Attractiveness it is THE close in home tract on high, healthful ground—20 to 50 feet higher than Sacramento; needs no levees to protect it. It is the Beautiful home tract; rolling green fields, flower dotted and shaded by thousands of great oaks.

Convenience it is but 1½ miles from Tenth and K Streets, the center of Sacramento. The new Trolley line now contracted for and which positively will be in operation before the end of the year, will take you to North Sacramento in 10 minutes, in half the time it now takes you to get to Oak Park and Curtis Oaks, where lots sell for about \$1,500. North Sacramento has three good stores—more are building, including a general merchandise store. North Sacramento has a School and two more have just been voted for.

Popularity in the last year about 100 families have built homes in North Sacramento. 21 more homes are building or contracted for.

Lot Prices North Sacramento lots, 50x150 feet, sell for lower prices than those of ANY home tract in or around Sacramento.
\$300 to \$500
It's BEST lots bring \$500 with all improvements and may be bought for **\$5.00 a Month**

Present Coupon Before Noon To-morrow.



"Get in Before the Trolley Line"
These lots will be worth \$500 soon.
\$5.00 a month NOW will enable you to make this profit.

NORTH SACRAMENTO

SEE IT TO-MORROW AT OUR EXPENSE
NORTH SACRAMENTO LAND CO.
1004 K Street Telephone Main 3429L

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Figure 4 Drawing of the intended building, 1914. *The Sacramento Bee*.

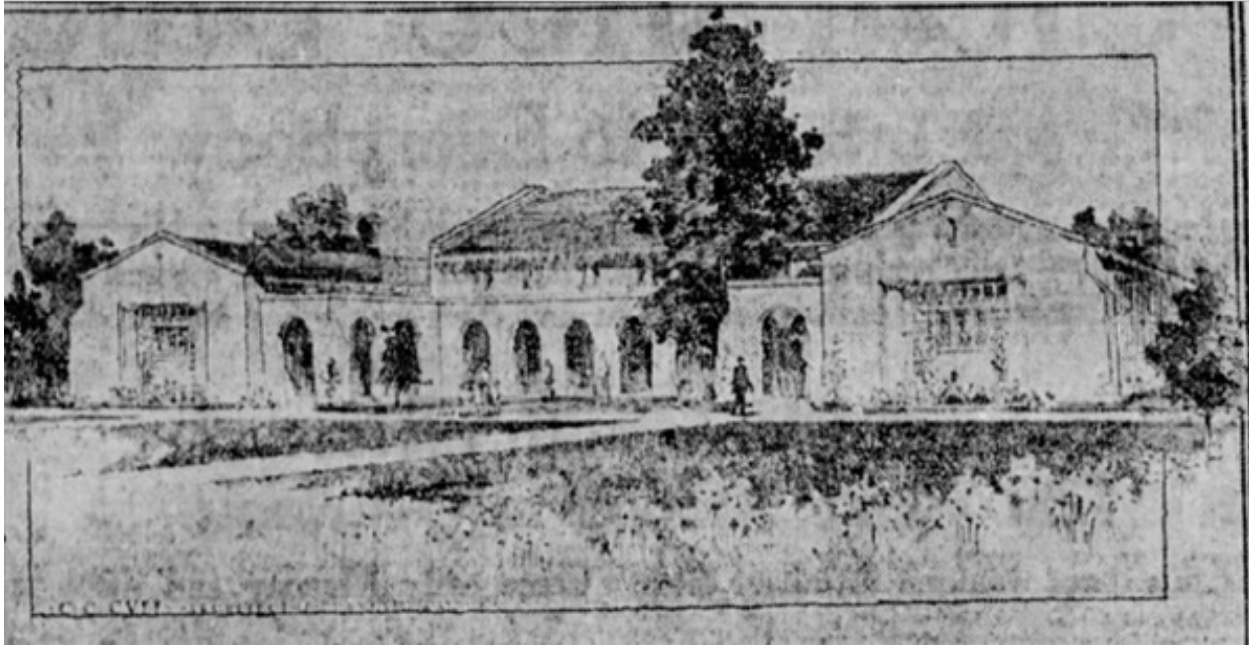


Figure 5 Students rake soil for grass at the new school, 1920. *Ehrenreich-Risner, 36*.



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Figure 6 Drawing depicting additions to the school, 1920. *The Sacramento Bee*.

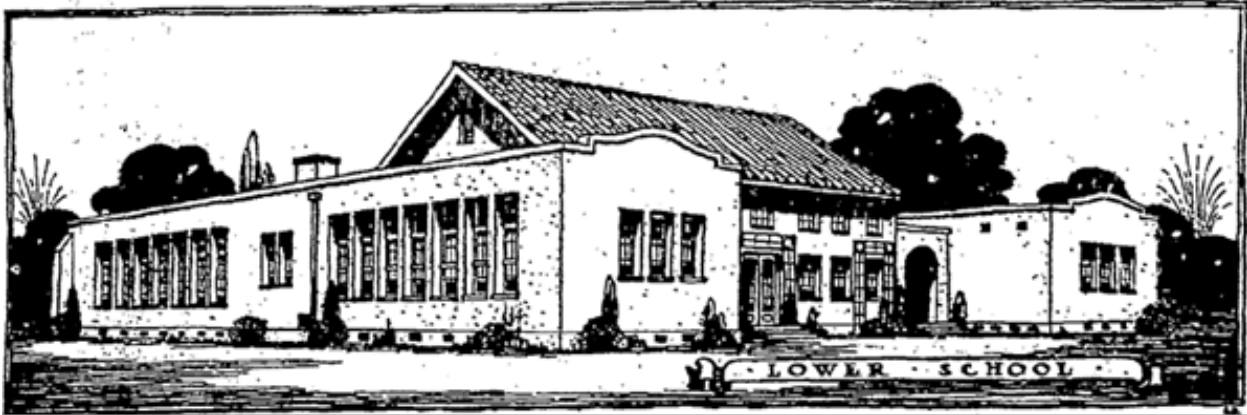
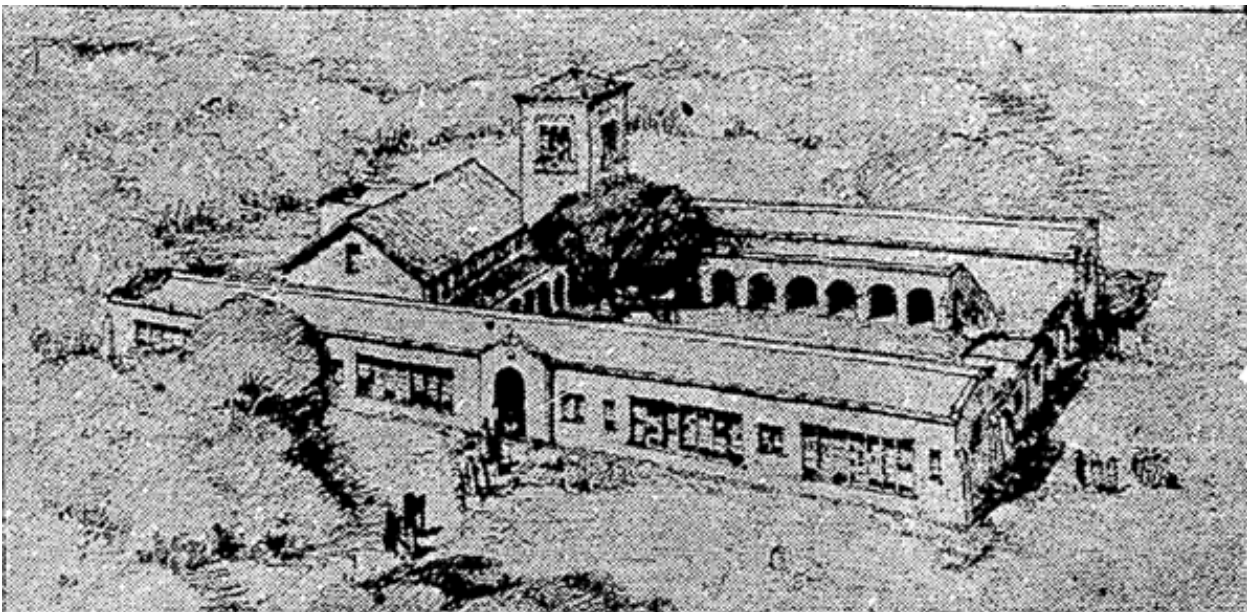


Figure 7 Architect's sketch of school addition, 1922. *The Sacramento Bee*.



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Figure 8 Class photo, circa 1930. *Michael Benning, Center for Sacramento History.*

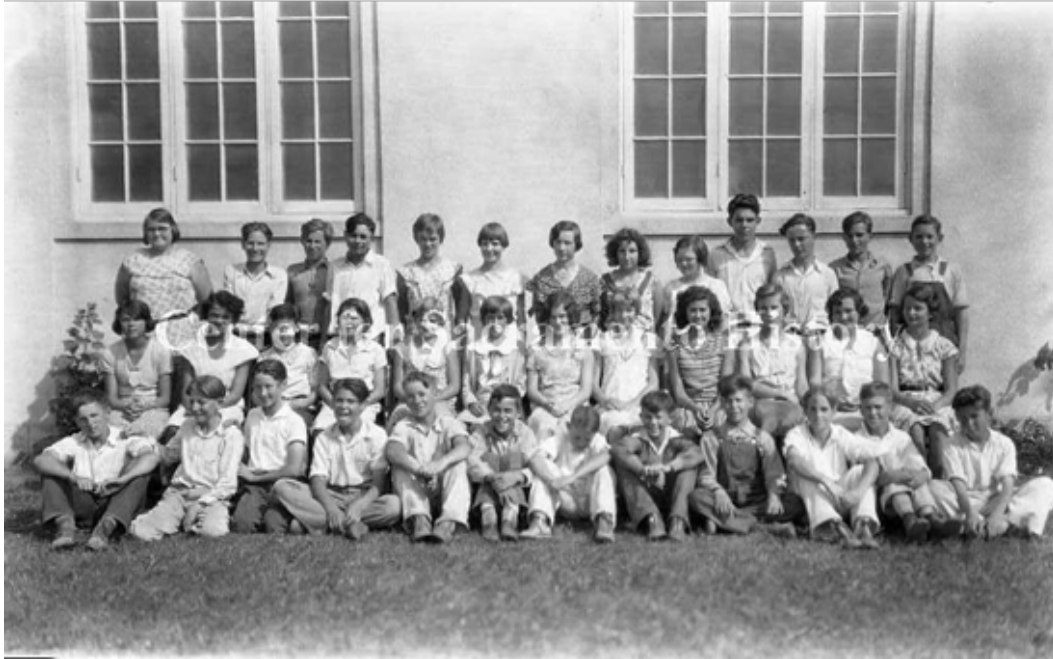


Figure 9 Circa 1935. *Michael Benning, Center for Sacramento History.*



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Figure 10 School band, 1939. *Michael Benning, Center for Sacramento History.*



Figure 11 Class photo, 1942. *Michael Benning, Center for Sacramento History.*



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Figure 12 Aerial view from the west, 1950s. *Ehrenreich-Risner, 30.*



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Photo 1 Main (north) façade, camera facing south



Photo 2 Main (north) façade, detail, camera facing south



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Photo 3 Main (north) façade, east wing, camera facing south



Photo 4 Main (north) façade, west wing, camera facing southwest



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Photo 5 Main (north) façade, west wing, camera facing south



Photo 6 West wing, north and west façades, camera facing southeast



North Sacramento School
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Photo 7 West and south façades, camera facing east



Photo 8 West and south façades, camera facing northeast



North Sacramento School
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Photo 9 Overview, south and east façades, camera facing northwest



Photo 10 South wing, south and east façades, camera facing northwest



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Photo 11 North portion of building, south and east façades, camera facing northwest



Photo 12 East wing, east façade, camera facing northwest

