# APPENDIX C:
# CULTURAL RESOURCES INVESTIGATION

# Memo

455 Capitol Mall, Suite 300
Sacramento, CA 95814
916.444-7301

Date: January 11, 2022

To: Rob Ferrera, Environmental Management Specialist, SMUD Environmental Services

From: Alta Cunningham, M.A., Architectural Historian, Ascent Environmental

Subject: **59th Street Corporation Yard Historic Evaluation**

**Purpose and Scope:** The Sacramento Municipal Utility District (SMUD) retained Ascent Environmental (Ascent) to prepare a historic evaluation of 1708 59th Street, also known as the 59th Street Corporation Yard, in support of the proposed SMUD 59th Street Corporation Yard Demolition and Remediation Project (project). SMUD is proposing installation of a full-scale soil vapor extraction system to remediate volatile organic compound-impacted soil gas, and excavation and disposal of soil contaminated with arsenic. In order to access the contamination, multiple buildings would require demolition. The project would include building demolition, installation and operation of the soil vapor extractions system, and excavation and disposal of contaminated soil. Therefore, all buildings and structures over 50 years of age were photographed, recorded, and evaluated under National Register of Historic Properties (NRHP) and California Register of Historical Resources (CRHR) criteria.

**Findings of the Investigation:** A built-environment pedestrian survey of the project site was conducted on August 17, 2021, by Alta Cunningham. A total of eight buildings were recorded and evaluated. An air raid siren was recorded during the survey. The siren is not located on SMUD property and will not be affected by project; therefore evaluation is not necessary. One additional feature was identified, an undocumented railroad spur line associated with the previously recorded Sacramento Valley Railroad alignment, P-34-000455. The following table lists the features recorded.

| Feature | Name |
|---|---|
| SMUD-1 | Building I, Warehouse Building |
| SMUD-2 | Building H, Tool Issue Building |
| SMUD-3 | Building J, Salvage Building |
| SMUD-4 | Building G, Shops Building |
| SMUD-5 | Building F, Garage |
| SMUD-6 | Building E, Distribution Services |
| SMUD-7 | Scales Building |
| SMUD-8 | Materials Fabrication Building |
| SMUD-9 | Air Raid Siren #27 |
| P-34-000455 | SMUD Corporation Yard Segment |

The eight buildings do not possess important historical associations or architectural merit, are not associated with notable individual, and do not have the potential to yield any additional important information about commercial office buildings or our history. Therefore, they do not appear to be eligible for listing in the NRHP or CRHR and are not considered historical resources for the purposes of the California Environmental Quality Act (CEQA).

Historic-period archaeological site P-34-000455 is the original Sacramento Valley Railroad alignment (later Southern Pacific Railroad), which began at the intersection of Front Street and R Street in February 1855 and was completed to Leidesdorff Plaza in Folsom early in 1856. In 1993, the Sacramento Valley Railroad as a whole was recommended as eligible for listing in the NRHP/CRHR under Criterion A/1 for its role in the development of Sacramento and Folsom and under Criterion B/2 for its association with Theodore Judah. The survey revealed a previously undocumented spur line located south of the Sac RT line. This spur is no longer in use, has been severed from the main line, and the tracks have mostly been paved over. No rails, ties, or associated features such as switches, signals, or signage remain and therefore this segment no longer retains its historic integrity. Although P-34-000455 as a whole was evaluated as potentially eligible, because this segment lacks integrity, it would not be an eligible contributing element, and therefore not a resource under CEQA.

**Recommendations:** As described in the attached California Department of Parks and Recreation 523 series forms (DPR forms) addressing these features, the historic evaluation finds that the eight buildings and the railroad spur do not appear to meet the eligibility criteria for either NRHP or CRHR. The air raid siren was not evaluated because is not located on SMUD property and will not be affected by project. Therefore, the project would have no effect on historical resources as defined under CEQA Guidelines Section 15064.5 and no further work is recommended.

**Personnel Qualifications:** Alta Cunningham has over 19 years of experience in the environmental consulting field. Her experience as an architectural historian includes archival research, historic building and structure surveys and evaluations, evaluating projects for consistency with the Secretary of the Interior's Standards, and cultural resources documentation for NEPA and CEQA projects ranging from single building evaluations to district-wide surveys for CEQA, Public Resources Code Section 5024, and Section 106 compliance documents. Alta received her Bachelor of Science in History from the University of California, Davis, and a Master of Arts in Historic Preservation from the Savannah College of Art and Design. She meets the Secretary of the Interior's Professional Qualification Standards for architectural history and history.

Emilie Zelazo has 17 years of environmental compliance and cultural resource management experience in California, Arizona, and the Great Basin. Her experience includes NEPA and CEQA document preparation, as well as cultural resources technical document preparation and oversight for CEQA, PRC 5024, and Section 106 compliance documents. Emilie has field and reporting experience in the Central Valley, Sierra Nevada foothills, San Francisco Peninsula, Southern California, and the Great Basin, as well as in parts of Nevada and southwestern Arizona. She has worked in coordination with various government agencies including the National Park Service, Bureau of Land Management, US Forest Service, US Army Corps of Engineers, Federal Aviation Agency, Federal Highways Administration, US

Department of the Army, and California Department of Transportation. Emilie meets the Secretary of the Interior's Professional Qualification Standards for both archaeology and architectural history.

If you have any comments or questions, please contact Alta Cunningham at 916.661.0029.

Thank you,

Alta Cunningham, M.A.

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

# PRIMARY RECORD

Primary #
HRI #
Trinomial
**NRHP Status Code** 6Z

Other Listings
Review Code | Reviewer | Date

**Page** 1 **of** 20 ***Resource Name or #:** (Assigned by recorder) SMUD-1
**P1. Other Identifier:** Building I, Warehouse Building
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Sacramento **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Sacramento East **Date** ____ **T** 08N ; **R** 05E ; ☐ **of** ☐ **of Sec** 9 ; ____ **B.M.**
c. Address 1708 59th Street City Sacramento Zip 95819
d. UTM: Zone 10S , 636195.47 m E mE/ 4268623.30 mN
e. Other Locational Data: APN 008-0010-009

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

The warehouse building is located in SMUD's North Corporation Yard on 59th Street. The east third of the building houses the offices and other rooms while the remaining two-thirds comprise the warehouse area. It is a concrete, single story, rectangular building, measuring approximately 500 feet long by 160 feet wide. The building was originally constructed in 1956 but was expanded over 250 feet to the west and substantially remodeled in 1971. Concrete patterned decorative grille sunscreens are located at the primary eastern façade and approximately 90 feet down the northern and southern sides. Docking bays are present on the north and south sides. The building is capped with a large projecting cornice faced with "marblecrete" panels. (See Continuation Sheet, page 5)

***P3b. Resource Attributes:** HP6. 1-3 story Commercial Building; HP8. Industrial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other, etc.)

P5b. Description of Photo: (view, date, accession #) Southeast corner, looking northwest, 8/17/2021

***P6. Date Constructed/Age and Source:** 1956, remodeled 1971. SMUD 2021; and as-built plans
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
SMUD
6201 S Street
Sacramento, CA 95852

***P8. Recorded by:**
Alta Cunningham & Emilie Zelazo
Ascent Environmental
Sacramento, CA 95814

***P9. Date Recorded:** Oct. 14, 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:** None

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

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) SMUD-1 ***NRHP Status Code** 6Z

**Page** 2 **of** 20

B1. Historic Name: Warehouse Building, Building I

B2. Common Name: Warehouse Building

B3. Original Use: warehouse and offices B4. Present Use: warehouse and offices

***B5. Architectural Style:** vernacular with some New Formalist and Brutalist elements

***B6. Construction History:** The warehouse was originally constructed in 1956. In 1971, a 250-foot addition was constructed on the west end and the exterior of the original building, including the roofline, was remodeled to match the expansion. However, the low-pitched gabled roof of the original building was retained; the addition has a flat roof. Skylights were also added to the original building's roof in 1971. The main entrance was moved from the east side to the north side. As-built plans also provided the following additional alterations. In 1973, the northwest loading dock was extended by 8 feet. In 1980, a 30-foot ramp was added to the southwest side of building. In 1981, the ice machines were relocated to outside the building and two new docks were added on the south side. In 1985, the first-floor interior was extensively remodeled. Concrete repairs and seismic upgrades were performed in 1994; most seismic upgrades occurred on the interior of the building and under the ceiling to the roof bracing. Two portables were placed under the overhanging cornice on the north side sometime in the recent past.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** _____ **Original Location:** _____

***B8. Related Features:**

B9a. Architect: Francis E. Leighton (1971 renovations) b. Builder: unknown

***B10. Significance: Theme** N/A **Area** N/A

**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A

This building does not appear to meet the criteria for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP).

**The Sacramento Municipal Utilities District**

The Sacramento Municipal Utilities District (SMUD) was effectively created in 1923 by popular vote of the citizens of Sacramento. In 1921, California Governor William D. Stephens signed the Municipal Utility District Act of 1921 into law, which allowed municipalities to join to form public utility districts. This act, coupled with the Federal Power Act of 1920, further enhanced the opportunity for SMUD's creation. In 1923, its service area encompassed the city of Sacramento and the City of North Sacramento (now part of Sacramento), an area of approximately 75 square miles (SMUD 2014:11). (See Continuation Sheet, page 5)

B11. Additional Resource Attributes: (List attributes and codes)
None

***B12. References:** See Continuation Sheet, page 13.

B13. Remarks: None

***B14. Evaluator:** Emilie Zelazo, MA

***Date of Evaluation:** October 14, 2021

(This space reserved for official comments.)

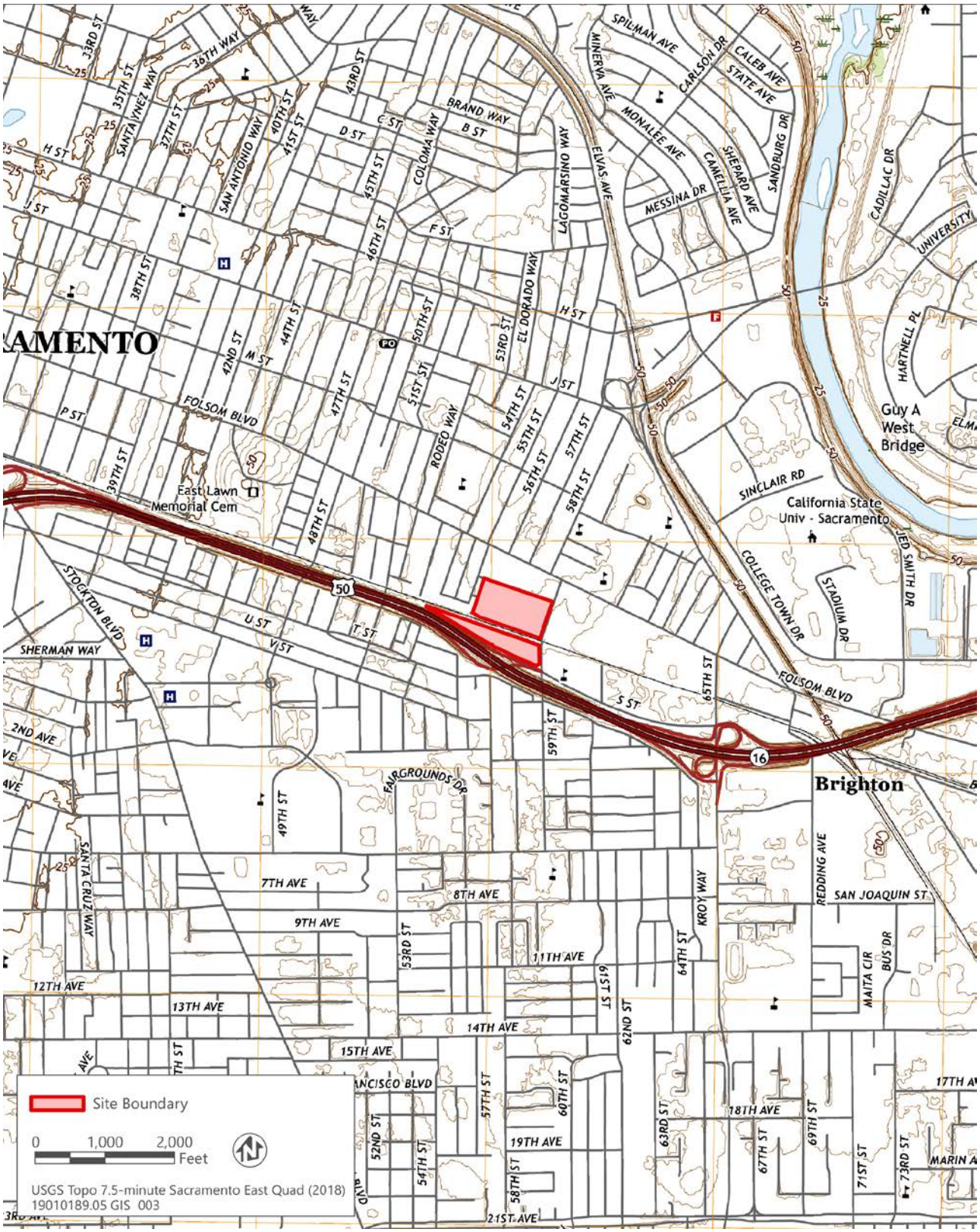
**State of California ♘ Natural Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

Primary#
HRI #
Trinomial

# LOCATION MAP

Page 3 of 20 Resource Name or # SMUD-1

*Map Name: Sacramento East *Scale: 1:24,000 *Date of map: 2018



**State of California ♁ The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# SKETCH MAP

Primary # _____
HRI# _____
Trinomial

**Page** 4 **of** 20 ***Resource Name or #** (Assigned by recorder) SMUD-1
***Drawn by:** Ascent Environmental, Inc. ***Date of map:** October 12, 2021

## P3a. Description (continued)

The main entrance is located behind the security booth near the northeast corner of the building. There are loading docks on both the north and south sides with roll-up doors. The loading dock bays are separated by steel columns placed at the edge of the cornice. The majority of the building does not have any windows, but there are skylights set into the roof. The only windows are located at the northwest end of the western façade and are comprised of multiple panes that reach from the ceiling to the floor spanning both stories (see Photo 4). An open-air stairwell is located to the south of the windows, also on the west end of the building.

The cornice overhangs the building by approximately 18 feet; this overhang shades the loading area and accesses. The "marblecrete" panels on the cornice are 10 feet high on the east the western ends of the building and 17 feet high on the central portion.

Eight-foot-wide exposed aggregate sidewalks are present at the east and west ends. The sidewalks are enclosed by the cornice at the top and concrete, grilled panels at the sides. On the eastern end of the building, the 18-foot tall by 10-foot and 8-inch wide panels are set 6 1/2 feet in from the edge of the cornice with approximately 10 feet spacing between each. The interior, half-height grilles (8 feet tall by 10 feet and 8 inches wide) are set alternate the taller outer panels and are placed 3 feet 3 inches from the body of the building on a concrete pillar colonnade (see Photo 7). At the west end of the building only the 18 feet tall grilled panels are present, also set at alternating positions and depths. There are no grilles on the north or south sides. Exposed aggregate planter boxes are set at the base of the exterior grilles on the west façade.

The warehouse building is in overall good condition. After its extensive remodel and expansion in 1971, it has seen some minor alterations to the exterior (see B6 page 2), but nothing that has significantly altered its 1971 façade. There are dirt and/or exhaust streaks on the "marblecrete" panels along its length.

## B10. Significance (continued)

SMUD immediately requested cost estimates for the purchase of the existing electrical systems in the region owned by Pacific Gas and Electric Company (PG&E) and Great Western Power Company. In 1934, Sacramento voters approved a $12 million bond for SMUD to establish a publicly operated electric utility system.

The cost to build a new distribution system was deemed to be too high, so SMUD proceeded with efforts to purchase PG&E's local system through condemnation. During this time, SMUD was operating in rented rooms at 1325 K Street and in tin Quonset huts at its 1708 59th Street Corporation Yard (Armstrong 2015a). Over the next 25 years, litigation with PG&E delayed the delivery of power by SMUD to local customers. The long battle finally ended on December 31, 1946. In the years directly following, SMUD focused on modernizing the outdated and neglected power grid and facilities it inherited from PG&E. Meanwhile, the population of Sacramento doubled between 1946 and 1956, creating a continuous need for reliable power delivery as (SMUD 2017:4-8).

## B10. Significance (continued)

In the early 1950s, SMUD still had its administrative and general offices at 2101 K Street and its operations headquartered at 59th and R streets. However, by the mid-1950s, SMUD's staff had grown to over 400 men and women (SMUD 2017:4-8). As a result, SMUD hired the New York consulting firm Ebasco Services, Inc. (Ebasco) in 1955 to conduct an extensive study of SMUD's space requirements for its present use and future growth. Ebasco recommended consolidating SMUD facilities into one location, estimating that 35 acres of land would be needed for both the operations yard and an office building (SMUD 2014:13).

The following year, in 1956, SMUD purchased 13.7 acres at 6201 S Street for a new headquarters. They then hired the local architectural firm of Dreyfuss & Blackford to construct a 160,000 square foot International-style building with wooded landscaping (SMUD 2014:13). The headquarters building was completed in 1959. The property at 59th and R Streets remained the operations yard. By the early 1960s, SMUD was serving 170,000 customers in Sacramento County.

In 1969, SMUD started construction on its first nuclear power plant, Rancho Seco, in southeastern Sacramento County. The plant became operational in 1974, but it suffered from continual challenges, including a 27-month outage in the 1980s. In 1989, voters voted to close the plant, and SMUD formally shut down the power plant on June 7th of that year.

In the 1990s, SMUD diversified its power sources, and by the end of the 20th century, it was serving more than 500,000 customers and had over 2,000 employees, making it the 2nd largest municipal utilities district in California and the 6th largest in the US (SMUD 2021). To meet these increased needs, SMUD purchased 51 acres at 4401 Bradshaw Road in 2009, and in 2013, relocated its operations yard from 59th Street to the East Campus Operations Center near Mather Field (Armstrong 2015b; SMUD 2021). Today, SMUD continues to enhance its services and explores new options for energy sources for the greater Sacramento region.

59th Street Corporation Yard

SMUD has owned the corporation yard at 1708 59th Street since 1947 when it was purchased from PG&E. At the time of purchase, the yard was 10 acres and contained three corrugated-metal Quonset huts as the only buildings. Within the next 10 years, SMUD was able to purchase an additional 2.89 acres north of the original site, bringing the total acreage of the yard to 12.89 acres.

The first building constructed at the corporation yard was the warehouse in the 1956. The garage was constructed in 1962. The original Quonset huts were used until 1969 when 79 employees were temporarily moved to the Headquarters building located on S Street. The Quonset huts were torn down in 1970 and the tool issue, salvage, shop, and distribution services (called the T&S building in the SMUD newsletter) buildings were constructed soon after.

## B10. Significance (continued)

At the same time the Rancho Seco plant was being built, U.S. 50 between 34th Street to Watt Avenue was under construction; this section of U.S. 50 opened in 1972 (California Highways 2020). Many residential neighborhoods in the path of the highway were razed, and as a result, SMUD was able to obtain several additional parcels south of its 59th Street Corporation Yard and south of the Southern Pacific Railroad tracks in 1971; SMUD had already acquired the empty lots south of the tracks and to the east in 1965 (Sacramento County Assessor's Office 2021). This expanded the operations yard by a total of 6.85 acres, providing a total of 19.74 acres for the entire yard. The two areas separated by the railroad tracks were then known as the North Corporation Yard and the South Corporation Yard (SMUD 2020:2-1).

Today, the 59th Street Corporation Yard contains eight buildings and four modular office trailers on the site. Most of the buildings date to the 1970s. Concrete storage bins and other ancillary features are also present in the South Corporation Yard. Historically, these held materials such as power poles, power cables, and hazardous wastes (SMUD 2020:2-2). In 2013, most of the operations that were once carried out at the 59th Street Corporation Yard have been moved to the new East Campus Operations Center near Mather Field. As a result, SMUD is now seeking to remediate its facilities at the 59th Street Corporation Yard.

### Architect

Francis E. Leighton designed seven of the eight buildings in the SMUD corporation yard at 1708 59th Street in 1971; the exception is Building F, the Garage, which was constructed in 1962. Additional technical plans for the seven buildings were provided by Rumberger and Haines (structural), Peters Engineering (mechanical), and Charles Martin and Associates (electrical). The construction firm is unknown. As-built plans are available from SMUD.

Historical research failed to identify Mr. Leighton as an architect of note either in Sacramento locally, California, or the nation. He does have one known building to his credit, the Hi House located in Inverness, California, near the Point Reyes National Seashore (see Figure 1 below).

Figure 1. Hi House in Inverness, California. Constructed 1939 (Vbro 2021).

## B10. Significance (continued)

The Hi House is a one-story residence built on a stilt foundation situated among Bishop Pine trees. It has glass curtain walls, a wooden deck, and an asymmetrical roof line. The house was designed in the International Style and is unique to the locale (Dwell 2021). Concentrated research found no other information about the Hi House or about the life, career, or achievements of Mr. Leighton.

**Architectural Styles**

Modernist

Modernist buildings in Sacramento reflect the values of functionality, simplicity, and efficiency in their designs. They contain a variety of materials, such as concrete, stone, glass, and metals, combined to present a contemporary, strong presence. The warehouse building has elements of two subsets of Modernist architecture, Brutalism and New Formalism.

*Brutalism (ca. 1955-1975)*

Brutalism emerged in the early-1950s as a design philosophy held by a group of British architects that rejected the light-hearted nature of Modernism in favor of an honest expression of a building's function through form and materials, namely concrete. Swiss architect Le Corbusier is typically credited with designing the first building to evoke these principles in his 1952 United Habitation in Marseille, France (GEI 2017:3-15). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, Paul Rudolph, and William Wurster. Both the academic and materials approach to Brutalism made the style applicable to a range of educational and civic buildings in the United States (City of Riverside 2009:17; PAST 2009:85).

Brutalist architecture stemmed from experiments using rough concrete in its crudest and most brutal form. This style features large concrete masses that are poured on-site and left unpolished to convey honesty and texture through visible wood formwork and aggregate in the concrete (GEI 2017:3-15). Buildings designed in this style are usually formed with striking blockish, geometric, and repetitive shapes (Figures 2 and 3). Common design features include the "Russian Wedge," in which a wall plane projects outward on a sloped angle. Broad surfaces are often interrupted by deep-shadow penetrations of the building's mass; vertical slots may contrast with broad oblong openings or tall openings with horizontal slots. Fixed windows are set deep into the walls and are often small in relation to the size of the structure (PAST 2009:85; DOCOMOMO 2015).

Example of Brutalism architecture in Sacramento includes the California Energy Commission Building located at 1516 9th Street (Figure 2) and the County Courthouse located at 720 9th Street (Figure 3) (GEI 2017:3-15). The County Courthouse appears to meet NRHP/CRHR Criterion C/3 and Sacramento Register Criteria iii and iv within the context of architecture. The County Courthouse is an important example in Sacramento of the Brutalist style of architecture and represents the work of master architects Starks, Jozens & Nacht (GEI 2017:4-7).

**B10. Significance (continued)**

Figure 2. California Energy Commission Building. Constructed in 1974 (Artstreetecture 2021).

Figure 3. Gordon D. Schaber Sacramento County Courthouse. Constructed in 1965 (Deacon 2013).

*New Formalism (ca. 1955–1975)*

New Formalism emerged in the mid-1950s as a reaction against the rigid formulae of the American version of the International Style, Modernism's lack of historical reference, and rejection of decorative ornamentation. Architects had grown increasingly weary of the minimalist glass boxes that characterized much of the corporate environment and commercial streetscapes of cities across the country and began experimenting with designs that combined elements and design concepts of classical architecture and Modernism (GEI 2017:3-13). New Formalism added stylized architectural elements such as repetitive arcades or full-height columns around buildings as a return to traditional (though highly stylized) architecture (Figures 4 and 5) (PAST 2009:85; DOCOMOMO 2015).

## B10. Significance (continued)

New Formalist architects embraced the commonalities between classical architecture and Modernism; balanced building proportions, emphasis on structural form, organized hierarchy of building elements, formal entryways, symmetry, and geometric massing and building forms. New Formalist buildings featured classical elements like arches, stylized colonnades and entablatures, and materials like travertine, marble, and granite; however, these features were non-traditional in that their design was minimalist and decorative rather than structural (GEI 2017:3-14). A single volume structure is preferred, and the buildings are often separated from nature by being set upon a raised podium or base. Many have an exotic "Near Eastern" flavor and exterior wall surfaces of cast stone, brick and marble can be found. Typically, the building was capped with a large projecting cornice, expressed merely as a slab. Patterned screens or grilles may appear as decorative features. The most noted practitioners of the style were Edward Durrell Stone, Minoru Yamasaki, and Phillip Johnson (PAST 2009:85; DOCOMOMO 2015). New Formalist designs were most often used for civic centers, school campus buildings, auditoriums, and museums due to their monumental aesthetic and were constructed through the 1970s (GEI 2017:3-14).

Examples of New Formalism architecture in Sacramento include the Senator Savings and Loan/Chase Bank located at 4701 Freeport Boulevard, the former Metropolitan Life Insurance building located at 2131 Capitol Avenue (Figures 4 and 5, respectively), and the Chase Bank located at 1950 Arden Way (GEI 2017:3-14).

Figure 4. Senator Savings and Loan/Chase Bank. Constructed in 1964 (GEI 2017).

## B10. Significance (continued)

Figure 5. Former Metropolitan Life Insurance Building constructed 1964 (GEI 2017).

**Application of Significance Criteria**

To be considered eligible for listing in the NRHP/CRHR under Criterion A/1, a building must be associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history. While this building is associated with the expansion of SMUD in response to post-WWII increased utility demands in Sacramento, research has not revealed any specific significant events within those contexts associated with the building itself. The building was designed to be and functioned as a shipping and receiving warehouse with administration offices. No known manufacturing, innovations, or research significant to the development of energy efficiency, distribution, or SMUD took place in the building. Therefore, the warehouse building does not appear to be significant under NRHP/CRHR Criterion A/1.

To be considered eligible for listing in the NRHP/CRHR under Criterion B/2, a building must be associated with the lives of persons significant in our past. While the building is located within the SMUD 59th Street Corporation Yard, historical research has failed to identify any persons of significance associated with the yard or the warehouse building. The building was extensively remodeled in 1971 based on a design by Francis E. Leighton; however, this building does not appear to be the most representative example of his work, discussed further under Criterion C. Therefore, the building does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, a building must embody distinctive characteristics of a type, period, or method of, installation or represent the work of a master, or possess high artistic values. The warehouse building was first constructed in 1956 then extensively remodeled and expanded in 1971. It exhibits many stylistic elements which echo the Brutalist and New Formalist styles, particularly the "marblecrete" cornice, and linear colonnade elements such as the grille sunscreens, vertical windows, and masonry veneered wall panels. The building was designed by Francis E. Leighton, who is most well-known for the Hi-House, an International Style stilted residence with glass window walls located at the Point Reyes National Seashore. The warehouse building, however, is a vernacular interpretation of two separate Modernist styles, Brutalism and New Formalism. These styles were adapted to the building's function as an office and warehouse within a corporation yard.

## B10. Significance (continued)

Additionally, historical research has failed to identify Mr. Leighton as a master architect or builder. Even if additional research identifies Mr. Leighton as a master, this building possesses neither architectural distinction nor important artistic qualities, and therefore would not be a significant example of Leighton's work. Therefore, the warehouse building does not appear to possess sufficient design or construction value to warrant inclusion in the NRHP/CRHR under Criterion C/3.

Criterion D/4 generally applies to archaeological resources or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the building have been documented and are contained in existing As-Built plans. The warehouse building does not appear to be significant under this criterion because it is not likely to yield any additional important information about industry, commercial office buildings, or our history.

**Integrity Consideration**

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. **Location** is the place where the historic property was constructed or the place where a historic event occurred. Integrity of location refers to whether the property has been moved since its construction. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. **Setting** is the physical environment of a historic property that illustrates the character of the place. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. This is an intangible quality evoked by physical features that reflect a sense of a past time and place. **Association** is the direct link between the important historic event or person and a historic property. Continuation of historic use and occupation help maintain integrity of association.

The building's features, including a massing block rectangular form; "marblecrete" panels on the overhanging cornice; and full-height stylized panels and columns that visually connect the roof to the ground features, were not part of the building's original construction, thus the building's integrity of design, materials, and workmanship has been impacted. The expansion of the building in 1971 also impacted the building's feeling by changing it from a moderately sized facility to a more modern large facility capable of serving a larger customer base. Lastly, even though the 1971 remodel did not move the warehouse (location) or change its function (association), the overall impacts of the 1971 remodel resulted in a loss of integrity.

## B12. References (continued)

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Sacramento Municipal Utility District (SMUD). 2014(December). *Sacramento Municipal Utility District Headquarters Building and Site Rehabilitation Project Historic Structures Report*. Prepared by Wiss, Janney, Elstner Associates, Inc., Emeryville.

---------- 2017 (August). *Cultural Resources Survey Report for the SMUD Headquarters Campus Master Plan Environmental Impact Report, Sacramento, Sacramento County*. Prepared ICF, Sacramento.

---------- 2020 (February). *Phase I Environmental Site Assessment SMUD 59th Street Corporation Yard 1708 59th Street Sacramento, Sacramento County, California 95819*. Prepared by AECOM, Sacramento.

Vbro. 2021. Tree Top Glass House Hi House. Available: https://www.vrbo.com/41775. Accessed September 23, 2021.


Photo 1. Northern façade. Eastern façade to left. and. Facing south. Photo taken 8/17/2021.

Photo 2. East half of northern façade. Facing east. Photo taken 8/17/2021.

Photo 3. Remainder of Northern façade. Note ramp and loading bays as well as two portable buildings under cornice at west end. Facing southwest. Photo taken 8/17/2021.

Photo 4. Western façade. Facing southeast. Photo taken 8/17/2021.

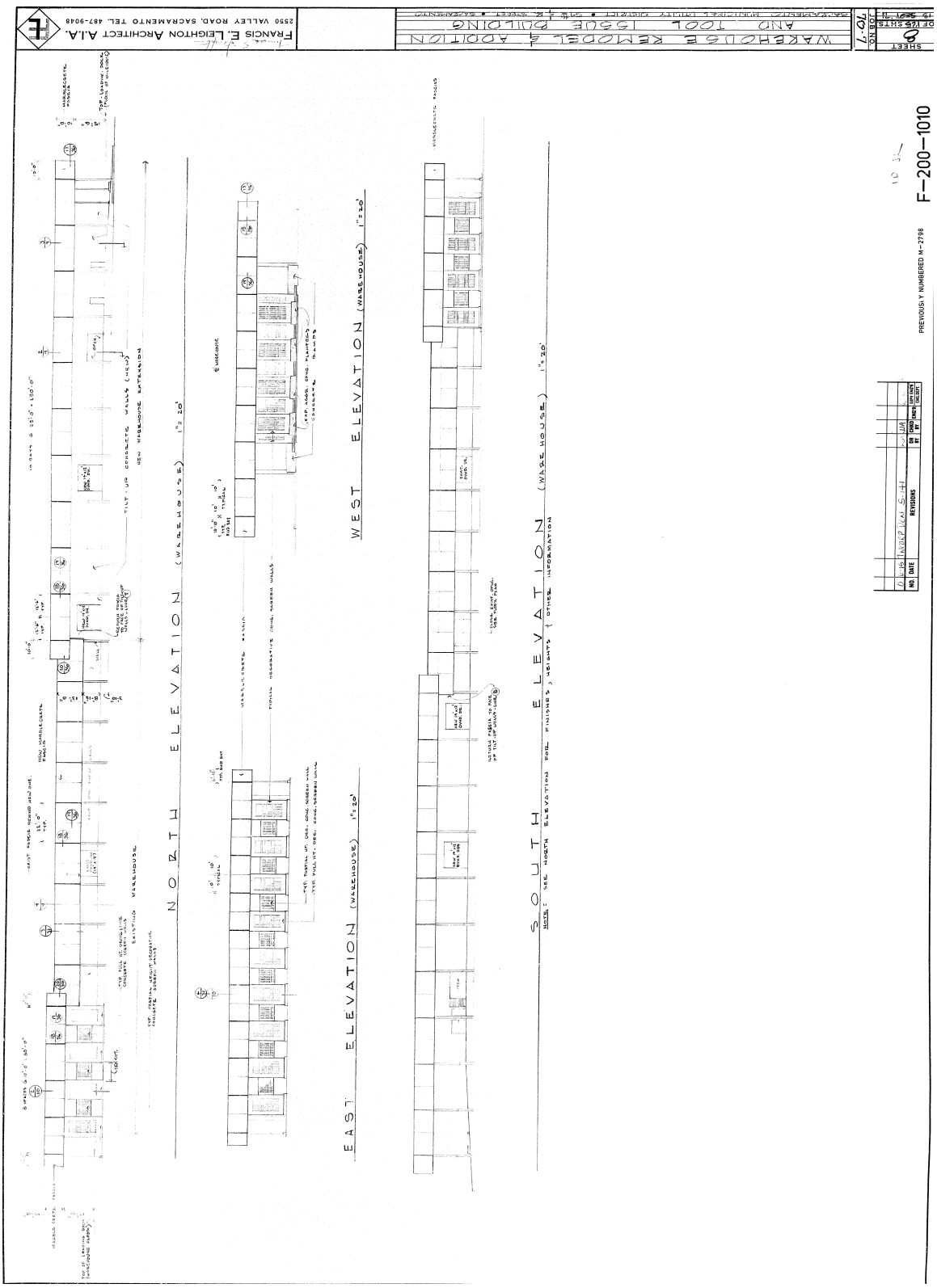
Photo 5. Western façade with stairwell visible. Southern façade to right. Facing east. Photo taken 8/17/2021.

Photo 6. Southern facade. Note ramp in southwest corner. Facing east. Photo taken 8/117/2021.

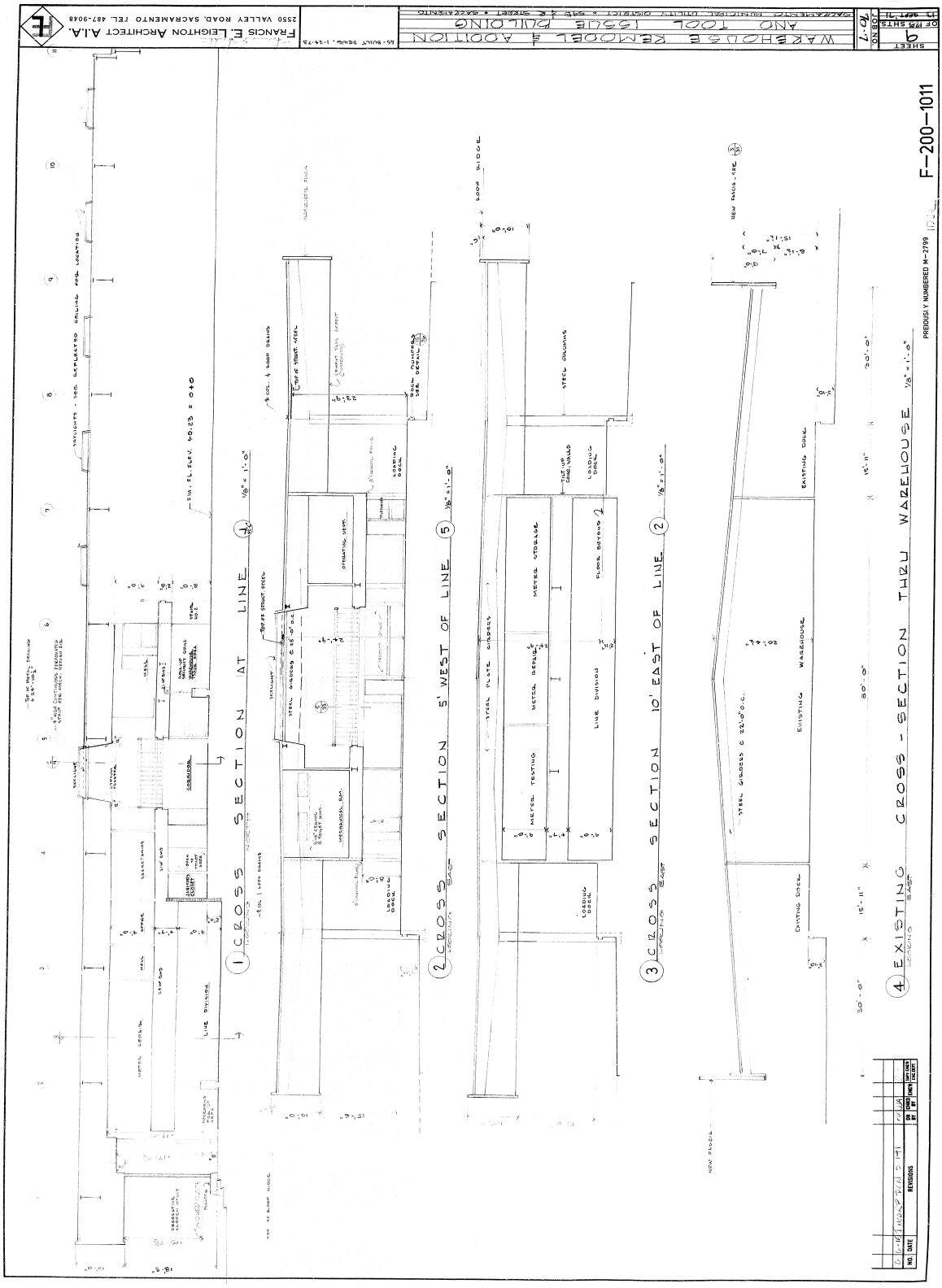
Photo 7. Western façade with stairwell visible. Southern façade to right. Facing east. Photo taken 8/17/2021.

Photo 8. Southern facade. Light rail tracks (former SPRR) in foreground. Photo taken 8/17/2021.

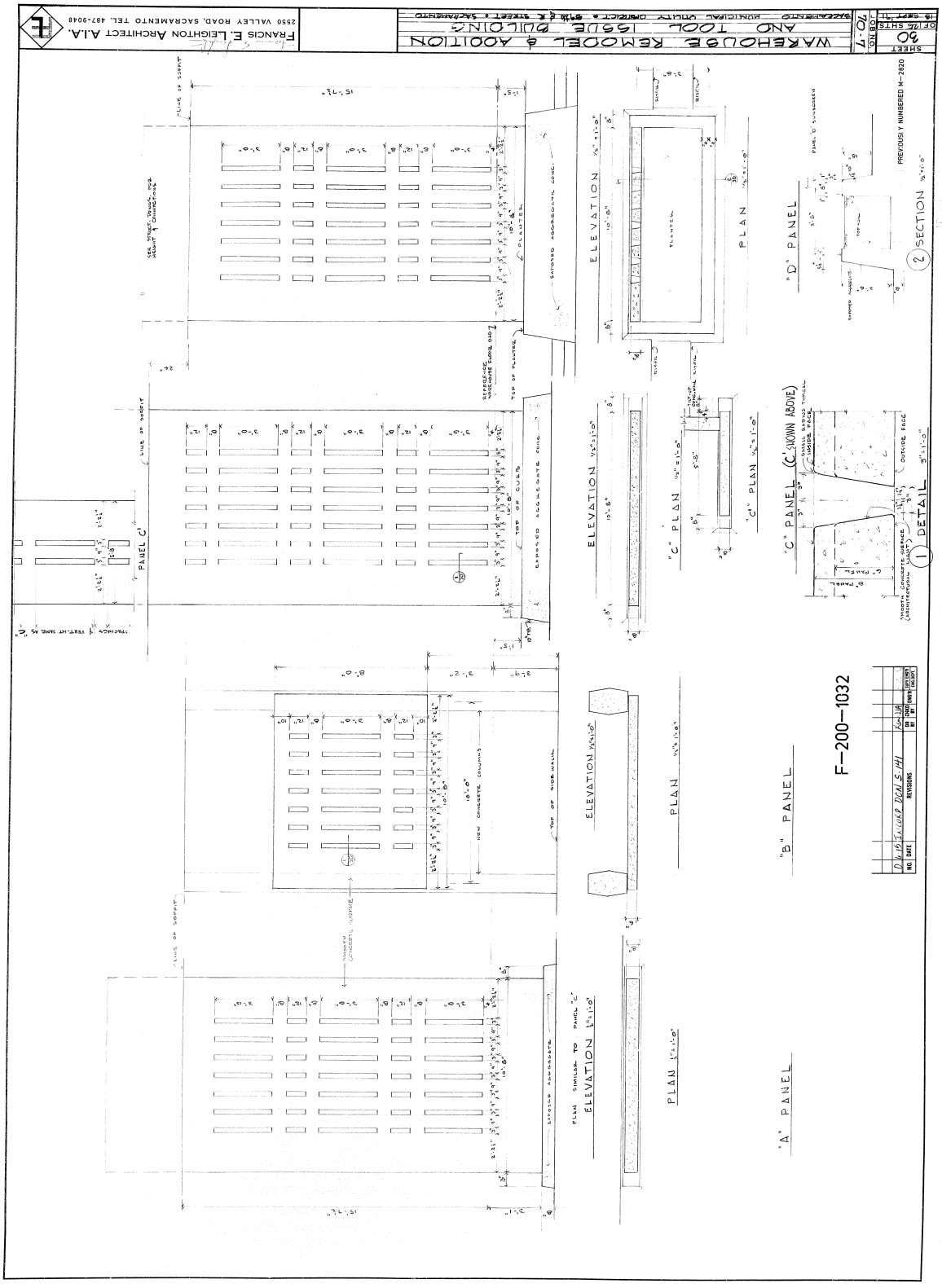
1971 As-Built Plan - Exterior Elevations



1971 As-Built Plan - Cross Sections



1971 As-Built Plan. Concrete Grille Sunscreen Panel detail



**State of California ◆ The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# PRIMARY RECORD

Primary #
HRI #
Trinomial
**NRHP Status Code** 6Z

Other Listings
Review Code | Reviewer | Date

**Page** 1 **of** 15 ***Resource Name or #:** (Assigned by recorder) SMUD-2
**P1. Other Identifier:** Building H, Tool Issue Building
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Sacramento **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Sacramento East **Date** ____ **T** 08N ; **R** 05E ; ☐ **of** ☐ **of Sec** 9 ; ____ **B.M.**
c. Address 1708 59th Street City Sacramento Zip 95819
d. UTM: Zone 10S , 636023.79 m E mE/ 4268685.08 mN
e. Other Locational Data: APN 008-0010-009

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

The tool issue building is located in SMUD's North Corporation Yard on 59th Street. The tool issue building is a single-story concrete masonry unit building measuring approximately 150-feet long by 117-feet wide. "Marblecrete" panels seeded with large aggregate face a large projecting cornice, extending over the podium-style base. The building was constructed in 1971 and designed by Francis E. Leighton of Sacramento. Prior to the construction of the tool issue building, a Quonset hut had been at this location since at least 1946. (See continuation sheet, page 5)

***P3b. Resource Attributes:** HP8. Industrial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other , etc.)


P5b. Description of Photo: (view, date, accession #) Northeast corner, looking southwest, 8/17/2021

***P6. Date Constructed/Age and Source:** 1971/as-built plans
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
SMUD
6201 S Street
Sacramento, CA 95852

***P8. Recorded by:**
Alta Cunningham and Emilie Zelazo
Ascent Environmental
Sacramento, CA 95817

***P9. Date Recorded:**
September 23, 2021

***P10. Survey Type:** Intensive
***P11. Report Citation:** None

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) SMUD-2 ***NRHP Status Code** 6Z
**Page** 2 **of** 15
B1. Historic Name: Tool Issue Building
B2. Common Name: Tool Issue Building, Building H
B3. Original Use: office & warehouse B4. Present Use: same
***B5. Architectural Style:** vernacular with Brutalism and New Formalism elements

***B6. Construction History:** Constructed in 1971, expanded in 1987 by approximately 25 feet to the south. Originally, each side of the building had a yard enclosed by a masonry wall; the expansion in 1987 removed the east yard and replaced it with a full wing. A small portable was placed between the main building and the storage area more recently.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:**
B9a. Architect: Francis E. Leighton b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A

This building does not appear to meet the criteria for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP).

**The Sacramento Municipal Utilities District**

The Sacramento Municipal Utilities District (SMUD) was effectively created in 1923 by popular vote of the citizens of Sacramento. In 1921, California Governor William D. Stephens signed the Municipal Utility District Act of 1921 into law, which allowed municipalities to join to form public utility districts. This act, coupled with the Federal Power Act of 1920, further enhanced the opportunity for SMUD's creation. In 1923, its service area encompassed the city of Sacramento and the City of North Sacramento (now part of Sacramento), an area of approximately 75 square miles (SMUD 2014:11). SMUD immediately requested cost estimates for the purchase of the existing electrical systems in the region owned by Pacific Gas and Electric Company (PG&E) and Great Western Power Company. In 1934, Sacramento voters approved a $12 million bond for SMUD to establish a publicly operated electric utility system. The cost to build a new distribution system was deemed to be too high, so SMUD proceeded with efforts to purchase PG&E's local system through condemnation. During this time, SMUD was operating in rented rooms at 1325 K Street and in tin Quonset huts at its 1708 59th Street Corporation Yard (Armstrong 2015a). (See Continuation Sheet, page 5)

B11. Additional Resource Attributes: (List attributes and codes) None
***B12. References:** See Continuation Sheet, page 12.

B13. Remarks: None

***B14. Evaluator:** Emilie Zelazo, MA
***Date of Evaluation:** September 23, 2021


(This space reserved for official comments.)

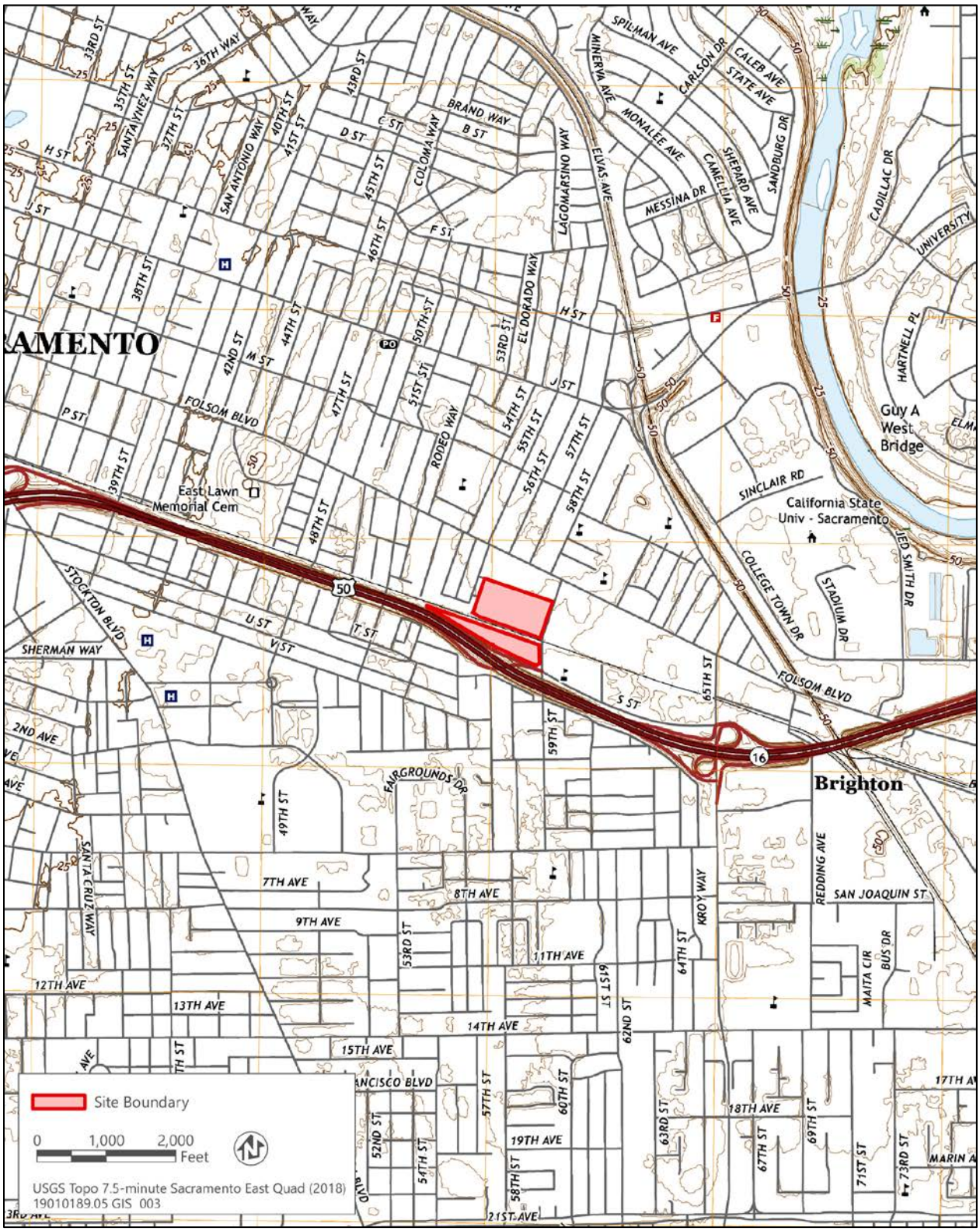
**State of California ♘ Natural Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

Primary#
HRI #
Trinomial

# LOCATION MAP

Page 3 of 15 Resource Name or # SMUD-2

*Map Name: Sacramento East *Scale: 1:24,000 *Date of map: 2018



**State of California ♁ The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# SKETCH MAP

Primary # _____
HRI# _____
Trinomial

**Page** 4 **of** 15 ***Resource Name or #** (Assigned by recorder) SMUD-2

***Drawn by:** Ascent Environmental, Inc. ***Date of map:** October 12, 2021

## P3a. Description (continued)

The main entrance is comprised of glass double doors. The entrance is protected by a metal canopy. Floor to ceiling three paned glazed and tinted windows are regularly spaced on each facade. A similar single pane window is located over the main entrance. On the west side of the building is an open storage yard constructed from the same masonry blocks as the main building; the curb of the enclosure is faced with "marblecrete," it is just not painted like the cornice. Short segments of chain link fence and two gates are present on the north end. Another entrance gate is located on the west side. A roll-up door is located on the eastern façade. A large metal block letter H is located on the northeast corner of the cornice.

In 1987, the building was expanded on the east side by 25 feet. This filled in open space under the cornice which was originally 30 feet on the east and west; the cornice was not expanded. Also, small portable building has been placed in between the main building and the storage area. The building does show some minor damage; there are rust streaks and dark stains on the cornice and chips to the masonry walls of the storage area.

## B10. Significance (continued)

Over the next 25 years, litigation with PG&E delayed the delivery of power by SMUD to local customers. The long battle finally ended on December 31, 1946. In the years directly following, SMUD focused on modernizing the outdated and neglected power grid and facilities it inherited from PG&E. Meanwhile, the population of Sacramento doubled between 1946 and 1956, creating a continuous need for reliable power delivery as (SMUD 2017:4-8).

In the early 1950s, SMUD still had its administrative and general offices at 2101 K Street and its operations headquartered at 59th and R streets. However, by the mid-1950s, SMUD's staff had grown to over 400 men and women (SMUD 2017:4-8). As a result, SMUD hired the New York consulting firm Ebasco Services, Inc. (Ebasco) in 1955 to conduct an extensive study of SMUD's space requirements for its present use and future growth. Ebasco recommended consolidating SMUD facilities into one location, estimating that 35 acres of land would be needed for both the operations yard and an office building (SMUD 2014:13).

The following year, in 1956, SMUD purchased 13.7 acres at 6201 S Street for a new headquarters. They then hired the local architectural firm of Dreyfuss & Blackford to construct a 160,000 square foot International-style building with wooded landscaping (SMUD 2014:13). The headquarters building was completed in 1959. The property at 59th and R Streets remained the operations yard. By the early 1960s, SMUD was serving 170,000 customers in Sacramento County.

In 1969, SMUD started construction on its first nuclear power plant, Rancho Seco, in southeastern Sacramento County. The plant became operational in 1974, but it suffered from continual challenges, including a 27-month outage in the 1980s. In 1989, voters voted to close the plant, and SMUD formally shut down the power plant on June 7th of that year.

In the 1990s, SMUD diversified its power sources, and by the end of the 20th century, it was serving more than 500,000 customers and had over 2,000 employees, making it the 2nd largest municipal utilities district in California and the 6th largest in the US (SMUD 2021). To meet these increased needs, SMUD purchased 51 acres at 4401 Bradshaw Road in 2009, and in 2013, relocated its operations yard from 59th Street to the East Campus Operations Center near Mather Field (Armstrong 2015b; SMUD 2021). Today, SMUD continues to enhance its services and explores new options for energy sources for the greater Sacramento region.

## B10. Significance (continued)

59th Street Corporation Yard

SMUD has owned the corporation yard at 1708 59th Street since 1947 when it was purchased from PG&E. At the time of purchase, the yard was 10 acres and contained three corrugated-metal Quonset huts as the only buildings. Within the next 10 years, SMUD was able to purchase an additional 2.89 acres north of the original site, bringing the total acreage of the yard to 12.89 acres.

The first building constructed at the corporation yard was the warehouse in the 1956. The garage was constructed in 1962. The original Quonset huts were used until 1969 when 79 employees were temporarily moved to the Headquarters building located on S Street. The Quonset huts were torn down in 1970 and the tool issue, salvage, shop, and distribution services (called the T&S building in the SMUD newsletter) buildings were constructed soon after.

At the same time the Rancho Seco plant was being built, U.S. 50 between 34th Street to Watt Avenue was under construction; this section of U.S. 50 opened in 1972 (California Highways 2020). Many residential neighborhoods in the path of the highway were razed, and as a result, SMUD was able to obtain several additional parcels south of its 59th Street Corporation Yard and south of the Southern Pacific Railroad tracks in 1971; SMUD had already acquired the empty lots south of the tracks and to the east in 1965 (Sacramento County Assessor's Office 2021). This expanded the operations yard by a total of 6.85 acres, providing a total of 19.74 acres for the entire yard. The two areas separated by the railroad tracks were then known as the North Corporation Yard and the South Corporation Yard (SMUD 2020:2-1).

Today, the 59th Street Corporation Yard contains eight buildings and four modular office trailers on the site. Most of the buildings date to the 1970s. Concrete storage bins and other ancillary features are also present in the South Corporation Yard. Historically, these held materials such as power poles, power cables, and hazardous wastes (SMUD 2020:2-2). In 2013, most of the operations that were once carried out at the 59th Street Corporation Yard have been moved to the new East Campus Operations Center near Mather Field. As a result, SMUD is now seeking to remediate its facilities at the 59th Street Corporation Yard.

**Architect**

Francis E. Leighton designed seven of the eight buildings in the SMUD corporation yard at 1708 59th Street in 1971; the exception is Building F, the Garage, which was constructed in 1962. Additional technical plans for the seven buildings were provided by Rumberger and Haines (structural), Peters Engineering (mechanical), and Charles Martin and Associates (electrical). The construction firm is unknown. As-built plans are available from SMUD.

Historical research failed to identify Mr. Leighton as an architect of note either in Sacramento locally, California, or the nation. He does have one known building to his credit, the Hi House located in Inverness, California, near the Point Reyes National Seashore (see Figure 1 below).

## B10. Significance (continued)

Figure 1. Hi House in Inverness, California. Constructed 1939 (Vbro 2021).

The Hi House is a one-story residence built on a stilt foundation situated among Bishop Pine trees. It has glass curtain walls, a wooden deck, and an asymmetrical roof line. The house was designed in the International Style and is unique to the locale (Dwell 2021). Concentrated research found no other information about the Hi House or about the life, career, or achievements of Mr. Leighton.

**Architectural Styles**

Modernist

Modernist buildings in Sacramento reflect the values of functionality, simplicity, and efficiency in their designs. They contain a variety of materials, such as concrete, stone, glass, and metals, combined to present a contemporary, strong presence. The tool issue building has elements of two subsets of Modernist architecture, Brutalism and New Formalism.

*Brutalism (ca. 1955-1975)*

Brutalism emerged in the early-1950s as a design philosophy held by a group of British architects that rejected the light-hearted nature of Modernism in favor of an honest expression of a building's function through form and materials, namely concrete. Swiss architect Le Corbusier is typically credited with designing the first building to evoke these principles in his 1952 United Habitation in Marseille, France (GEI 2017:3-15). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, Paul Rudolph, and William Wurster. Both the academic and materials approach to Brutalism made the style applicable to a range of educational and civic buildings in the United States (City of Riverside 2009:17; PAST 2009:85).

## B10. Significance (continued)

Brutalist architecture stemmed from experiments using rough concrete in its crudest and most brutal form. This style features large concrete masses that are poured on-site and left unpolished to convey honesty and texture through visible wood formwork and aggregate in the concrete (GEI 2017:3-15). Buildings designed in this style are usually formed with striking blockish, geometric, and repetitive shapes (see Figures 2 and 3). Common design features include the "Russian Wedge," in which a wall plane projects outward on a sloped angle. Broad surfaces are often interrupted by deep-shadow penetrations of the building's mass; vertical slots may contrast with broad oblong openings or tall openings with horizontal slots. Fixed windows are set deep into the walls and are often small in relation to the size of the structure (PAST 2009:85; DOCOMOMO 2015).

Example of Brutalism architecture in Sacramento includes the California Energy Commission Building located at 1516 9th Street (Figure 2) and the County Courthouse located at 720 9th Street (Figure 3) (GEI 2017:3-15). The County Courthouse appears to meet NRHP/CRHR Criterion C/3 and Sacramento Register Criteria iii and iv within the context of architecture. The County Courthouse is an important example in Sacramento of the Brutalist style of architecture and represents the work of master architects Starks, Jozens & Nacht (GEI 2017:4-7).

Figure 2. California Energy Commission Building. Constructed in 1974 (Artstreetecture 2021).

Figure 3. Gordon D. Schaber Sacramento County Courthouse. Constructed in 1965 (Deacon 2013).

## B10. Significance (continued)

*New Formalism (ca. 1955–1975)*

New Formalism emerged in the mid-1950s as a reaction against the rigid formulae of the American version of the International Style, Modernism's lack of historical reference, and rejection of decorative ornamentation. Architects had grown increasingly weary of the minimalist glass boxes that characterized much of the corporate environment and commercial streetscapes of cities across the country and began experimenting with designs that combined elements and design concepts of classical architecture and Modernism (GEI 2017:3-13). New Formalism added stylized architectural elements such as repetitive arcades or full-height columns around buildings as a return to traditional (though highly stylized) architecture (Figures 4 and 5) (PAST 2009:85; DOCOMOMO 2015).

New Formalist architects embraced the commonalities between classical architecture and Modernism; balanced building proportions, emphasis on structural form, organized hierarchy of building elements, formal entryways, symmetry, and geometric massing and building forms. New Formalist buildings featured classical elements like arches, stylized colonnades and entablatures, and materials like travertine, marble, and granite; however, these features were non-traditional in that their design was minimalist and decorative rather than structural (GEI 2017:3-14). A single volume structure is preferred, and the buildings are often separated from nature by being set upon a raised podium or base. Many have an exotic "Near Eastern" flavor and exterior wall surfaces of cast stone, brick and marble can be found. Typically, the building was capped with a large projecting cornice, expressed merely as a slab. Patterned screens or grilles may appear as decorative features. The most noted practitioners of the style were Edward Durrell Stone, Minoru Yamasaki, and Phillip Johnson (PAST 2009:85; DOCOMOMO 2015). New Formalist designs were most often used for civic centers, school campus buildings, auditoriums, and museums due to their monumental aesthetic and were constructed through the 1970s (GEI 2017:3-14).

Examples of New Formalism architecture in Sacramento include the Senator Savings and Loan/Chase Bank located at 4701 Freeport Boulevard, the former Metropolitan Life Insurance building located at 2131 Capitol Avenue (Figures 4 and 5, respectively), and the Chase Bank located at 1950 Arden Way (GEI 2017:3-14).

Figure 4. Senator Savings and Loan/Chase Bank. Constructed in 1964 (GEI 2017).

## B10. Significance (continued)

Figure 5. Former Metropolitan Life Insurance building. Constructed in 1964 (GEI 2017).

**Application of Significance Criteria**

To be considered eligible for listing in the NRHP/CRHR under Criterion A/1, a building must be associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history. While this building is associated with the expansion of SMUD in response post-WWII increased utility demand in Sacramento, research has not revealed any specific significant events within those contexts associated with the building itself. The building was designed to be and functioned as an office and warehouse for tools. No manufacturing, innovations, or research significant to the development of energy efficiency, distribution, or SMUD took place in the building. Therefore, the tool issuance building does not appear to be significant under NRHP/CRHR Criterion A/1.

To be considered eligible for listing in the NRHP/CRHR under Criterion B/2, the tool issuance building must be associated with the lives of persons significant in our past. While the building was located within the SMUD 59th Street Corporation Yard, historical research has failed to identify any persons of significance associated with the yard or the tool issuance building. The building was designed by Francis E. Leighton; however, this building does not appear to be the most representative example of his work, discussed further under Criterion C. Therefore, the tool issuance building does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, a building must embody distinctive characteristics of a type, period, or method of, installation or represent the work of a master, or possess high artistic values. The tool issuance building is a very simple design of offices, a large open warehouse, and storage yard constructed from concrete. The only ornamentation is the "marblecrete" faced cornice. The building was designed by Francis E. Leighton, who is most well-known for the Hi-House, an International Style stilted residence with glass window walls located at the Point Reyes National Seashore. The tool issuance building, however, is an industrial building constructed in a vernacular interpretation of two separate Modernist styles, Brutalism and New Formalism. These styles were adapted to the building's function as an office and warehouse within a corporation yard. Additionally, historical research has failed to identify Mr. Leighton as a master architect or builder. Even if additional research identifies Mr. Leighton as a master, the tool issuance building possesses neither architectural distinction nor artistic qualities, and therefore would not be a significant example of Leighton's work.

## B10. Significance (continued)

Criterion D/4 generally applies to archaeological resources or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the tool issuance building have been documented and are contained in existing As-Built plans. The tool issuance building does not appear to be significant under this criterion because it is not likely to yield any additional important information about industrial buildings or our history.

**Integrity Consideration**

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. **Location** is the place where the historic property was constructed or the place where a historic event occurred. Integrity of location refers to whether the property has been moved since its construction. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. **Setting** is the physical environment of a historic property that illustrates the character of the place. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. This is an intangible quality evoked by physical features that reflect a sense of a past time and place. **Association** is the direct link between the important historic event or person and a historic property. Continuation of historic use and occupation help maintain integrity of association.

The building has retained its integrity in most of the seven aspects, particularly in materials, workmanship, location, and association with the SMUD 59$^{th}$ Street Corporation Yard. However, its design, setting, and feeling have been compromised by the addition of the small portable between the main building and storage yard, so much so that when approaching the main entrance on the north side, the fact the heavy roof sits on a podium style base is not self-evident. Therefore, the tool issuance building does not retain its integrity.

***B12. References (continued)**

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---------- 2017 (August). *Cultural Resources Survey Report for the SMUD Headquarters Campus Master Plan Environmental Impact Report, Sacramento, Sacramento County*. Prepared ICF, Sacramento.

---------- 2020 (February). *Phase I Environmental Site Assessment SMUD 59th Street Corporation Yard 1708 59th Street Sacramento, Sacramento County, California 95819*. Prepared by AECOM, Sacramento.

Vbro. 2021. Tree Top Glass House Hi House. Available: https://www.vrbo.com/41775. Accessed September 23, 2021.

Photo 1. Eastern facade. Facing west. Photo taken 08/17/2021.

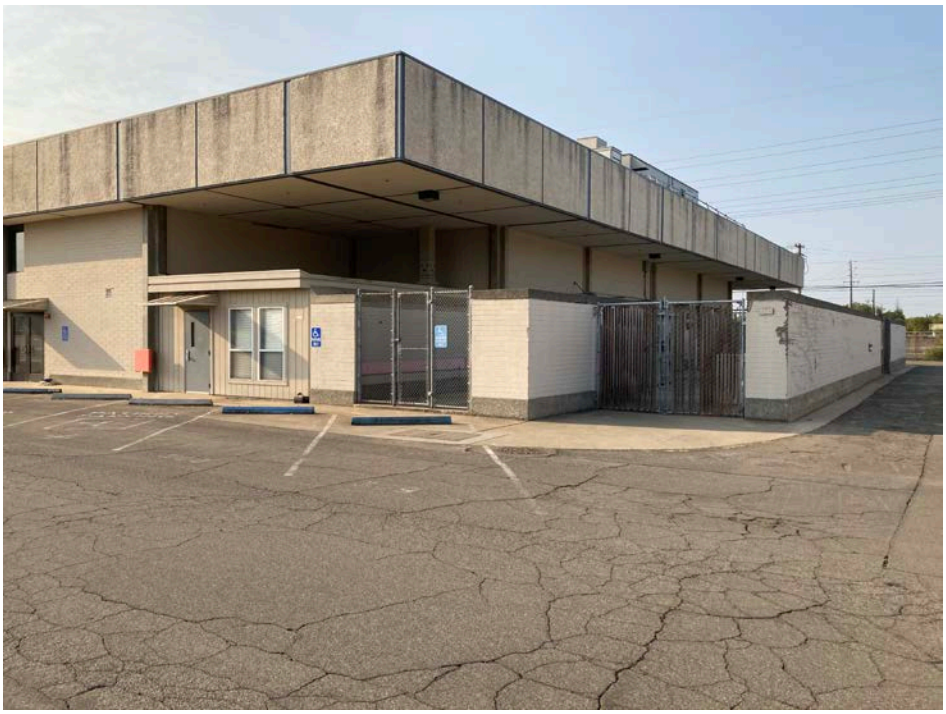
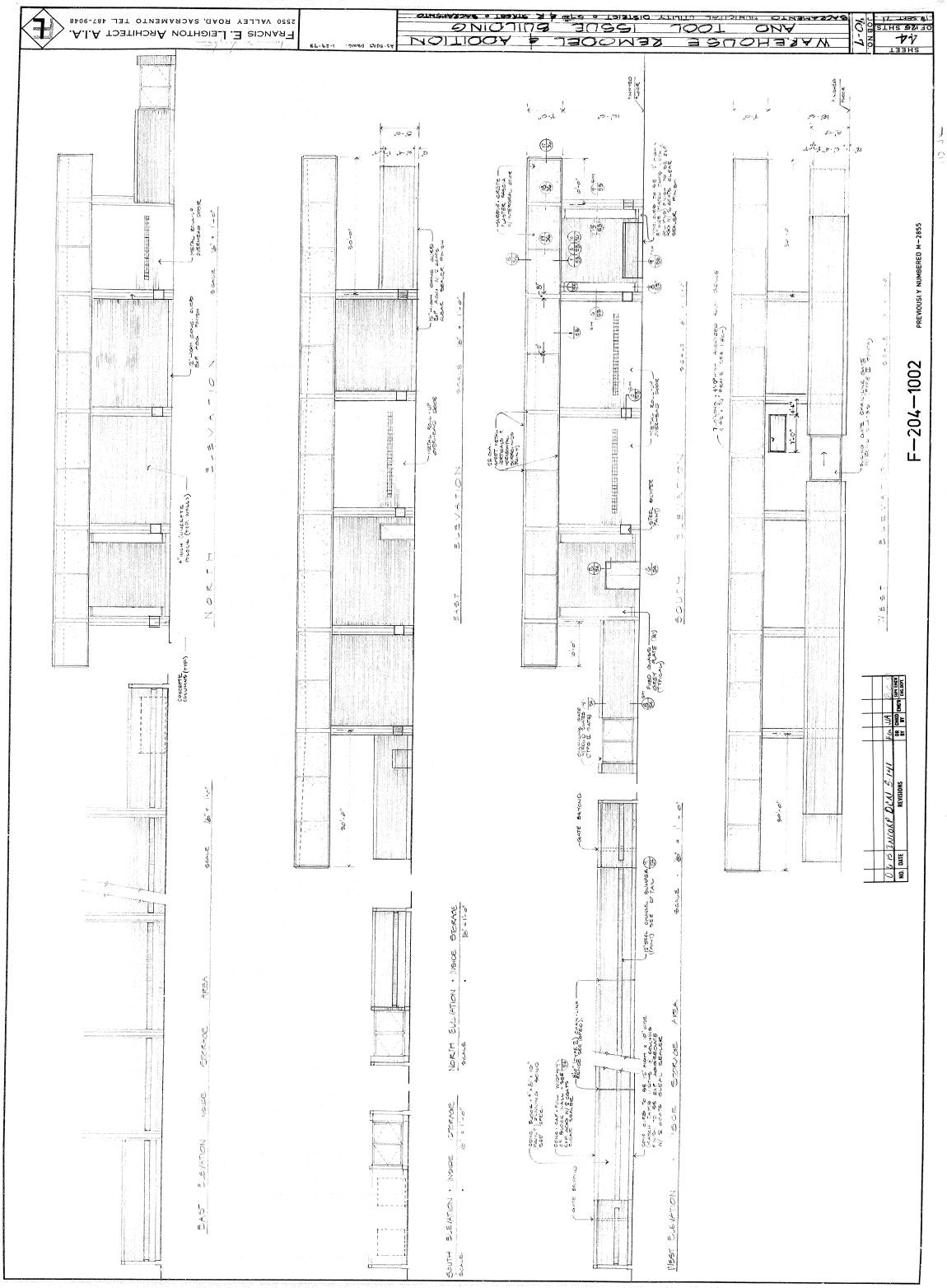
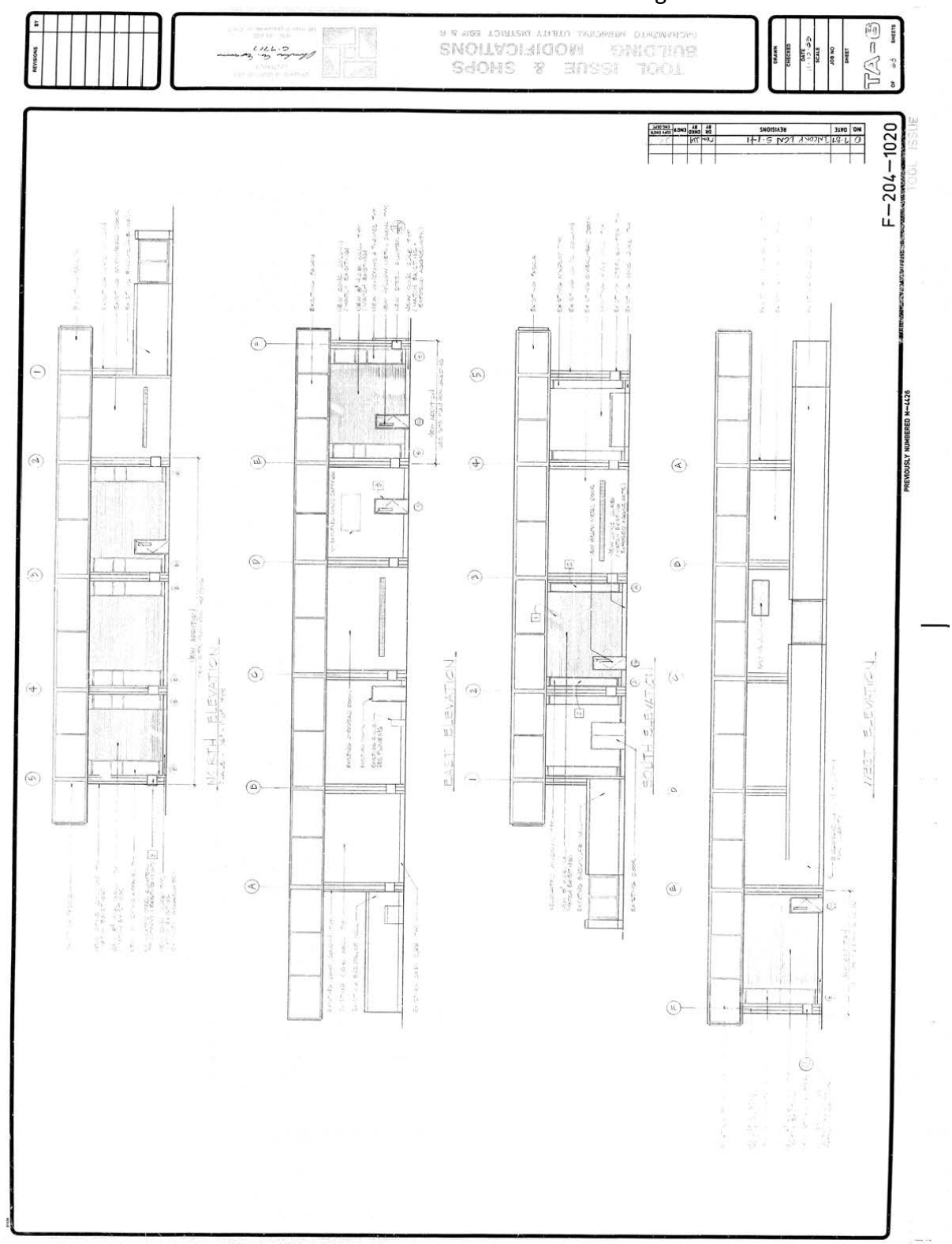


Photo 2. Western façade and extant storage area. Note small portable in between main building and storage area fence. Facing southeast. Photo taken 08/17/2021.

1971 As-Built Plan - Exterior Elevations



1987 As-Built Plan - Exterior elevations showing addition



**State of California ◆ The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# PRIMARY RECORD

Primary #
HRI #
Trinomial
**NRHP Status Code** 6Z

Other Listings
Review Code | Reviewer | Date

**Page** 1 **of** 14 ***Resource Name or #:** (Assigned by recorder) SMUD-3
**P1. Other Identifier:** Salvage Building, Building J

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Sacramento **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Sacramento East **Date** ____ **T** 08N ; **R** 05E ; ___ ☐ **of** ___ ☐ **of Sec** 9 ; ____ **B.M.**

c. Address 1708 59th Street City Sacramento Zip 95819

d. UTM: Zone 10S , 635986.86 m E mE/ 4268704.52 mN

e. Other Locational Data: APN 008-0010-009

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

The salvage building is located in SMUD's North Corporation Yard on 59th Street. The salvage building is a single-story concrete and corrugated building measuring approximately 100 feet by 45 feet. The primary façade consists of a glass curtain wall interrupted by a panel of concrete. The building is capped by "marblecrete" panels which face a large cornice. It was constructed in 1971 and designed by Francis E. Leighton of Sacramento. It is primarily a warehouse that also houses the salvage and transformer issue office. (See continuation sheet, page 5)

***P3b. Resource Attributes:** HP8. Industrial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other , etc.)


P5b. Description of Photo: (view, date, accession #) Northeast corner, looking southwest, 8/17/2021

***P6. Date Constructed/Age and Source:** 1971/as-built plans
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
SMUD
6201 S Street
Sacramento, CA 95852

***P8. Recorded by:**
Alta Cunningham & Emilie Zelazo
Ascent Environmental
Sacramento, CA 95814

***P9. Date Recorded:** Sept. 28, 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:** None

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) SMUD-3 ***NRHP Status Code** 6Z
**Page** 2 **of** 14

B1. Historic Name: Salvage Building
B2. Common Name: Salvage Building, Building J
B3. Original Use: warehouse & office B4. Present Use: same
***B5. Architectural Style:** vernacular with Brutalist and New Formalist elements
***B6. Construction History:** Constructed 1971 no additions or known alterations.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:**
B9a. Architect: Francis E. Leighton b. Builder: unknown

***B10. Significance: Theme** N/A **Area** N/A
**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A

This building does not appear to meet the criteria for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP).

**The Sacramento Municipal Utilities District**

The Sacramento Municipal Utilities District (SMUD) was effectively created in 1923 by popular vote of the citizens of Sacramento. In 1921, California Governor William D. Stephens signed the Municipal Utility District Act of 1921 into law, which allowed municipalities to join to form public utility districts. This act, coupled with the Federal Power Act of 1920, further enhanced the opportunity for SMUD's creation. In 1923, its service area encompassed the city of Sacramento and the City of North Sacramento (now part of Sacramento), an area of approximately 75 square miles (SMUD 2014:11). SMUD immediately requested cost estimates for the purchase of the existing electrical systems in the region owned by Pacific Gas and Electric Company (PG&E) and Great Western Power Company. In 1934, Sacramento voters approved a $12 million bond for SMUD to establish a publicly operated electric utility system. The cost to build a new distribution system was deemed to be too high, so SMUD proceeded with efforts to purchase PG&E's local system through condemnation. During this time, SMUD was operating in rented rooms at 1325 K Street and in tin Quonset huts at its 1708 59th Street Corporation Yard. (See Continuation Sheet, page 5)

B11. Additional Resource Attributes: (List attributes and codes)
None

***B12. References:** See Continuation Sheet, page 12.

B13. Remarks:

***B14. Evaluator:** Emilie Zelazo, MA
***Date of Evaluation:** September 28, 2021


(This space reserved for official comments.)

**State of California ♘ Natural Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

Primary#
HRI #
Trinomial

# LOCATION MAP

Page 3 of 14 Resource Name or # SMUD-3

*Map Name: Sacramento East *Scale: 1:24,000 *Date of map: 2018

**State of California ♁ The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# SKETCH MAP

Primary #
HRI#
Trinomial

**Page** 4 **of** 14 ***Resource Name or #** (Assigned by recorder) SMUD-3
***Drawn by:** Ascent Environmental, Inc. ***Date of map:** October 12, 2021

## P3a. Description (continued)

There are two entrances, one for each office. Both doors are glass and tinted to blend in with the curtain walls. The entrance to the salvage office is located on the east side, and the door for the transformer issue office located on the west side, per the 1971 plans. The offices occupy the north third of the building and an open warehouse occupies the remainder. There are four roll-up metal doors on the east façade and three larger ones on the west side. It is unknown if these doors are original because the plans only show the offices, a toilet in between the offices, and an open floor plan with concrete tee columns for the warehouse. A short length of 3 ½ foot-wide sidewalk with curb runs along the north façade and down either side to the office entrances.

## B10. Significance (continued)

Over the next 25 years, litigation with PG&E delayed the delivery of power by SMUD to local customers. The long battle finally ended on December 31, 1946. In the years directly following, SMUD focused on modernizing the outdated and neglected power grid and facilities it inherited from PG&E. Meanwhile, the population of Sacramento doubled between 1946 and 1956, creating a continuous need for reliable power delivery as (SMUD 2017:4-8).

In the early 1950s, SMUD still had its administrative and general offices at 2101 K Street and its operations headquartered at 59th and R streets. However, by the mid-1950s, SMUD's staff had grown to over 400 men and women (SMUD 2017:4-8). As a result, SMUD hired the New York consulting firm Ebasco Services, Inc. (Ebasco) in 1955 to conduct an extensive study of SMUD's space requirements for its present use and future growth. Ebasco recommended consolidating SMUD facilities into one location, estimating that 35 acres of land would be needed for both the operations yard and an office building (SMUD 2014:13).

The following year, in 1956, SMUD purchased 13.7 acres at 6201 S Street for a new headquarters. They then hired the local architectural firm of Dreyfuss & Blackford to construct a 160,000 square foot International-style building with wooded landscaping (SMUD 2014:13). The headquarters building was completed in 1959. The property at 59th and R Streets remained the operations yard. By the early 1960s, SMUD was serving 170,000 customers in Sacramento County.

In 1969, SMUD started construction on its first nuclear power plant, Rancho Seco, in southeastern Sacramento County. The plant became operational in 1974, but it suffered from continual challenges, including a 27-month outage in the 1980s. In 1989, voters voted to close the plant, and SMUD formally shut down the power plant on June 7th of that year.

In the 1990s, SMUD diversified its power sources, and by the end of the 20th century, it was serving more than 500,000 customers and had over 2,000 employees, making it the 2nd largest municipal utilities district in California and the 6$^{th}$ largest in the US (SMUD 2021). To meet these increased needs, SMUD purchased 51 acres at 4401 Bradshaw Road in 2009, and in 2013, relocated its operations yard from 59th Street to the East Campus Operations Center near Mather Field (Armstrong 2015b; SMUD 2021). Today, SMUD continues to enhance its services and explores new options for energy sources for the greater Sacramento region.

## B10. Significance (continued)

59th Street Corporation Yard

SMUD has owned the corporation yard at 1708 59th Street since 1947 when it was purchased from PG&E. At the time of purchase, the yard was 10 acres and contained three corrugated-metal Quonset huts as the only buildings. Within the next 10 years, SMUD was able to purchase an additional 2.89 acres north of the original site, bringing the total acreage of the yard to 12.89 acres.

The first building constructed at the corporation yard was the warehouse in the 1956. The garage was constructed in 1962. The original Quonset huts were used until 1969 when 79 employees were temporarily moved to the Headquarters building located on S Street. The Quonset huts were torn down in 1970 and the tool issue, salvage, shop, and distribution services (called the T&S building in the SMUD newsletter) buildings were constructed soon after.

At the same time the Rancho Seco plant was being built, U.S. 50 between 34th Street to Watt Avenue was under construction; this section of U.S. 50 opened in 1972 (California Highways 2020). Many residential neighborhoods in the path of the highway were razed, and as a result, SMUD was able to obtain several additional parcels south of its 59th Street Corporation Yard and south of the Southern Pacific Railroad tracks in 1971; SMUD had already acquired the empty lots south of the tracks and to the east in 1965 (Sacramento County Assessor's Office 2021). This expanded the operations yard by a total of 6.85 acres, providing a total of 19.74 acres for the entire yard. The two areas separated by the railroad tracks were then known as the North Corporation Yard and the South Corporation Yard (SMUD 2020:2-1).

Today, the 59th Street Corporation Yard contains eight buildings and four modular office trailers on the site. Most of the buildings date to the 1970s. Concrete storage bins and other ancillary features are also present in the South Corporation Yard. Historically, these held materials such as power poles, power cables, and hazardous wastes (SMUD 2020:2-2). In 2013, most of the operations that were once carried out at the 59th Street Corporation Yard have been moved to the new East Campus Operations Center near Mather Field. As a result, SMUD is now seeking to remediate its facilities at the 59th Street Corporation Yard.

**Architect**

Francis E. Leighton designed seven of the eight buildings in the SMUD corporation yard at 1708 59th Street in 1971; the exception is Building F, the Garage, which was constructed in 1962. Additional technical plans for the seven buildings were provided by Rumberger and Haines (structural), Peters Engineering (mechanical), and Charles Martin and Associates (electrical). The construction firm is unknown. As-built plans are available from SMUD.

Historical research failed to identify Mr. Leighton as an architect of note either in Sacramento locally, California, or the nation. He does have one known building to his credit, the Hi House located in Inverness, California, near the Point Reyes National Seashore (see Figure 1 below).

## B10. Significance (continued)

Figure 1. Hi House in Inverness, California. Constructed 1939 (Vbro 2021).

The Hi House is a one-story residence built on a stilt foundation situated among Bishop Pine trees. It has glass curtain walls, a wooden deck, and an asymmetrical roof line. The house was designed in the International Style and is unique to the locale (Dwell 2021). Concentrated research found no other information about the Hi House or about the life, career, or achievements of Mr. Leighton.

**Architectural Styles**

Modernist

Modernist buildings in Sacramento reflect the values of functionality, simplicity, and efficiency in their designs. They contain a variety of materials, such as concrete, stone, glass, and metals, combined to present a contemporary, strong presence. The tool issue building has elements of two subsets of Modernist architecture, Brutalism and New Formalism.

*Brutalism (ca. 1955-1975)*

Brutalism emerged in the early-1950s as a design philosophy held by a group of British architects that rejected the light-hearted nature of Modernism in favor of an honest expression of a building's function through form and materials, namely concrete. Swiss architect Le Corbusier is typically credited with designing the first building to evoke these principles in his 1952 United Habitation in Marseille, France (GEI 2017:3-15). The English architects

Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, Paul Rudolph, and William Wurster. Both the academic and materials approach to Brutalism made the style applicable to a range of educational and civic buildings in the United States (City of Riverside 2009:17; PAST 2009:85).

## B10. Significance (continued)

Brutalist architecture stemmed from experiments using rough concrete in its crudest and most brutal form. This style features large concrete masses that are poured on-site and left unpolished to convey honesty and texture through visible wood formwork and aggregate in the concrete (GEI 2017:3-15). Buildings designed in this style are usually formed with striking blockish, geometric, and repetitive shapes (Figures 2 and 3). Common design features include the "Russian Wedge," in which a wall plane projects outward on a sloped angle. Broad surfaces are often interrupted by deep-shadow penetrations of the building's mass; vertical slots may contrast with broad oblong openings or tall openings with horizontal slots. Fixed windows are set deep into the walls and are often small in relation to the size of the structure (PAST 2009:85; DOCOMOMO 2015).

Example of Brutalism architecture in Sacramento includes the California Energy Commission Building located at 1516 9th Street (Figure 2) and the County Courthouse located at 720 9th Street (Figure 3) (GEI 2017:3-15). The County Courthouse appears to meet NRHP/CRHR Criterion C/3 and Sacramento Register Criteria iii and iv within the context of architecture. The County Courthouse is an important example in Sacramento of the Brutalist style of architecture and represents the work of master architects Starks, Jozens & Nacht (GEI 2017:4-7).

Figure 2. California Energy Commission Building. Constructed in 1974 (Artstreetecture 2021).

**B10. Significance (continued)**

Figure 3. Gordon D. Schaber Sacramento County Courthouse. Constructed in 1965 (Deacon 2013).

*New Formalism (ca. 1955–1975)*

New Formalism emerged in the mid-1950s as a reaction against the rigid formulae of the American version of the International Style, Modernism's lack of historical reference, and rejection of decorative ornamentation. Architects had grown increasingly weary of the minimalist glass boxes that characterized much of the corporate environment and commercial streetscapes of cities across the country and began experimenting with designs that combined elements and design concepts of classical architecture and Modernism (GEI 2017:3-13). New Formalism added stylized architectural elements such as repetitive arcades or full-height columns around buildings as a return to traditional (though highly stylized) architecture (Figures 4 and 5) (PAST 2009:85; DOCOMOMO 2015).

New Formalist architects embraced the commonalities between classical architecture and Modernism; balanced building proportions, emphasis on structural form, organized hierarchy of building elements, formal entryways, symmetry, and geometric massing and building forms. New Formalist buildings featured classical elements like arches, stylized colonnades and entablatures, and materials like travertine, marble, and granite; however, these features were non-traditional in that their design was minimalist and decorative rather than structural (GEI 2017:3-14). A single volume structure is preferred, and the buildings are often separated from nature by being set upon a raised podium or base. Many have an exotic "Near Eastern" flavor and exterior wall surfaces of cast stone, brick and marble can be found. Typically, the building was capped with a large projecting cornice, expressed merely as a slab. Patterned screens or grilles may appear as decorative features. The most noted practitioners of the style were Edward Durrell Stone, Minoru Yamasaki, and Phillip Johnson (PAST 2009:85; DOCOMOMO 2015). New Formalist designs were most often used for civic centers, school campus buildings, auditoriums, and museums due to their monumental aesthetic and were constructed through the 1970s (GEI 2017:3-14).

Examples of New Formalism architecture in Sacramento include the Senator Savings and Loan/Chase Bank located at 4701 Freeport Boulevard, the former Metropolitan Life Insurance building located at 2131 Capitol Avenue (Figures 4 and 5, respectively), and the Chase Bank located at 1950 Arden Way (GEI 2017:3-14).

**B10. Significance (continued)**

Figure 4. Senator Savings and Loan/Chase Bank. Constructed in 1964 (GEI 2017).

Figure 5. Former Metropolitan Life Insurance building. Constructed in 1964 (GEI 2017).

**Application of Significance Criteria**

To be considered eligible for listing in the NRHP/CRHR under Criterion A/1, a building must be associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history. While this building is associated with the expansion of SMUD in response to post-WWII increased utility demands in Sacramento, research has not revealed any specific significant events within those contexts associated with the building itself. The building was designed to be and functioned as an office and warehouse for electrical equipment salvage and storage. No manufacturing, innovations, or research significant to the development of energy efficiency, distribution, or SMUD took place in the building. Therefore, the salvage building does not appear to be significant under NRHP/CRHR Criterion A/1.

## B10. Significance (continued)

To be considered eligible for listing in the NRHP/CRHR under Criterion B/2, the salvage building must be associated with the lives of persons significant in our past. While the building was located within the SMUD 59th Street Corporation Yard, historical research has failed to identify any persons of significance associated with the yard or the salvage building. The building was designed by Francis E. Leighton; however, this building does not appear to be the most representative example of his work, discussed further under Criterion C. Therefore, the salvage building does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, a building must embody distinctive characteristics of a type, period, or method of, installation or represent the work of a master, or possess high artistic values. The salvage building is a very simple design of offices and a large open warehouse made from concrete and corrugated metal. The only ornamentation is the "marblecrete" fascia on the cornice. The building was designed by Francis E. Leighton, who is most well-known for the Hi-House, an International Style stilted residence with glass window walls located at the Point Reyes National Seashore. The salvage building, however, is an industrial building constructed in a vernacular interpretation of two separate Modernist styles, Brutalism and New Formalism. These styles were adapted to the building's function as an office and warehouse within a corporation yard. Additionally, historical research has failed to identify Mr. Leighton as a master architect or builder. Even if additional research identifies Mr. Leighton as a master, this building possesses neither architectural distinction nor artistic qualities, and therefore would not be a significant example of Leighton's work. Therefore, the salvage building does not appear to possess sufficient design or construction value to warrant inclusion in the NRHP/CRHR under Criterion C/3.

Criterion D/4 generally applies to archaeological resources or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the salvage building have been documented and are contained in existing As-Built plans. The structure does not appear to be significant under this criterion because it is not likely to yield any additional important information about industrial buildings or our history.

**Integrity Consideration**

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. **Location** is the place where the historic property was constructed or the place where a historic event occurred. Integrity of location refers to whether the property has been moved since its construction. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. **Setting** is the physical environment of a historic property that illustrates the character of the place. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. This is an intangible quality evoked by physical features that reflect a sense of a past time and place. **Association** is the direct link between the important historic event or person and a historic property. Continuation of historic use and occupation help maintain integrity of association.

## B10. Significance (continued)

The building has had regular maintenance and it does not appear to have any alterations from its 1971 construction which detract from the original design, materials, workmanship, and feeling of the building. The building also retains high integrity for location and association as it has not been moved since construction and the setting has not been significantly altered. Therefore, the salvage building retains its integrity.

## B12. References (continued)

Armstrong, Lance. 2015a. Valley Community Newspapers. "SMUD's history began through local voters' approval in 1923." August 8, 2015. Available: https://www.valcomnews.com/smud%E2%80%99s-history-began-through-local-voters%E2%80%99-approval-in-1923/. Accessed September 20, 2021.

---------- 2015b. Valley Community Newspapers. "SMUD to renovate headquarters building, offer 59th Street site for redevelopment." August 24, 2015. Available: https://www.valcomnews.com/smud-to-renovate-headquarters-building-offer-59th-street-site-for-redevelopment/. Accessed September 20, 2021.

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City of Riverside. 2009. *City of Riverside Modernism Context Statement*. Prepared by the City of Riverside Planning Division of the Community Development Department.

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Documentation and Conservation of the Modern Movement (DOCOMOMO). 2015. Modern Styles. Available: http://www.docomomo-wewa.org/styles_gallery.php. Accessed December 6, 2015.

GEI Consultants, Inc. *2017 Mid-Century Modern Context Statement and Survey Results Architectural Context*. Prepared for City of Sacramento.

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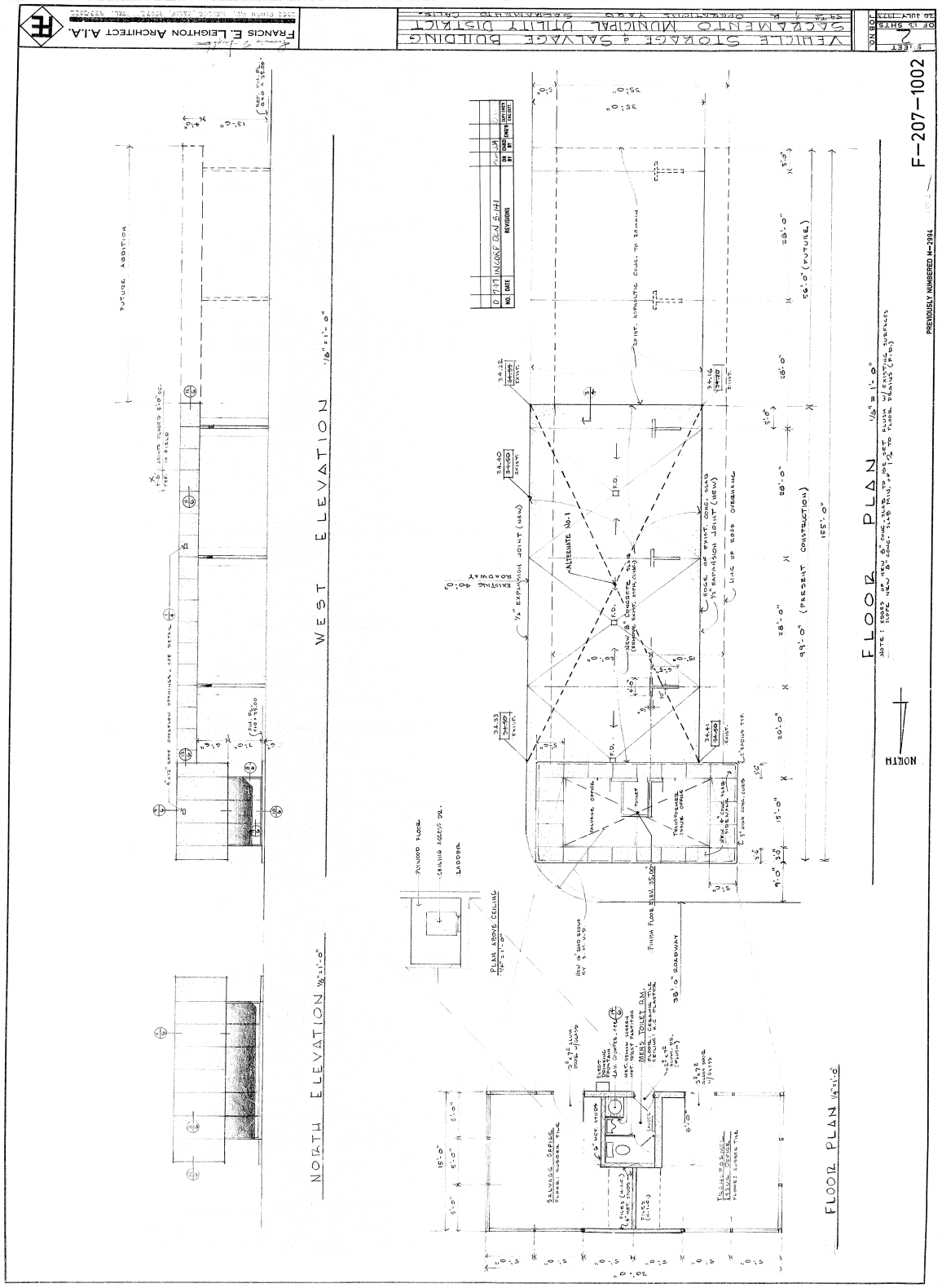
---------- 2017 (August). *Cultural Resources Survey Report for the SMUD Headquarters Campus Master Plan Environmental Impact Report, Sacramento, Sacramento County*. Prepared ICF, Sacramento.

---------- 2020 (February). *Phase I Environmental Site Assessment SMUD 59th Street Corporation Yard 1708 59th Street Sacramento, Sacramento County, California 95819*. Prepared by AECOM, Sacramento.

Vbro. 2021. Tree Top Glass House Hi House. Available: https://www.vrbo.com/41775. Accessed September 23, 2021.

Photo 1. North and western façade. Facing southwest. Photo taken 8/17/2021.

1971 As-Built Plan - Exterior Elevations and Floor Plan



**State of California ◆ The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# PRIMARY RECORD

Primary #
HRI #
Trinomial
**NRHP Status Code** 6Z

Other Listings
Review Code | Reviewer | Date

**Page** 1 **of** 15 ***Resource Name or #:** (Assigned by recorder) SMUD-4
**P1. Other Identifier:** Shops Building, Building G

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Sacramento **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Sacramento East **Date** ____ **T** 08N ; **R** 05E ; ___ ☐ **of** ___ ☐ **of Sec** 9 ; MD **B.M.**

c. Address 1708 59th Street City Sacramento Zip 95819

d. UTM: Zone 10S , 636024.67 m E mE/ 4268778.46 mN

e. Other Locational Data: APN 008-0010-009

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

The shop building is a two-story concrete masonry unit building measuring approximately 235 feet by 80 feet located in the SMUD North Corporation Yard on 59th Street. "Marblecrete" panels seeded with large aggregate face a large cornice, which projects over the two wings while the central portion of the building has a slightly higher cornice. The existing building was designed in 1970 and constructed by 1971. It replaced a set of two long east-west facing Quonset huts. The shops building housed both offices and shops. Per plans, the shops located in this building are the Underground Shop, Carpenter's Shop, Substation Shop, Electronic Shop, and the Mobile Radio Maintenance Shop. (See continuation sheet, page 5)

***P3b. Resource Attributes:** HP8. Industrial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other , etc.)

P5b. Description of Photo: (view, date, accession #) Primary facade, looking north, 8/17/2021

***P6. Date Constructed/Age and Source:** 1971, As Built plans
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
SMUD
6201 S Street
Sacramento, CA 95852

***P8. Recorded by:**
Alta Cunningham & Emilie Zelazo
Ascent Environmental
Sacramento, CA 95814

***P9. Date Recorded:** Sept. 28, 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:** None

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) SMUD-4 ***NRHP Status Code** 6Z


B1. Historic Name: Shops Building
B2. Common Name: Shops Building, Building G
B3. Original Use: equipment repair shops B4. Present Use: same
***B5. Architectural Style:** vernacular with some Brutalist and New Formalist Style elements
***B6. Construction History:** This building was constructed in 1971 and remodeled in 1987. Most of the alterations were done to the interior of the building. Exterior features such as windows, doors, and sidewalks were also replaced at this time. However, the size and style of the new windows were done to match the original design.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
B9a. Architect: Francis E. Leighton b. Builder: unknown

***B10. Significance: Theme** N/A **Area** N/A
**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A

This building does not appear to meet the criteria for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP).

**The Sacramento Municipal Utilities District**

The Sacramento Municipal Utilities District (SMUD) was effectively created in 1923 by popular vote of the citizens of Sacramento. In 1921, California Governor William D. Stephens signed the Municipal Utility District Act of 1921 into law, which allowed municipalities to join to form public utility districts. This act, coupled with the Federal Power Act of 1920, further enhanced the opportunity for SMUD's creation. In 1923, its service area encompassed the city of Sacramento and the City of North Sacramento (now part of Sacramento), an area of approximately 75 square miles (SMUD 2014:11). SMUD immediately requested cost estimates for the purchase of the existing electrical systems in the region owned by Pacific Gas and Electric Company (PG&E) and Great Western Power Company. In 1934, Sacramento voters approved a $12 million bond for SMUD to establish a publicly operated electric utility system. The cost to build a new distribution system was deemed to be too high, so SMUD proceeded with efforts to purchase PG&E's local system through condemnation. During this time, SMUD was operating in rented rooms at 1325 K Street and in tin Quonset huts at its 1708 59th Street Corporation Yard (Armstrong 2015a). (See Continuation Sheet, page 5)

B11. Additional Resource Attributes: (List attributes and codes)
None

***B12. References:** See Continuation Sheet, page 12.

B13. Remarks:

***B14. Evaluator:** Emilie Zelazo, MA
***Date of Evaluation:** September 28, 2021

(This space reserved for official comments.)

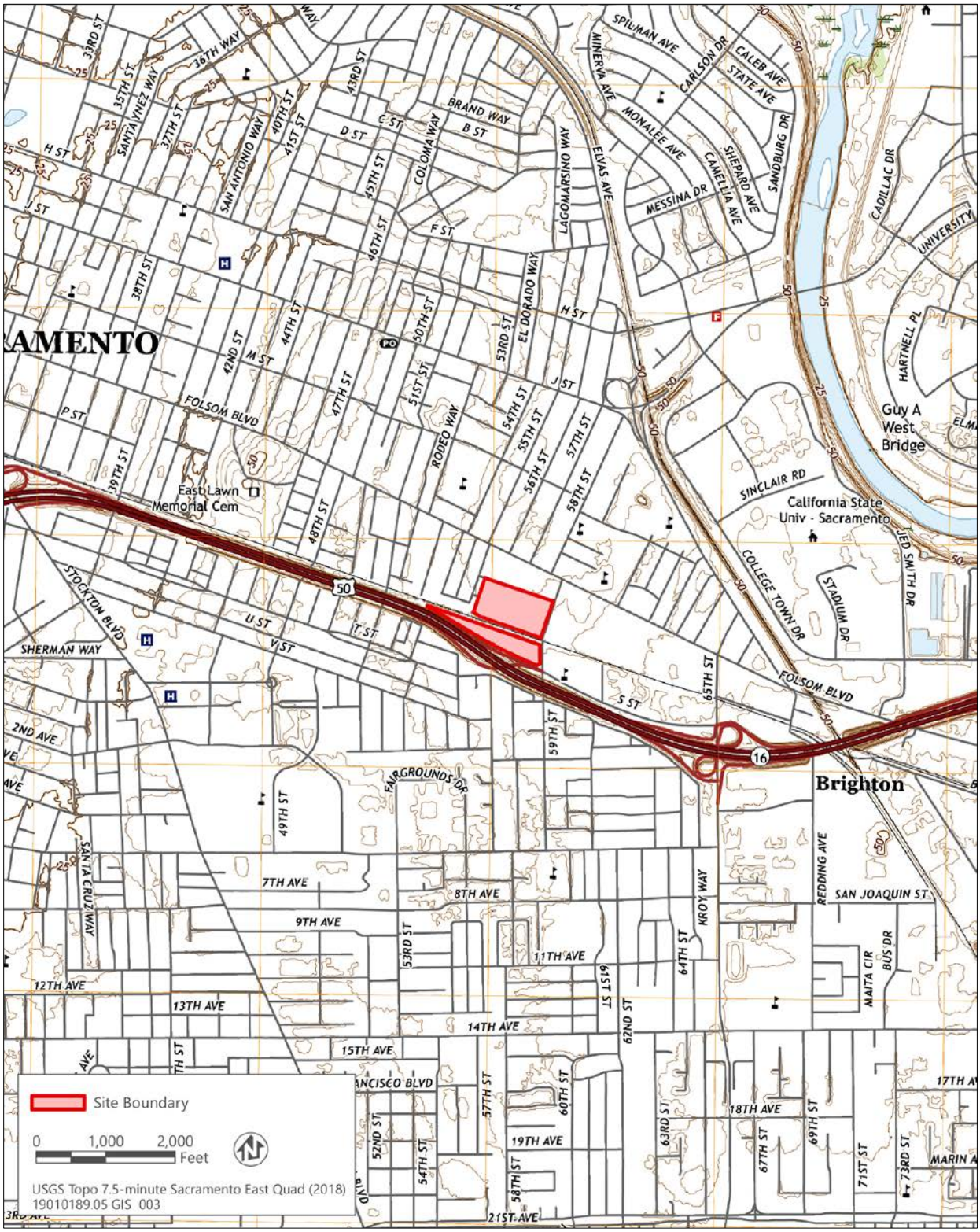
**State of California ♘ Natural Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

Primary#
HRI #
Trinomial

# LOCATION MAP

Page 3 of 15 Resource Name or # SMUD-4

*Map Name: Sacramento East *Scale: 1:24,000 *Date of map: 2018



**State of California ♁ The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# SKETCH MAP

Primary # _____
HRI# _____
Trinomial

 ***Resource Name or #** (Assigned by recorder) SMUD-4
***Drawn by:** Ascent Environmental, Inc. ***Date of map:** October 12, 2021

## P3a. Description (continued)

The cornice on the east and west sides is 6-feet high while the cornice in the center is 9-feet high. It projects a length of 20 feet over the edge of the building on the north side, 25 feet over the edge on the south side, and 5 feet over the edge in the center. Exposed steel beams separate the "marblecrete" faced cornice panels. The roof also has skylights which were part of the original 1970 design.

There are three entrances on the south facade. They are all metal doors with a small and narrow horizontal inset window. There are also two entrances on the west side and one on the east. The north facade has at least four roll-up doors at the east end. The south façade has two roll-up doors, one in the central part of the building and a smaller on next to the entrance to the left (west). At the roofline of the western portion of the north façade, a set of small transform windows are set into each of the three sections of wall for the second-floor offices. There are five windows in each section; a slightly narrower rectangular one on the ends and three slightly shorter square ones in between. Each section of both the western and eastern portions of the north façade are defined by vertical concrete columns flanked by vertical windows or a vertical window and door on each end of the sections (see Photograph 2). The slightly narrower transform window tops these long vertical windows. Each column has a square steel bumper attached just above the base. The bumpers are painted red. A sidewalk with a very low curb runs along the front of the north façade.

In 1987 the majority of the interior was remodeled and upgraded. Most of the doors, including the central roll-up door, and windows were also replaced in 1987; however, the window sizes and styling were retained. The skylights were also retrofitted at this time.

## B10. Significance (continued)

Over the next 25 years, litigation with PG&E delayed the delivery of power by SMUD to local customers. The long battle finally ended on December 31, 1946. In the years directly following, SMUD focused on modernizing the outdated and neglected power grid and facilities it inherited from PG&E. Meanwhile, the population of Sacramento doubled between 1946 and 1956, creating a continuous need for reliable power delivery as (SMUD 2017:4-8).

In the early 1950s, SMUD still had its administrative and general offices at 2101 K Street and its operations headquartered at 59th and R streets. However, by the mid-1950s, SMUD's staff had grown to over 400 men and women (SMUD 2017:4-8). As a result, SMUD hired the New York consulting firm Ebasco Services, Inc. (Ebasco) in 1955 to conduct an extensive study of SMUD's space requirements for its present use and future growth. Ebasco recommended consolidating SMUD facilities into one location, estimating that 35 acres of land would be needed for both the operations yard and an office building (SMUD 2014:13).

The following year, in 1956, SMUD purchased 13.7 acres at 6201 S Street for a new headquarters. They then hired the local architectural firm of Dreyfuss & Blackford to construct a 160,000 square foot International-style building with wooded landscaping (SMUD 2014:13). The headquarters building was completed in 1959. The property at 59th and R Streets remained the operations yard. By the early 1960s, SMUD was serving 170,000 customers in Sacramento County.

## B10. Significance (continued)

In 1969, SMUD started construction on its first nuclear power plant, Rancho Seco, in southeastern Sacramento County. The plant became operational in 1974, but it suffered from continual challenges, including a 27-month outage in the 1980s. In 1989, voters voted to close the plant, and SMUD formally shut down the power plant on June 7th of that year. In the 1990s, SMUD diversified its power sources, and by the end of the 20th century, it was serving more than 500,000 customers and had over 2,000 employees, making it the 2nd largest municipal utilities district in California and the 6th largest in the US (SMUD 2021). To meet these increased needs, SMUD purchased 51 acres at 4401 Bradshaw Road in 2009, and in 2013, relocated its operations yard from 59th Street to the East Campus Operations Center near Mather Field (Armstrong 2015b; SMUD 2021). Today, SMUD continues to enhance its services and explores new options for energy sources for the greater Sacramento region.

59th Street Corporation Yard

SMUD has owned the corporation yard at 1708 59th Street since 1947 when it was purchased from PG&E. At the time of purchase, the yard was 10 acres and contained three corrugated-metal Quonset huts as the only buildings. Within the next 10 years, SMUD was able to purchase an additional 2.89 acres north of the original site, bringing the total acreage of the yard to 12.89 acres.

The first building constructed at the corporation yard was the warehouse in the 1956. The garage was constructed in 1962. The original Quonset huts were used until 1969 when 79 employees were temporarily moved to the Headquarters building located on S Street. The Quonset huts were torn down in 1970 and the tool issue, salvage, shop, and distribution services (called the T&S building in the SMUD newsletter) buildings were constructed soon after.

At the same time the Rancho Seco plant was being built, U.S. 50 between 34th Street to Watt Avenue was under construction; this section of U.S. 50 opened in 1972 (California Highways 2020). Many residential neighborhoods in the path of the highway were razed, and as a result, SMUD was able to obtain several additional parcels south of its 59th Street Corporation Yard and south of the Southern Pacific Railroad tracks in 1971; SMUD had already acquired the empty lots south of the tracks and to the east in 1965 (Sacramento County Assessor's Office 2021). This expanded the operations yard by a total of 6.85 acres, providing a total of 19.74 acres for the entire yard. The two areas separated by the railroad tracks were then known as the North Corporation Yard and the South Corporation Yard (SMUD 2020:2-1).

Today, the 59th Street Corporation Yard contains eight buildings and four modular office trailers on the site. Most of the buildings date to the 1970s. Concrete storage bins and other ancillary features are also present in the South Corporation Yard. Historically, these held materials such as power poles, power cables, and hazardous wastes (SMUD 2020:2-2). In 2013, most of the operations that were once carried out at the 59th Street Corporation Yard have been moved to the new East Campus Operations Center near Mather Field. As a result, SMUD is now seeking to remediate its facilities at the 59th Street Corporation Yard.

## B10. Significance (continued)

### Architect

Francis E. Leighton designed seven of the eight buildings in the SMUD Corporation Yard at 1708 59th Street in 1971; the exception is Building F, the Garage, which was constructed in 1962. Additional technical plans for the seven buildings were provided by Rumberger and Haines (structural), Peters Engineering (mechanical), and Charles Martin and Associates (electrical). The construction firm is unknown. As-built plans are available from SMUD.

Historical research failed to identify Mr. Leighton as an architect of note either in Sacramento locally, California, or the nation. He does have one known building to his credit, the Hi House located in Inverness, California, near the Point Reyes National Seashore (see Figure 1 below).

Figure 1. Hi House in Inverness, California. Constructed 1939 (Vbro 2021).

The Hi House is a one-story residence built on a stilt foundation situated among Bishop Pine trees. It has glass curtain walls, a wooden deck, and an asymmetrical roof line. The house was designed in the International Style and is unique to the locale (Dwell 2021). Concentrated research found no other information about the Hi House or about the life, career, or achievements of Mr. Leighton.

### Architectural Styles

Modernist

Modernist buildings in Sacramento reflect the values of functionality, simplicity, and efficiency in their designs. They contain a variety of materials, such as concrete, stone, glass, and metals, combined to present a contemporary, strong presence. The shops building has elements of two subsets of Modernist architecture, Brutalism and New Formalism.

## B10. Significance (continued)

*Brutalism (ca. 1955-1975)*

Brutalism emerged in the early-1950s as a design philosophy held by a group of British architects that rejected the light-hearted nature of Modernism in favor of an honest expression of a building's function through form and materials, namely concrete. Swiss architect Le Corbusier is typically credited with designing the first building to evoke these principles in his 1952 United Habitation in Marseille, France (GEI 2017:3-15). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, Paul Rudolph, and William Wurster. Both the academic and materials approach to Brutalism made the style applicable to a range of educational and civic buildings in the United States (City of Riverside 2009:17; PAST 2009:85).

Brutalist architecture stemmed from experiments using rough concrete in its crudest and most brutal form. This style features large concrete masses that are poured on-site and left unpolished to convey honesty and texture through visible wood formwork and aggregate in the concrete (GEI 2017:3-15). Buildings designed in this style are usually formed with striking blockish, geometric, and repetitive shapes (see Figures 2 and 3). Common design features include the "Russian Wedge," in which a wall plane projects outward on a sloped angle. Broad surfaces are often interrupted by deep-shadow penetrations of the building's mass; vertical slots may contrast with broad oblong openings or tall openings with horizontal slots. Fixed windows are set deep into the walls and are often small in relation to the size of the structure (PAST 2009:85; DOCOMOMO 2015).

Example of Brutalism architecture in Sacramento includes the California Energy Commission Building located at 1516 9th Street (Figure 2) and the County Courthouse located at 720 9th Street (Figure 3) (GEI 2017:3-15). The County Courthouse appears to meet NRHP/CRHR Criterion C/3 and Sacramento Register Criteria iii and iv within the context of architecture. The County Courthouse is an important example in Sacramento of the Brutalist style of architecture and represents the work of master architects Starks, Jozens & Nacht (GEI 2017:4-7).

Figure 2. California Energy Commission Building. Constructed in 1974 (Artstreetecture 2021).

**B10. Significance (continued)**

Figure 3. Gordon D. Schaber Sacramento County Courthouse. Constructed in 1965 (Deacon 2013).

*New Formalism (ca. 1955–1975)*

New Formalism emerged in the mid-1950s as a reaction against the rigid formulae of the American version of the International Style, Modernism's lack of historical reference, and rejection of decorative ornamentation. Architects had grown increasingly weary of the minimalist glass boxes that characterized much of the corporate environment and commercial streetscapes of cities across the country and began experimenting with designs that combined elements and design concepts of classical architecture and Modernism (GEI 2017:3-13). New Formalism added stylized architectural elements such as repetitive arcades or full-height columns around buildings as a return to traditional (though highly stylized) architecture (PAST 2009:85; DOCOMOMO 2015).

New Formalist architects embraced the commonalities between classical architecture and Modernism; balanced building proportions, emphasis on structural form, organized hierarchy of building elements, formal entryways, symmetry, and geometric massing and building forms. New Formalist buildings featured classical elements like arches, stylized colonnades and entablatures, and materials like travertine, marble, and granite; however, these features were non-traditional in that their design was minimalist and decorative rather than structural (GEI 2017:3-14). A single volume structure is preferred, and the buildings are often separated from nature by being set upon a raised podium or base. Many have an exotic "Near Eastern" flavor and exterior wall surfaces of cast stone, brick and marble can be found. Typically, the building was capped with a large projecting cornice, expressed merely as a slab. Patterned screens or grilles may appear as decorative features. The most noted practitioners of the style were Edward Durrell Stone, Minoru Yamasaki, and Phillip Johnson (PAST 2009:85; DOCOMOMO 2015). New Formalist designs were most often used for civic centers, school campus buildings, auditoriums, and museums due to their monumental aesthetic and were constructed through the 1970s (GEI 2017:3-14).

Examples of New Formalism architecture in Sacramento include the Senator Savings and Loan/Chase Bank located at 4701 Freeport Boulevard, the former Metropolitan Life Insurance building located at 2131 Capitol Avenue (Figures 4 and 5, respectively), and the Chase Bank located at 1950 Arden Way (GEI 2017:3-14).

**B10. Significance (continued)**

Figure 4. Senator Savings and Loan/Chase Bank. Constructed in 1964 (GEI 2017).

Figure 5. Former Metropolitan Life Insurance building. Constructed in 1964 (GEI 2017).

**Application of Significance Criteria**

To be considered eligible for listing in the NRHP/CRHR under Criterion A/1, a building must be associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history. While this building is associated with the expansion of SMUD in response to post-WWII increased utility demands in Sacramento, research has not revealed any specific significant events within those contexts associated with the building itself. The building was designed to be and functioned as an offices and shops for the maintenance and repair of various SMUD facilities. No innovations or research significant to the development of energy efficiency, distribution, or SMUD took place in the building. Therefore, the shops building does not appear to be significant under NRHP/CRHR Criterion A/1.

## B10. Significance (continued)

To be considered eligible for listing in the NRHP/CRHR under Criterion B/2, the shops building must be associated with the lives of persons significant in our past. While the building was located within the SMUD 59th Street Corporation Yard, historical research has failed to identify any persons of significance associated with the yard or the building. The building was designed by Francis E. Leighton; however, this building does not appear to be the most representative example of his work, discussed further under Criterion C. Therefore, the shops building does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, a building must embody distinctive characteristics of a type, period, or method of, installation or represent the work of a master, or possess high artistic values. The shops building does possess some unique albeit utilitarian design and minimalist ornamentation. The building is decorated with "marblecrete" fascia on the cornice, concrete pillars, and vertical windows. The cornice is particularly wide, providing shaded parking spaces underneath it. The building was designed by Francis E. Leighton, who is most well-known for the Hi-House, an International Style stilted residence with glass window walls located at the Point Reyes National Seashore. The shops building, however, is an industrial building constructed in a vernacular interpretation of two separate Modernist styles, Brutalism and New Formalism. These styles were adapted to the building's function to provide offices and workshops within a corporation yard. Additionally, historical research has failed to identify Mr. Leighton as a master architect or builder. Even if additional research identifies Mr. Leighton as a master, this building possesses neither outstanding architectural distinction nor artistic qualities, and therefore would not be a significant example of Leighton's work. Therefore, the shops building does not appear to possess sufficient design or construction value to warrant inclusion in the NRHP/CRHR under Criterion C/3.

Criterion D/4 generally applies to archaeological resources or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the building have been documented and are contained in existing As-Built plans. The shops building does not appear to be significant under this criterion because it is not likely to yield any additional important information about industrial buildings or our history.

**Integrity Consideration**

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. **Location** is the place where the historic property was constructed or the place where a historic event occurred. Integrity of location refers to whether the property has been moved since its construction. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. **Setting** is the physical environment of a historic property that illustrates the character of the place. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. This is an intangible quality evoked by physical features that reflect a sense of a past time and place. **Association** is the direct link between the important historic event or person and a historic property. Continuation of historic use and occupation help maintain integrity of association.

## B10. Significance (continued)

The shops building retains its integrity. Although it was remodeled in 1987, these changes were largely internal; only minimal upgrades were done to the exterior, such replacement of windows and doors, and where that was done, the original size, location, and design of the fenestration were typically retained. These alterations do not detract from the original design, materials, workmanship, or feeling of the building. The building also retains high integrity for location and association as it has not been moved since construction and the setting has not been significantly altered.

## B12. References (continued)

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---------- 2017 (August). *Cultural Resources Survey Report for the SMUD Headquarters Campus Master Plan Environmental Impact Report, Sacramento, Sacramento County*. Prepared ICF, Sacramento.

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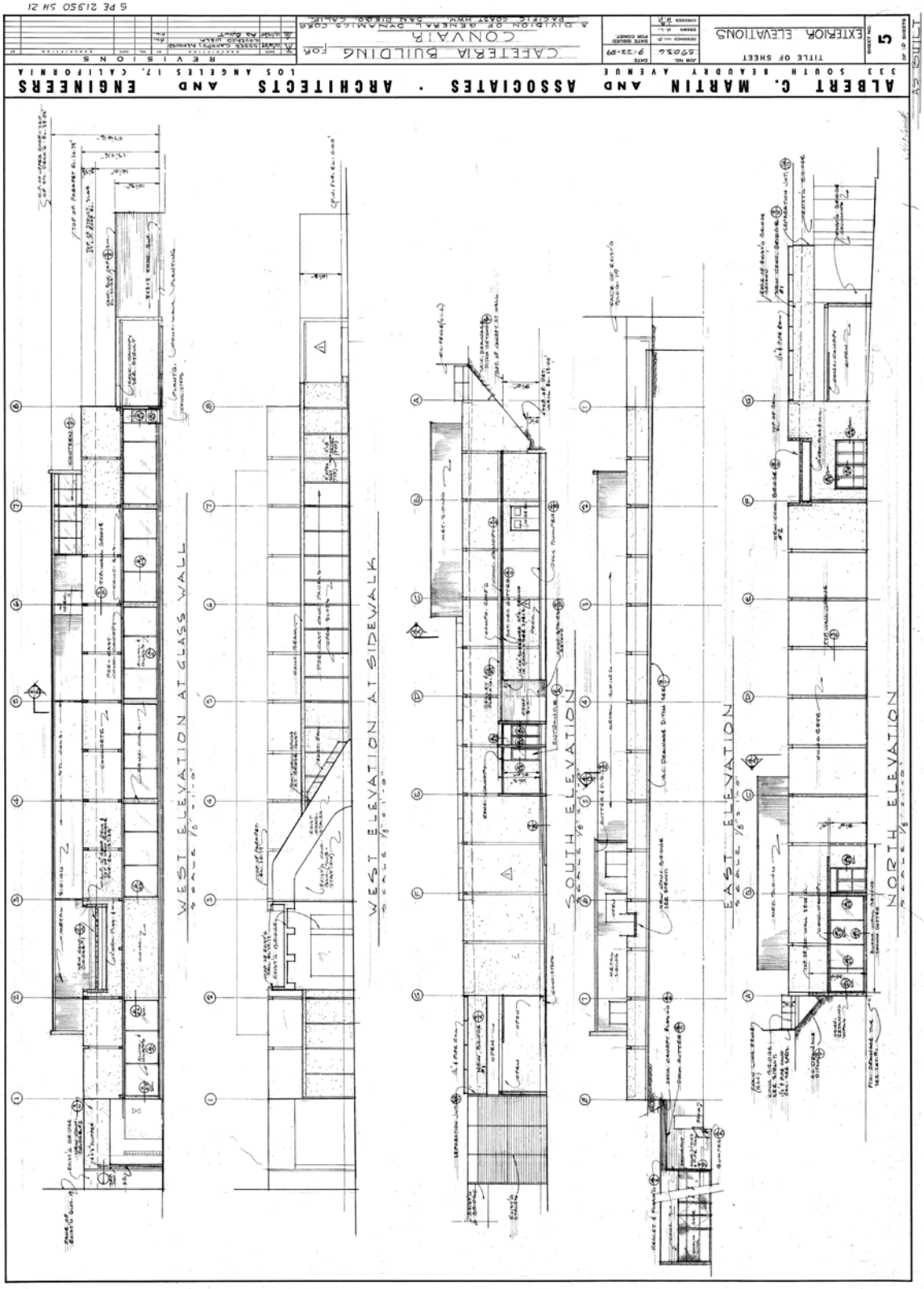
Photo 1. Western half of northern façade. Facing northwest. Photo taken 8/17/2021.

Photo 2. Detail of eastern half of southern façade ornamentation and fenestrations. Facing north. Photo taken 8/17/2021.


Photo 3. Central portion of southern façade, facing north. Photo taken 8/17/2021.

1970 As-Built Plan - Exterior Elevations



State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
# PRIMARY RECORD

Primary #
HRI #
Trinomial
**NRHP Status Code** 6Z
Other Listings
Review Code Reviewer Date

**Page** 1 **of** 14 ***Resource Name or #:** (Assigned by recorder) SMUD-5
**P1. Other Identifier:** Garage, Building F
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Sacramento **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Sacramento East **Date** ____ **T** 08N ; **R** 05E ; ☐ **of** ☐ **of Sec** 9 ; ____ **B.M.**
c. Address 1708 59th Street City Sacramento Zip 95819
d. UTM: Zone 10S , 636128.03 m E mE/ 4268744.59 mN
e. Other Locational Data: APN 008-0010-009

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

The garage is a single-story building constructed of concrete masonry units in 1962 and remodeled in 1973. It is located in the SMUD North Corporation Yard on 59th Street. It measures approximately 225-feet long by 73-feet wide. It is capped with "marblecrete" panels seeded with large aggregate, similar to other buildings in the corporation yard. The building has a flat roof and a corrugated steel parapet wall. A 36-foot long by 30-foot wide corrugated steel addition was constructed on the west side of the building in the mid-1990s. (See continuation sheet, page 5)

***P3b. Resource Attributes:** HP8. Industrial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other , etc.)


P5b. Description of Photo: (view, date, accession #) Primary facade, looking north, 8/17/2021

***P6. Date Constructed/Age and Source:** 1962/historic imagery
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
SMUD
6201 S Street
Sacramento, CA 95852

***P8. Recorded by:**
Alta Cunningham & Emilie Zelazo
Ascent Environmental
Sacramento, CA 95814

***P9. Date Recorded:** October 6, 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:** None

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) SMUD-5 ***NRHP Status Code** 6Z



B1. Historic Name: Garage

B2. Common Name: Garage, Building F

B3. Original Use: automotive mechanics shop and office B4. Present Use: same

***B5. Architectural Style:** vernacular with some Brutalist and New Formalist style elements

***B6. Construction History:** Constructed 1962 and modified in 1973. External alterations in 1973 included a new roof and the addition of the "marblecrete" panels to the roof, new metal doors, a new roll-up door at the southeast corner of the east façade, and new mechanical elements, such as wiring, lighting, hoist, and air conditioning. Per As-Built plans, all the 1973 modifications were designed by SMUD staff except the wiring plans for the mechanical elements; those were designed by Peters Engineering. A corrugated steel addition was constructed on the west side of the building in the mid-1990s.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: unknown b. Builder: unknown and SMUD

***B10. Significance: Theme** N/A **Area** N/A

**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A

This building does not appear to meet the criteria for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP).

**The Sacramento Municipal Utilities District**

The Sacramento Municipal Utilities District (SMUD) was effectively created in 1923 by popular vote of the citizens of Sacramento. In 1921, California Governor William D. Stephens signed the Municipal Utility District Act of 1921 into law, which allowed municipalities to join to form public utility districts. This act, coupled with the Federal Power Act of 1920, further enhanced the opportunity for SMUD's creation. In 1923, its service area encompassed the city of Sacramento and the City of North Sacramento (now part of Sacramento), an area of approximately 75 square miles (SMUD 2014:11). SMUD immediately requested cost estimates for the purchase of the existing electrical systems in the region owned by Pacific Gas and Electric Company (PG&E) and Great Western Power Company. In 1934, Sacramento voters approved a $12 million bond for SMUD to establish a publicly operated electric utility system. The cost to build a new distribution system was deemed to be too high, so SMUD proceeded with efforts to purchase PG&E's local system through condemnation. (See Continuation Sheet, page 5)

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** See Continuation Sheet, page 11-12.

B13. Remarks: None

***B14. Evaluator:** Emilie Zelazo, MA

***Date of Evaluation:** October 6, 2021

(This space reserved for official comments.)

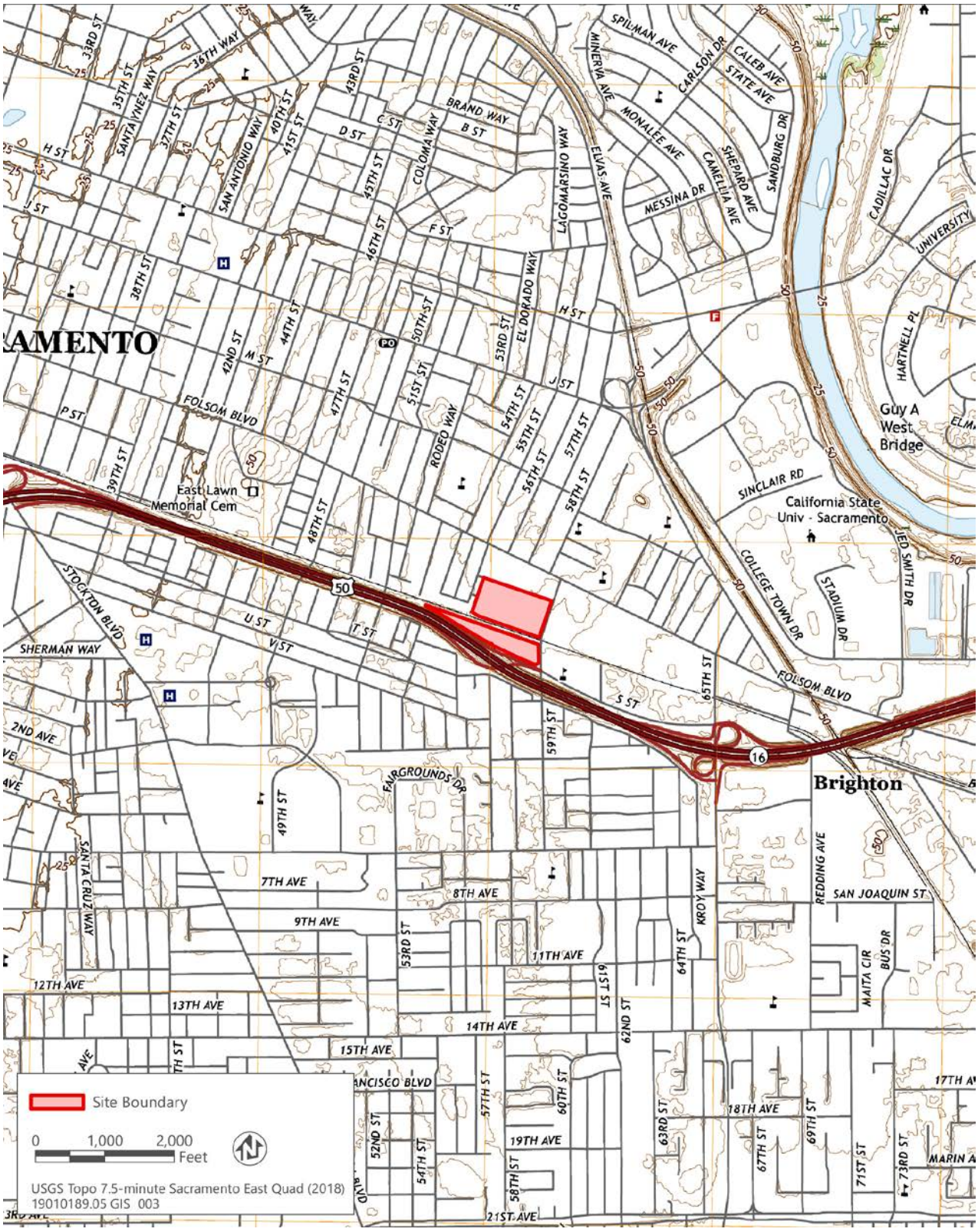
**State of California ♘ Natural Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

Primary#
HRI #
Trinomial

# LOCATION MAP

Page 3 of 14 Resource Name or # SMUD-5

*Map Name: Sacramento East *Scale: 1:24,000 *Date of map: 2018



**State of California ♁ The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# SKETCH MAP

Primary # _____
HRI# _____
Trinomial

 ***Resource Name or #** (Assigned by recorder) SMUD-5
***Drawn by:** Ascent Environmental, Inc. ***Date of map:** October 12, 2021

## P3a. Description (continued)

The main entrance is a single metal door in the center of the south façade behind a railing. Two additional single metal doors are located on the south façade, one at the There are five roll-up doors on the western side of the south façade and three on the eastern side, and one at the southeast corner of the eastern façade. These doors are separated by concrete faced steel pillars. There does not appear to be any windows on the garage building, only skylights on the roof; there are windows on the corrugated metal addition. There is a recessed opening or bay located on the western end with a double door entrance. Multiple vents are located around the building exterior.

## B10. Significance (continued)

During this time, SMUD was operating in rented rooms at 1325 K Street and in tin Quonset huts at its 1708 59th Street Corporation Yard (Armstrong 2015a). Over the next 25 years, litigation with PG&E delayed the delivery of power by SMUD to local customers. The long battle finally ended on December 31, 1946. In the years directly following, SMUD focused on modernizing the outdated and neglected power grid and facilities it inherited from PG&E. Meanwhile, the population of Sacramento doubled between 1946 and 1956, creating a continuous need for reliable power delivery as (SMUD 2017:4-8).

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## B10. Significance (continued)

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**Architect**

No architect is known for the original 1962 building. Changes to the building in 1973 appear to have designed by SMUD staff with electrical plans prepared by Peters Engineering. Archival research has failed to identify any information about significant architects working at SMUD during either the 1960s or 1970s. Peters Engineering has operated in Sacramento in 1969. The firm is a multi-disciplined engineering company specializing in mechanical, electrical, and plumbing engineering that has been operating in the Sacramento area for over 50 years. They have worked on a multitude of structures within Sacramento and Northern California, yet no historically significant example of their work could be identified. Additionally, they were not specifically associated with electrical engineering until 1974 when that capability was officially added to their suite of services (Peters Engineering 2021).

## B10. Significance (continued)

### Architectural Styles

Modernist

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*Brutalism (ca. 1955-1975)*

Brutalism emerged in the early-1950s as a design philosophy held by a group of British architects that rejected the light-hearted nature of Modernism in favor of an honest expression of a building's function through form and materials, namely concrete. Swiss architect Le Corbusier is typically credited with designing the first building to evoke these principles in his 1952 United Habitation in Marseille, France (GEI 2017:3-15). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, Paul Rudolph, and William Wurster. Both the academic and materials approach to Brutalism made the style applicable to a range of educational and civic buildings in the United States (City of Riverside 2009:17; PAST 2009:85).

Brutalist architecture stemmed from experiments using rough concrete in its crudest and most brutal form. This style features large concrete masses that are poured on-site and left unpolished to convey honesty and texture through visible wood formwork and aggregate in the concrete (GEI 2017:3-15). Buildings designed in this style are usually formed with striking blockish, geometric, and repetitive shapes (see Figures 1 and 2). Common design features include the "Russian Wedge," in which a wall plane projects outward on a sloped angle. Broad surfaces are often interrupted by deep-shadow penetrations of the building's mass; vertical slots may contrast with broad oblong openings or tall openings with horizontal slots. Fixed windows are set deep into the walls and are often small in relation to the size of the structure (PAST 2009:85; DOCOMOMO 2015).

Example of Brutalism architecture in Sacramento includes the California Energy Commission Building located at 1516 9th Street (Figure 1) and the County Courthouse located at 720 9th Street (Figure 2) (GEI 2017:3-15). The County Courthouse appears to meet NRHP/CRHR Criterion C/3 and Sacramento Register Criteria iii and iv within the context of architecture. The County Courthouse is an important example in Sacramento of the Brutalist style of architecture and represents the work of master architects Starks, Jozens & Nacht (GEI 2017:4-7).

**B10. Significance (continued)**

Figure 1. California Energy Commission Building. Constructed in 1974 (Artstreetecture 2021).

Figure 2. Gordon D. Schaber Sacramento County Courthouse. Constructed in 1965 (Deacon 2013).

*New Formalism (ca. 1955–1975)*

New Formalism emerged in the mid-1950s as a reaction against the rigid formulae of the American version of the International Style, Modernism's lack of historical reference, and rejection of decorative ornamentation. Architects had grown increasingly weary of the minimalist glass boxes that characterized much of the corporate environment and commercial streetscapes of cities across the country and began experimenting with designs that combined elements and design concepts of classical architecture and Modernism (GEI 2017:3-13). New Formalism added stylized architectural elements such as repetitive arcades or full-height columns around buildings as a return to traditional (though highly stylized) architecture (PAST 2009:85; DOCOMOMO 2015).

## B10. Significance (continued)

New Formalist architects embraced the commonalities between classical architecture and Modernism; balanced building proportions, emphasis on structural form, organized hierarchy of building elements, formal entryways, symmetry, and geometric massing and building forms. New Formalist buildings featured classical elements like arches, stylized colonnades and entablatures, and materials like travertine, marble, and granite; however, these features were non-traditional in that their design was minimalist and decorative rather than structural (GEI 2017:3-14). A single volume structure is preferred, and the buildings are often separated from nature by being set upon a raised podium or base. Many have an exotic "Near Eastern" flavor and exterior wall surfaces of cast stone, brick and marble can be found. Typically, the building was capped with a large projecting cornice, expressed merely as a slab. Patterned screens or grilles may appear as decorative features. The most noted practitioners of the style were Edward Durrell Stone, Minoru Yamasaki, and Phillip Johnson (PAST 2009:85; DOCOMOMO 2015). New Formalist designs were most often used for civic centers, school campus buildings, auditoriums, and museums due to their monumental aesthetic and were constructed through the 1970s (GEI 2017:3-14).

Examples of New Formalism architecture in Sacramento include the Senator Savings and Loan/Chase Bank located at 4701 Freeport Boulevard, the former Metropolitan Life Insurance building located at 2131 Capitol Avenue (Figures 3 and 4, respectively), and the Chase Bank located at 1950 Arden Way (GEI 2017:3-14).

Figure 3. Senator Savings and Loan/Chase Bank. Constructed in 1964 (GEI 2017).

## B10. Significance (continued)

Figure 4. Former Metropolitan Life Insurance building. Constructed in 1964 (GEI 2017).

**Application of Significance Criteria**

To be considered eligible for listing in the NRHP/CRHR under Criterion A/1, a building must be associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history. While this building is associated with the expansion of SMUD in response to post-WWII increased utility demands in Sacramento, research has not revealed any specific significant events within those contexts associated with the building itself. The building was designed to be and functioned as an offices and work areas for the maintenance and repair of various vehicles used for SMUD's operations. No manufacturing, innovations, or research significant to the development of energy efficiency, distribution, mechanics, automotives, or SMUD took place in the building. Therefore, the garage building does not appear to be significant under NRHP/CRHR Criterion A/1.

To be considered eligible for listing in the NRHP/CRHR under Criterion B/2, the garage building must be associated with the lives of persons significant in our past. While the building was located within the SMUD 59th Street Corporation Yard, historical research has failed to identify any persons of significance associated with the yard or the building itself. No architect has been identified for the original construction of the building and the 1973 remodel was done by SMUD staff designers. Therefore, the building does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, a building must embody distinctive characteristics of a type, period, or method of, installation or represent the work of a master, or possess high artistic values. The garage building is very simple and utilitarian in design with almost no ornamentation; the only decoration is the "marblecrete" fascia on the tall cornice and concrete sleeved pillars. These elements combined with the buildings rectangular plan and massive concrete masonry construction exhibit a vernacular interpretation of two separate Modernist styles, Brutalism and New Formalism, however, these styles were adapted to the building's function as a garage within a corporation yard. Additionally, no master architect or engineer is associated with the building; Peters Engineering was not known for their electrical expertise until after 1974. Therefore, the garage building does not appear to possess sufficient design or construction value to warrant inclusion in the NRHP/CRHR under Criterion C/3.

## B10. Significance (continued)

Criterion D/4 generally applies to archaeological resources or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the building have been documented in existing As-Built plans. The garage does not appear to be significant under this criterion because it is not likely to yield any important information about industrial buildings or about our history.

**Integrity Consideration**

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. **Location** is the place where the historic property was constructed or the place where a historic event occurred. Integrity of location refers to whether the property has been moved since its construction. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. **Setting** is the physical environment of a historic property that illustrates the character of the place. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. This is an intangible quality evoked by physical features that reflect a sense of a past time and place. **Association** is the direct link between the important historic event or person and a historic property. Continuation of historic use and occupation help maintain integrity of association.

The garage building appears to have been constructed as a simple industrial building with minor stylistic intent. Changes to the building in 1973 were largely to the interior with only superficial exterior changes, such adding the "marblecrete" to the cornice and concrete sleeve to the exposed pillars. Thus, the garage building still retains the majority of its original 1962 materials and workmanship. It has not been moved, so it also retains integrity in location, setting, and feeling. It is still the garage for the 59th Street Corporation Yard, retaining its association. The only aspect of integrity that was somewhat impacted was the building's design when stylistic elements were added in 1973 to compliment the styles of the other buildings constructed in 1971. Therefore, the building maintains its integrity.

## B12. References (continued)

Armstrong, Lance. 2015a. Valley Community Newspapers. "SMUD's history began through local voters' approval in 1923." August 8, 2015. Available: https://www.valcomnews.com/smud%E2%80%99s-history-began-through-local-voters%E2%80%99-approval-in-1923/. Accessed September 20, 2021.

---------- 2015b. Valley Community Newspapers. "SMUD to renovate headquarters building, offer 59th Street site for redevelopment." August 24, 2015. Available: https://www.valcomnews.com/smud-to-renovate-headquarters-building-offer-59th-street-site-for-redevelopment/. Accessed September 20, 2021.

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California Highways. 2020. U.S. Highway 50. Available: https://www.cahighways.org/ROUTE050.html. Accessed September 20, 2021.

City of Riverside. 2009. *City of Riverside Modernism Context Statement*. Prepared by the City of Riverside Planning Division of the Community Development Department.

## B12. References (continued)

Deacon, John. 2013. Sacramento County Courthouse. Available: http://www.courthouses.co/us-states/states-a-g/california/sacramento-county/. Accessed September 23, 2021.

Documentation and Conservation of the Modern Movement (DOCOMOMO). 2015. Modern Styles. Available: http://www.docomomo-wewa.org/styles_gallery.php. Accessed December 6, 2015.

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Peters Engineering. 2021. Our History. Available: https://peterseng.com/about-us/company-history/. Accessed October 6, 2021.

Sacramento Municipal Utility District (SMUD). 2014(December). *Sacramento Municipal Utility District Headquarters Building and Site Rehabilitation Project Historic Structures Report*. Prepared by Wiss, Janney, Elstner Associates, Inc., Emeryville.

---------- 2017 (August). *Cultural Resources Survey Report for the SMUD Headquarters Campus Master Plan Environmental Impact Report, Sacramento, Sacramento County*. Prepared ICF, Sacramento.

---------- 2020 (February). *Phase I Environmental Site Assessment SMUD 59th Street Corporation Yard 1708 59th Street Sacramento, Sacramento County, California 95819*. Prepared by AECOM, Sacramento.

Vbro. 2021. Tree Top Glass House Hi House. Available: https://www.vrbo.com/41775. Accessed September 23, 2021.

Photo 1. Western façade. Facing northeast. Photo taken 8/17/2021.

Figure 1. 1973 As-Built Plan – Exterior Modifications

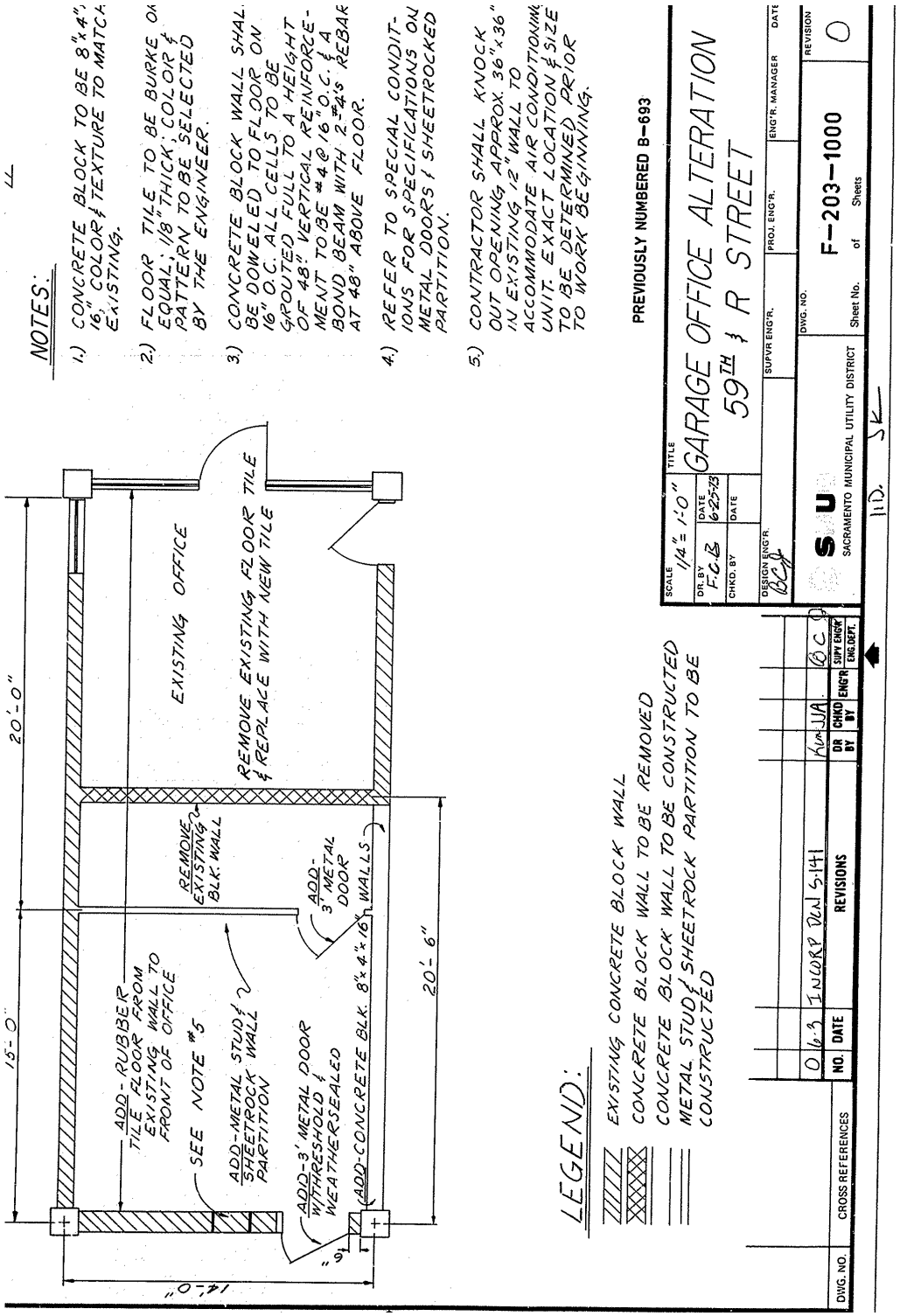
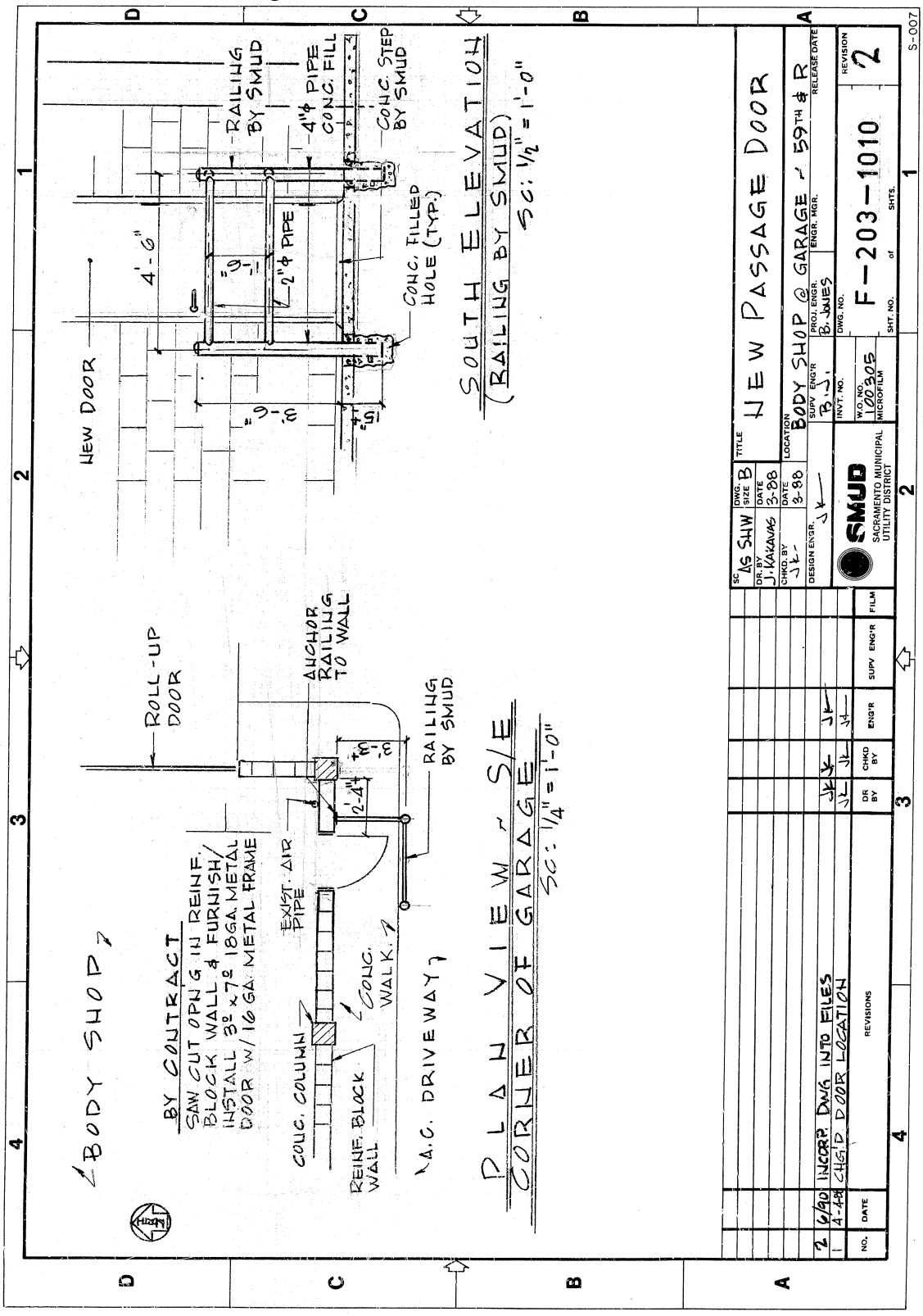


Figure 2. 1973 As-Built Plan – New doors



State of California ♁ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
# PRIMARY RECORD

Primary #
HRI #
Trinomial
**NRHP Status Code** 6Z

Other Listings
Review Code | Reviewer | Date

**Page** 1 **of** 16 ***Resource Name or #:** (Assigned by recorder) SMUD-6
**P1. Other Identifier:** Building E , Distribution Services
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Sacramento **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Sacramento East **Date** ____ **T** 08N ; **R** 05E ; ☐ **of** ☐ **of Sec** 9 ; ____ **B.M.**
c. Address 1708 59th Street City Sacramento Zip 95819
d. UTM: Zone 10S , 636235.15 m E mE/ 4268684.17 mN
e. Other Locational Data: APN 008-0010-009

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

The Distribution Services (DS) Building is located in SMUD's North Corporation Yard on 59th Street. The DS building is a two-story, concrete masonry unit building, measuring approximately 200 feet long by 80 feet wide with a 30-foot wide by 70-foot long projection at the primary (east) façade. A 20-foot wide by 28-foot long projection housing stairwells are located on both the north and south sides; each is positioned slightly off-center. Concrete patterned decorative grille sunscreens face the east and west facades. The flat roof is capped by a with a large 10-foot wide projecting cornice faced with 7-foot tall "marblecrete" panels. The building was designed by Francis E. Leighton of Sacramento and was constructed in 1971. It was originally called the Training and Storage Building. (See continuation sheet, page 5)

***P3b. Resource Attributes:** HP6. Commercial Building, 3 stories and under
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other , etc.)


P5b. Description of Photo: (view, date, accession #) Southeast corner, looking west, 8/17/2021

***P6. Date Constructed/Age and Source:** 1971/as-built plans
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
SMUD
6201 S Street
Sacramento, CA 95852

***P8. Recorded by:**
Alta Cunningham & Emilie Zelazo
Ascent Environmental
Sacramento, CA 95814

***P9. Date Recorded:** Oct. 13, 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:** None

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) SMUD-6 ***NRHP Status Code** 6Z


B1. Historic Name: Training and Storage Building
B2. Common Name: Building E, Distribution Services Building
B3. Original Use: offices and storage B4. Present Use: offices and storage
***B5. Architectural Style:** vernacular with some Brutalist and New Formalist Style elements
***B6. Construction History:** Constructed 1971. The building was remodeled in 1981; however, these changes were almost all interior. The exterior was preserved with the following exceptions based on As Built Plans: windows on the east façade projection were replaced with steel clad panels and the northeast door on the north façade was removed.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:** None
B9a. Architect: Francis E. Leighton b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A

This building does not appear to meet the criteria for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP).

**The Sacramento Municipal Utilities District**

The Sacramento Municipal Utilities District (SMUD) was effectively created in 1923 by popular vote of the citizens of Sacramento. In 1921, California Governor William D. Stephens signed the Municipal Utility District Act of 1921 into law, which allowed municipalities to join to form public utility districts. This act, coupled with the Federal Power Act of 1920, further enhanced the opportunity for SMUD's creation. In 1923, its service area encompassed the city of Sacramento and the City of North Sacramento (now part of Sacramento), an area of approximately 75 square miles (SMUD 2014:11). SMUD immediately requested cost estimates for the purchase of the existing electrical systems in the region owned by Pacific Gas and Electric Company (PG&E) and Great Western Power Company. In 1934, Sacramento voters approved a $12 million bond for SMUD to establish a publicly operated electric utility system. The cost to build a new distribution system was deemed to be too high, so SMUD proceeded with efforts to purchase PG&E's local system through condemnation. During this time, SMUD was operating in rented rooms at 1325 K Street and in tin Quonset huts at its 1708 59th Street Corporation Yard (Armstrong 2015a). (See Continuation Sheet, page 5)

B11. Additional Resource Attributes: (List attributes and codes)
None
***B12. References:** See Continuation Sheet, page 12.
B13. Remarks: None

***B14. Evaluator:** Emilie Zelazo, MA
***Date of Evaluation:** October 13, 2021

(This space reserved for official comments.)

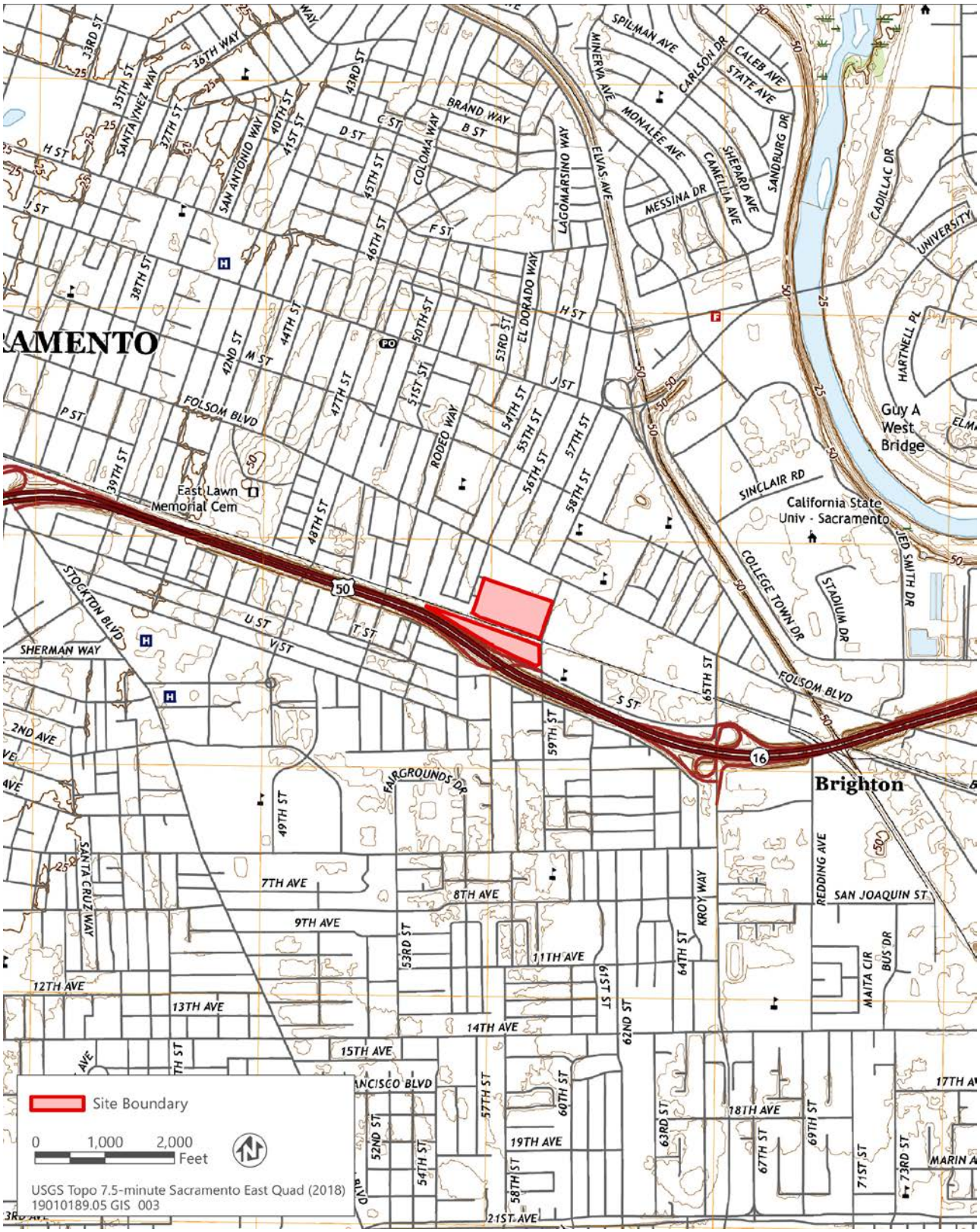
**State of California ♘ Natural Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

Primary#
HRI #
Trinomial

# LOCATION MAP

Page 3 of 17 Resource Name or # SMUD-6

*Map Name: Sacramento East *Scale: 1:24,000 *Date of map: 2018



**State of California ♁ The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# SKETCH MAP

Primary # _____
HRI# _____
Trinomial

 ***Resource Name or #** (Assigned by recorder) SMUD-6
***Drawn by:** Ascent Environmental, Inc. ***Date of map:** October 12, 2021

## P3a. Description (continued)

The primary façade faces 59th Street and the projection houses the main entrance and a set of elevators. Entrance is gained from either side of the projection by double glass doors. At the north end of the east façade is a sunken concrete patio with tables and built-in concrete box planters (see Photo 2). It is enclosed by a steel rod fence and has short, slatted grilles placed at opposition to the taller grilles attached to the main building. The west façade is similar to the eastern one, minus the patio, being faced by a series of nine grille sunscreens also set under the cornice but away from the body of the building. There are no grille sunscreens on either the north or south facades. The exterior of the body of the building is faced with evenly spaced masonry veneered walls separated by protruding pre-cast concrete columns and single-pane obscured windows. The windows are separated vertically between the two floors with lighter concrete panels. Two side by side windows are set at each of the four corners as well. A sidewalk extends around the building, under the cornice. Steel handrails are located in between the concrete grille sunscreens to help enclose the sidewalk (see Photo 4). The style and construction of the DS building is the same as the Warehouse building (SMUD 1) directly to the south. They both face 59th Street and public view.

## B10. Significance (continued)

Over the next 25 years, litigation with PG&E delayed the delivery of power by SMUD to local customers. The long battle finally ended on December 31, 1946. In the years directly following, SMUD focused on modernizing the outdated and neglected power grid and facilities it inherited from PG&E. Meanwhile, the population of Sacramento doubled between 1946 and 1956, creating a continuous need for reliable power delivery as (SMUD 2017:4-8).

In the early 1950s, SMUD still had its administrative and general offices at 2101 K Street and its operations headquartered at 59th and R streets. However, by the mid-1950s, SMUD's staff had grown to over 400 men and women (SMUD 2017:4-8). As a result, SMUD hired the New York consulting firm Ebasco Services, Inc. (Ebasco) in 1955 to conduct an extensive study of SMUD's space requirements for its present use and future growth. Ebasco recommended consolidating SMUD facilities into one location, estimating that 35 acres of land would be needed for both the operations yard and an office building (SMUD 2014:13).

The following year, in 1956, SMUD purchased 13.7 acres at 6201 S Street for a new headquarters. They then hired the local architectural firm of Dreyfuss & Blackford to construct a 160,000 square foot International-style building with wooded landscaping (SMUD 2014:13). The headquarters building was completed in 1959. The property at 59th and R Streets remained the operations yard. By the early 1960s, SMUD was serving 170,000 customers in Sacramento County.

In 1969, SMUD started construction on its first nuclear power plant, Rancho Seco, in southeastern Sacramento County. The plant became operational in 1974, but it suffered from continual challenges, including a 27-month outage in the 1980s. In 1989, voters voted to close the plant, and SMUD formally shut down the power plant on June 7th of that year.

In the 1990s, SMUD diversified its power sources, and by the end of the 20th century, it was serving more than 500,000 customers and had over 2,000 employees, making it the 2nd largest municipal utilities district in California and the 6th largest in the US (SMUD 2021). To meet these increased needs, SMUD purchased 51 acres at 4401 Bradshaw Road in 2009, and in 2013, relocated its operations yard from 59th Street to the East Campus Operations Center near Mather Field (Armstrong 2015b; SMUD 2021). Today, SMUD continues to enhance its services and explores new options for energy sources for the greater Sacramento region.

## B10. Significance (continued)

59th Street Corporation Yard

SMUD has owned the corporation yard at 1708 59th Street since 1947 when it was purchased from PG&E. At the time of purchase, the yard was 10 acres and contained three corrugated-metal Quonset huts as the only buildings. Within the next 10 years, SMUD was able to purchase an additional 2.89 acres north of the original site, bringing the total acreage of the yard to 12.89 acres.

The first building constructed at the corporation yard was the warehouse in the 1956. The garage was constructed in 1962. The original Quonset huts were used until 1969 when 79 employees were temporarily moved to the Headquarters building located on S Street. The Quonset huts were torn down in 1970 and the tool issue, salvage, shop, and distribution services (called the T&S building in the SMUD newsletter) buildings were constructed soon after.

At the same time the Rancho Seco plant was being built, U.S. 50 between 34th Street to Watt Avenue was under construction; this section of U.S. 50 opened in 1972 (California Highways 2020). Many residential neighborhoods in the path of the highway were razed, and as a result, SMUD was able to obtain several additional parcels south of its 59th Street Corporation Yard and south of the Southern Pacific Railroad tracks in 1971; SMUD had already acquired the empty lots south of the tracks and to the east in 1965 (Sacramento County Assessor's Office 2021). This expanded the operations yard by a total of 6.85 acres, providing a total of 19.74 acres for the entire yard. The two areas separated by the railroad tracks were then known as the North Corporation Yard and the South Corporation Yard (SMUD 2020:2-1).

Today, the 59th Street Corporation Yard contains eight buildings and four modular office trailers on the site. Most of the buildings date to the 1970s. Concrete storage bins and other ancillary features are also present in the South Corporation Yard. Historically, these held materials such as power poles, power cables, and hazardous wastes (SMUD 2020:2-2). In 2013, most of the operations that were once carried out at the 59th Street Corporation Yard have been moved to the new East Campus Operations Center near Mather Field. As a result, SMUD is now seeking to remediate its facilities at the 59th Street Corporation Yard.

**Architect**

Francis E. Leighton designed seven of the eight buildings in the SMUD corporation yard at 1708 59th Street in 1971; the exception is Building F, the Garage, which was constructed in 1962. Additional technical plans for the seven buildings were provided by Rumberger and Haines (structural), Peters Engineering (mechanical), and Charles Martin and Associates (electrical). The construction firm is unknown. As-built plans are available from SMUD.

Historical research failed to identify Mr. Leighton as an architect of note either in Sacramento locally, California, or the nation. He does have one known building to his credit, the Hi House located in Inverness, California, near the Point Reyes National Seashore (see Figure 1 below).

## B10. Significance (continued)

Figure 1. Hi House in Inverness, California. Constructed 1939 (Vbro 2021).

The Hi House is a one-story residence built on a stilt foundation situated among Bishop Pine trees. It has glass curtain walls, a wooden deck, and an asymmetrical roof line. The house was designed in the International Style and is unique to the locale (Dwell 2021). Concentrated research found no other information about the Hi House or about the life, career, or achievements of Mr. Leighton.

**Architectural Styles**

Modernist

Modernist buildings in Sacramento reflect the values of functionality, simplicity, and efficiency in their designs. The contain a variety of materials, such as concrete, stone, glass, and metals, combined to present a contemporary, strong presence. The DS building has elements of two subsets of Modernist architecture, Brutalism and New Formalism.

## B10. Significance (continued)

*Brutalism (ca. 1955-1975)*

Brutalism emerged in the early-1950s as a design philosophy held by a group of British architects that rejected the light-hearted nature of Modernism in favor of an honest expression of a building's function through form and materials, namely concrete. Swiss architect Le Corbusier is typically credited with designing the first building to evoke these principles in his 1952 United Habitation in Marseille, France (GEI 2017:3-15). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, Paul Rudolph, and William Wurster. Both the academic and materials approach to Brutalism made the style applicable to a range of educational and civic buildings in the United States (City of Riverside 2009:17; PAST 2009:85).

Brutalist architecture stemmed from experiments using rough concrete in its crudest and most brutal form. This style features large concrete masses that are poured on-site and left unpolished to convey honesty and texture through visible wood formwork and aggregate in the concrete (GEI 2017:3-15). Buildings designed in this style are usually formed with striking blockish, geometric, and repetitive shapes (Figures 2 and 3). Common design features include the "Russian Wedge," in which a wall plane projects outward on a sloped angle. Broad surfaces are often interrupted by deep-shadow penetrations of the building's mass; vertical slots may contrast with broad oblong openings or tall openings with horizontal slots. Fixed windows are set deep into the walls and are often small in relation to the size of the structure (PAST 2009:85; DOCOMOMO 2015).

Example of Brutalism architecture in Sacramento includes the California Energy Commission Building located at 1516 9th Street (Figure 2) and the County Courthouse located at 720 9th Street (Figure 3) (GEI 2017:3-15). The County Courthouse appears to meet NRHP/CRHR Criterion C/3 and Sacramento Register Criteria iii and iv within the context of architecture. The County Courthouse is an important example in Sacramento of the Brutalist style of architecture and represents the work of master architects Starks, Jozens & Nacht (GEI 2017:4-7).

Figure 2. California Energy Commission Building. Constructed in 1974 (Artstreetecture 2021).

**B10. Significance (continued)**

Figure 3. Gordon D. Schaber Sacramento County Courthouse. Constructed in 1965 (Deacon 2013).

*New Formalism (ca. 1955–1975)*

New Formalism emerged in the mid-1950s as a reaction against the rigid formulae of the American version of the International Style, Modernism's lack of historical reference, and rejection of decorative ornamentation. Architects had grown increasingly weary of the minimalist glass boxes that characterized much of the corporate environment and commercial streetscapes of cities across the country and began experimenting with designs that combined elements and design concepts of classical architecture and Modernism (GEI 2017:3-13). New Formalism added stylized architectural elements such as repetitive arcades or full-height columns around buildings as a return to traditional (though highly stylized) architecture (Figures 4 and 5) (PAST 2009:85; DOCOMOMO 2015).

New Formalist architects embraced the commonalities between classical architecture and Modernism; balanced building proportions, emphasis on structural form, organized hierarchy of building elements, formal entryways, symmetry, and geometric massing and building forms. New Formalist buildings featured classical elements like arches, stylized colonnades and entablatures, and materials like travertine, marble, and granite; however, these features were non-traditional in that their design was minimalist and decorative rather than structural (GEI 2017:3-14). A single volume structure is preferred, and the buildings are often separated from nature by being set upon a raised podium or base. Many have an exotic "Near Eastern" flavor and exterior wall surfaces of cast stone, brick and marble can be found. Typically, the building was capped with a large projecting cornice, expressed merely as a slab. Patterned screens or grilles may appear as decorative features. The most noted practitioners of the style were Edward Durrell Stone, Minoru Yamasaki, and Phillip Johnson (PAST 2009:85; DOCOMOMO 2015). New Formalist designs were most often used for civic centers, school campus buildings, auditoriums, and museums due to their monumental aesthetic and were constructed through the 1970s (GEI 2017:3-14).

Examples of New Formalism architecture in Sacramento include the Senator Savings and Loan/Chase Bank located at 4701 Freeport Boulevard, the former Metropolitan Life Insurance building located at 2131 Capitol Avenue (Figures 4 and 5, respectively), and the Chase Bank located at 1950 Arden Way (GEI 2017:3-14).

## B10. Significance (continued)

Figure 4. Senator Savings and Loan/Chase Bank. Constructed in 1964 (GEI 2017).

Figure 5. Former Metropolitan Life Insurance building. Constructed in 1964 (GEI 2017).

**Application of Significance Criteria**

To be considered eligible for listing in the NRHP/CRHR under Criterion A/1, a building must be associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history. While this building is associated with the expansion of SMUD in response to post-WWII increased utility demands in Sacramento, research has not revealed any specific significant events within those contexts associated with the building itself. The building was designed to be and functioned as a general storage facility, office, and training facility. No known manufacturing, innovations, or research significant to the development of energy efficiency, distribution, or SMUD took place here. Therefore, the DS building does not appear to be significant under NRHP/CRHR Criterion A/1.

## B10. Significance (continued)

To be considered eligible for listing in the NRHP/CRHR under Criterion B/2, a building must be associated with the lives of persons significant in our past. While the building is located within the SMUD 59th Street Corporation Yard, historical research has failed to identify any persons of significance associated with the yard or the DS building. The building was designed by Francis E. Leighton; however, this building does not appear to be the most representative example of his work, discussed further under Criterion C. Therefore, the building does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, a building must embody distinctive characteristics of a type, period, or method of, installation or represent the work of a master, or possess high artistic values. The DS building exhibits many stylistic elements which echo the Brutalist and New Formalist styles, particularly the "marblecrete" faced cornice, and linear colonnade elements such as the grille sunscreens, vertical windows, and masonry veneered wall panels. The building was designed by Francis E. Leighton, who is most well-known for the Hi-House, an International Style stilted residence with glass window walls located at the Point Reyes National Seashore. The DS building, however, is a vernacular interpretation of two separate Modernist styles, Brutalism and New Formalism. These styles were adapted to the building's function as an office and warehouse within a corporation yard. Additionally, historical research has failed to identify Mr. Leighton as a master architect or builder. Even if additional research identifies Mr. Leighton as a master, this building possesses neither architectural distinction nor important artistic qualities, and therefore would not be a significant example of Leighton's work. Therefore, the DS building does not appear to possess sufficient design or construction value to warrant inclusion in the NRHP/CRHR under Criterion C/3.

Criterion D/4 generally applies to archaeological resources or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the DS building have been documented and are contained in existing As-Built plans. The structure does not appear to be significant under this criterion because it is not likely to yield any additional important information about commercial office buildings or our history.

**Integrity Consideration**

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. **Location** is the place where the historic property was constructed or the place where a historic event occurred. Integrity of location refers to whether the property has been moved since its construction. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. **Setting** is the physical environment of a historic property that illustrates the character of the place. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. This is an intangible quality evoked by physical features that reflect a sense of a past time and place. **Association** is the direct link between the important historic event or person and a historic property. Continuation of historic use and occupation help maintain integrity of association.

The DS building retains its integrity. It has had regular maintenance, however, there have been no alterations which detract from the original design, materials, workmanship, or feeling of the buildings. There are some dark stains though running down some of the "marblecrete" panels. The 1981 alterations were minor and did not alter the overall size, shape, or design of the building, its decoration, or its fenestrations. The building also retains high integrity for location and association as it has not been moved since construction and the setting has not been significantly altered.

## B12. References (continued)

Armstrong, Lance. 2015a. Valley Community Newspapers. "SMUD's history began through local voters' approval in 1923." August 8, 2015. Available: https://www.valcomnews.com/smud%E2%80%99s-history-began-through-local-voters%E2%80%99-approval-in-1923/. Accessed September 20, 2021.

---------- 2015b. Valley Community Newspapers. "SMUD to renovate headquarters building, offer 59th Street site for redevelopment." August 24, 2015. Available: https://www.valcomnews.com/smud-to-renovate-headquarters-building-offer-59th-street-site-for-redevelopment/. Accessed September 20, 2021.

Artstreetexture. 2021. California Energy Commission. Available: https://www.artstreetecture.com/streetview/post/747-california-energy-commission-sacramento. Accessed September 23, 2021.

California Highways. 2020. U.S. Highway 50. Available: https://www.cahighways.org/ROUTE050.html. Accessed September 20, 2021.

City of Riverside. 2009. *City of Riverside Modernism Context Statement*. Prepared by the City of Riverside Planning Division of the Community Development Department.

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---------- 2017 (August). *Cultural Resources Survey Report for the SMUD Headquarters Campus Master Plan Environmental Impact Report, Sacramento, Sacramento County*. Prepared ICF, Sacramento.

---------- 2020 (February). *Phase I Environmental Site Assessment SMUD 59th Street Corporation Yard 1708 59th Street Sacramento, Sacramento County, California 95819*. Prepared by AECOM, Sacramento.

Vbro. 2021. Tree Top Glass House Hi House. Available: https://www.vrbo.com/41775. Accessed September 23, 2021.

Photo 1. Eastern façade projection. Note entrance door at center left. Facing northwest. Photo taken 8/17/2021.

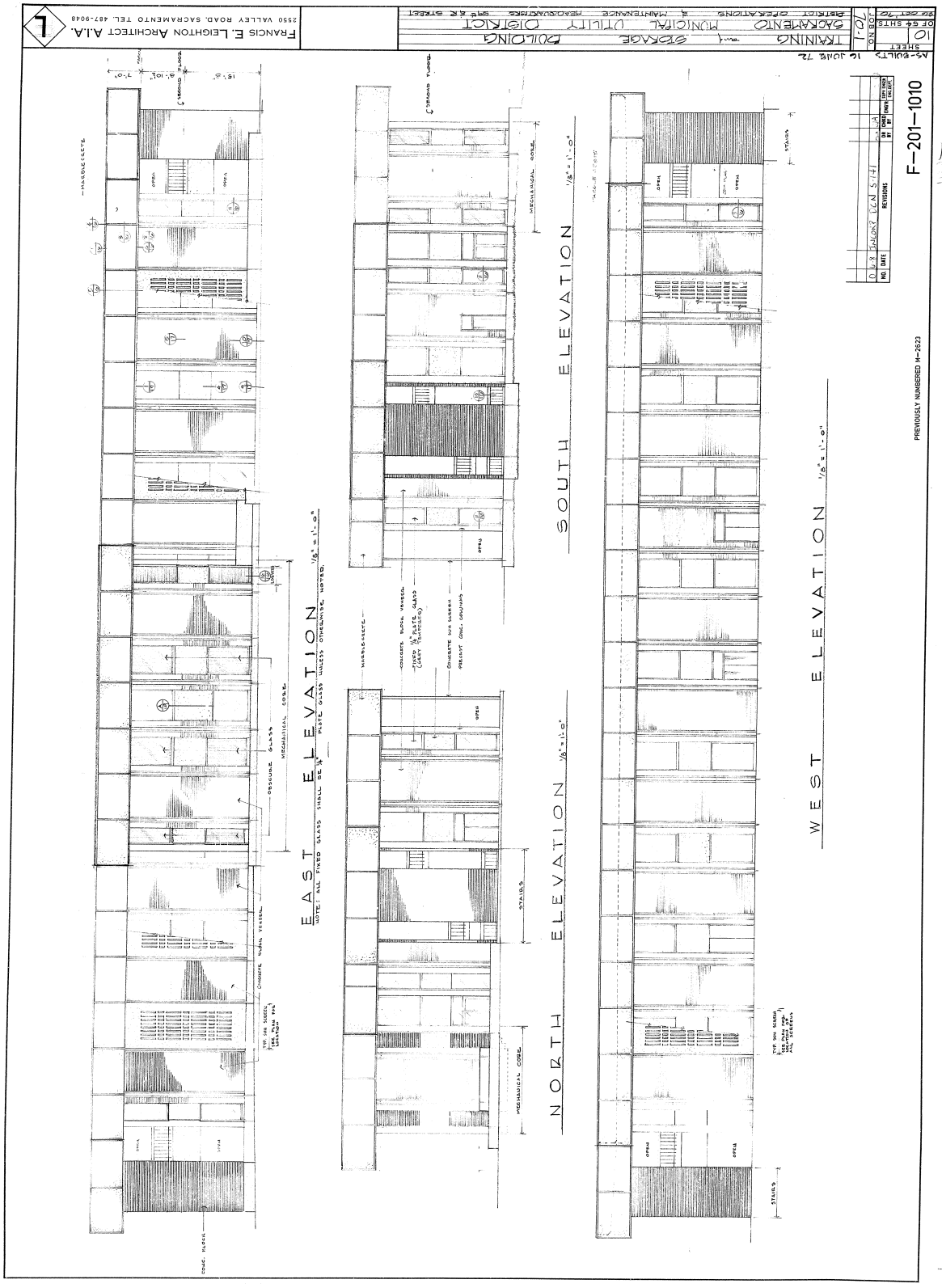
Photo 2. Sunken concrete patio overview. Example concrete box planter at center left. Facing west. Photo taken 8/17/2021.

Photo 3. Overview of sunken patio from ground level. Note short decorative grilles. Facing southwest. Photo taken 8/17/2021.


Photo 4. South façade and stairwell. Note letter E on southwest wall of stairwell. Facing northeast. Photo taken 8/17/2021.

Photo 5. West facade. Facing northeast. Photo taken 8/17/2021

1971 As-Built Plan - Exterior Elevations



State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

# PRIMARY RECORD

Primary #
HRI #
Trinomial
**NRHP Status Code** 6Z

Other Listings
Review Code | Reviewer | Date

**Page** 1 **of** 16 ***Resource Name or #:** (Assigned by recorder) SMUD-7
**P1. Other Identifier:** Scales Building
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Sacramento **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Sacramento East **Date** ____ **T** 08N ; **R** 05E ; ☐ **of** ☐ **of Sec** 9 ; ____ **B.M.**
c. Address 1838 59th Street City Sacramento Zip 95819
d. UTM: Zone 10S , 635970.50 mE/ 4268602.69 mN
e. Other Locational Data: APN 011-0073-004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The scales building is a 20 by 20-foot square concrete masonry building that was constructed in 1971. It is capped by a large overhanging cornice which is 2 feet 9 inches tall by five feet wide. The cornice fascia is composed of "marblecrete" panels seeded with large aggerate. The building houses the scales and associated electrical equipment used to weigh SMUD vehicles and loads. The weighbridge platform is located immediately to the north of the building. The scales building is located in SMUD's South Corporation Yard on the south side of the light rail tracks which separate the SMUD Corporation Yard into two sections. The SMUD Corporation Yard has a mailing address of 1708 59th Street; however, the APN the scales building sits on has the individual address listed in P2c above. (See Continuation Sheet, page 5).

***P3b. Resource Attributes:** HP8. Industrial Building; HP11 Engineering Structure- weighbridge
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other , etc.)

P5b. Description of Photo: (view, date, accession #) Northeast corner, looking southwest, 8/17/2021

***P6. Date Constructed/Age and Source:** 1971/as-built plans
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
SMUD
6201 S Street
Sacramento, CA 95852

***P8. Recorded by:**
Alta Cunningham & Emilie Zelazo
Ascent Environmental
Sacramento, CA 95814

***P9. Date Recorded:** October 6, 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:** None

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) SMUD-7 ***NRHP Status Code** 6Z



B1. Historic Name: Scales Building

B2. Common Name: Scale House

B3. Original Use: truck scale B4. Present Use: same

***B5. Architectural Style:** vernacular with some International Style elements

***B6. Construction History:** Constructed in 1971, no additions or known alterations. Building has no known letter designation like other buildings in corporation yard. Paint scheme is likely original as well based on the burnt orange color of the trim. Same paint color as materials fabrication building.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Francis E. Leighton b. Builder: unknown

***B10. Significance: Theme** N/A **Area** N/A

**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A

This building does not appear to meet the criteria for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP).

**The Sacramento Municipal Utilities District**

The Sacramento Municipal Utilities District (SMUD) was effectively created in 1923 by popular vote of the citizens of Sacramento. In 1921, California Governor William D. Stephens signed the Municipal Utility District Act of 1921 into law, which allowed municipalities to join to form public utility districts. This act, coupled with the Federal Power Act of 1920, further enhanced the opportunity for SMUD's creation. In 1923, its service area encompassed the city of Sacramento and the City of North Sacramento (now part of Sacramento), an area of approximately 75 square miles (SMUD 2014:11). SMUD immediately requested cost estimates for the purchase of the existing electrical systems in the region owned by Pacific Gas and Electric Company (PG&E) and Great Western Power Company. In 1934, Sacramento voters approved a $12 million bond for SMUD to establish a publicly operated electric utility system. The cost to build a new distribution system was deemed to be too high, so SMUD proceeded with efforts to purchase PG&E's local system through condemnation. During this time, SMUD was operating in rented rooms at 1325 K Street and in tin Quonset huts at its 1708 59th Street Corporation Yard (Armstrong 2015a). (See Continuation Sheet, page 5).

B11. Additional Resource Attributes: (List attributes and codes)
None

***B12. References:** See Continuation Sheet, page 12.

B13. Remarks: The Murphy scale may be older than the building since it is mechanical, and most truck scales started to become electronic in the 1970s (Solent Scale Services Ltd. 2021).

***B14. Evaluator:** Emilie Zelazo, MA

***Date of Evaluation:** October 6, 2021

(This space reserved for official comments.)

**State of California ♘ Natural Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

Primary#
HRI #
Trinomial

# LOCATION MAP

Page 3 of 16 Resource Name or # SMUD-7

*Map Name: Sacramento East *Scale: 1;24,000 *Date of map: 2018

**State of California ♦ The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# SKETCH MAP

Primary # _____
HRI# _____
Trinomial

 ***Resource Name or #** (Assigned by recorder) SMUD-7

***Drawn by:** Ascent Environmental, Inc. ***Date of map:** October 12, 2021

## P3a. Description (continued)

At the rear (south façade) of the building there is a small low walled transformer enclosure constructed from the same masonry blocks as the building. A small vent or opening was cut into the lower southwest corner of the wall sometime in the past. It is covered with a steel plate from the inside of the building.

There are two entrances located on the east side of the building: one for the scales room and one for the hoist room. Both have a transform window over the door. The scale room houses a Murphy brand welded steel mechanical scale; no entry to the building was possible, so it is unknown what is housed in the hoist room. The majority of the north façade is comprised of a window with two large single panes on the top and the bottom, and a middle section comprised of two sliding windows which slide open from the center. There are no windows on the south façade, and one floor to ceiling window on the northern half of the west facade.

The building sits on a raised concrete pad with metal drain grates installed around the edges. Black streaks (likely from diesel truck exhaust) are visible on the eastern edges of "marblecrete" panels of the cornice on the front façade as is sticker residue (likely from past scale inspections) on the window.

## B10. Significance (continued)

Over the next 25 years, litigation with PG&E delayed the delivery of power by SMUD to local customers. The long battle finally ended on December 31, 1946. In the years directly following, SMUD focused on modernizing the outdated and neglected power grid and facilities it inherited from PG&E. Meanwhile, the population of Sacramento doubled between 1946 and 1956, creating a continuous need for reliable power delivery as (SMUD 2017:4-8).

In the early 1950s, SMUD still had its administrative and general offices at 2101 K Street and its operations headquartered at 59th and R streets. However, by the mid-1950s, SMUD's staff had grown to over 400 men and women (SMUD 2017:4-8). As a result, SMUD hired the New York consulting firm Ebasco Services, Inc. (Ebasco) in 1955 to conduct an extensive study of SMUD's space requirements for its present use and future growth. Ebasco recommended consolidating SMUD facilities into one location, estimating that 35 acres of land would be needed for both the operations yard and an office building (SMUD 2014:13).

The following year, in 1956, SMUD purchased 13.7 acres at 6201 S Street for a new headquarters. They then hired the local architectural firm of Dreyfuss & Blackford to construct a 160,000 square foot International-style building with wooded landscaping (SMUD 2014:13). The headquarters building was completed in 1959. The property at 59th and R Streets remained the operations yard. By the early 1960s, SMUD was serving 170,000 customers in Sacramento County.

In 1969, SMUD started construction on its first nuclear power plant, Rancho Seco, in southeastern Sacramento County. The plant became operational in 1974, but it suffered from continual challenges, including a 27-month outage in the 1980s. In 1989, voters voted to close the plant, and SMUD formally shut down the power plant on June 7th of that year.

## B10. Significance (continued)

In the 1990s, SMUD diversified its power sources, and by the end of the 20th century, it was serving more than 500,000 customers and had over 2,000 employees, making it the 2nd largest municipal utilities district in California and the 6th largest in the US (SMUD 2021). To meet these increased needs, SMUD purchased 51 acres at 4401 Bradshaw Road in 2009, and in 2013, relocated its operations yard from 59th Street to the East Campus Operations Center near Mather Field (Armstrong 2015b; SMUD 2021). Today, SMUD continues to enhance its services and explores new options for energy sources for the greater Sacramento region.

59th Street Corporation Yard

SMUD has owned the corporation yard at 1708 59th Street since 1947 when it was purchased from PG&E. At the time of purchase, the yard was 10 acres and contained three corrugated-metal Quonset huts as the only buildings. Within the next 10 years, SMUD was able to purchase an additional 2.89 acres north of the original site, bringing the total acreage of the yard to 12.89 acres.

The first building constructed at the corporation yard was the warehouse in the 1956. The garage was constructed in 1962. The original Quonset huts were used until 1969 when 79 employees were temporarily moved to the Headquarters building located on S Street. The Quonset huts were torn down in 1970 and the tool issue, salvage, shop, and distribution services (called the T&S building in the SMUD newsletter) buildings were constructed soon after.

At the same time the Rancho Seco plant was being built, U.S. 50 between 34th Street to Watt Avenue was under construction; this section of U.S. 50 opened in 1972 (California Highways 2020). Many residential neighborhoods in the path of the highway were razed, and as a result, SMUD was able to obtain several additional parcels south of its 59th Street Corporation Yard and south of the Southern Pacific Railroad tracks in 1971; SMUD had already acquired the empty lots south of the tracks and to the east in 1965 (Sacramento County Assessor's Office 2021). This expanded the operations yard by a total of 6.85 acres, providing a total of 19.74 acres for the entire yard. The two areas separated by the railroad tracks were then known as the North Corporation Yard and the South Corporation Yard (SMUD 2020:2-1).

Today, the 59th Street Corporation Yard contains eight buildings and four modular office trailers on the site. Most of the buildings date to the 1970s. Concrete storage bins and other ancillary features are also present in the South Corporation Yard. Historically, these held materials such as power poles, power cables, and hazardous wastes (SMUD 2020:2-2). In 2013, most of the operations that were once carried out at the 59th Street Corporation Yard have been moved to the new East Campus Operations Center near Mather Field. As a result, SMUD is now seeking to remediate its facilities at the 59th Street Corporation Yard.

## B10. Significance (continued)

### Architect

Francis E. Leighton designed seven of the eight buildings in the SMUD Corporation Yard at 1708 59th Street in 1971; the exception is Building F, the Garage, which was constructed in 1962. Additional technical plans for the seven buildings were provided by Rumberger and Haines (structural), Peters Engineering (mechanical), and Charles Martin and Associates (electrical). The construction firm is unknown. As-built plans are available from SMUD.

Historical research failed to identify Mr. Leighton as an architect of note either in Sacramento locally, California, or the nation. He does have one known building to his credit, the Hi House located in Inverness, California, near the Point Reyes National Seashore (see Figure 1 below).

Figure 1. Hi House in Inverness, California. Constructed 1939 (Vbro 2021).

The Hi House is a one-story residence built on a stilt foundation situated among Bishop Pine trees. It has glass curtain walls, a wooden deck, and an asymmetrical roof line. The house was designed in the International Style and is unique to the locale (Dwell 2021). Concentrated research found no other information about the Hi House or about the life, career, or achievements of Mr. Leighton.

### Architectural Styles

Modernist

Modernist buildings in Sacramento reflect the values of functionality, simplicity, and efficiency in their designs. The contain a variety of materials, such as concrete, stone, glass, and metals, combined to present a contemporary, strong presence. The scales building has elements of two subsets of Modernist architecture, Brutalism and New Formalism.

## B10. Significance (continued)

*Brutalism (ca. 1955-1975)*

Brutalism emerged in the early-1950s as a design philosophy held by a group of British architects that rejected the light-hearted nature of Modernism in favor of an honest expression of a building's function through form and materials, namely concrete. Swiss architect Le Corbusier is typically credited with designing the first building to evoke these principles in his 1952 United Habitation in Marseille, France (GEI 2017:3-15). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, Paul Rudolph, and William Wurster. Both the academic and materials approach to Brutalism made the style applicable to a range of educational and civic buildings in the United States (City of Riverside 2009:17; PAST 2009:85).

Brutalist architecture stemmed from experiments using rough concrete in its crudest and most brutal form. This style features large concrete masses that are poured on-site and left unpolished to convey honesty and texture through visible wood formwork and aggregate in the concrete (GEI 2017:3-15). Buildings designed in this style are usually formed with striking blockish, geometric, and repetitive shapes (Figures 2 and 3). Common design features include the "Russian Wedge," in which a wall plane projects outward on a sloped angle. Broad surfaces are often interrupted by deep-shadow penetrations of the building's mass; vertical slots may contrast with broad oblong openings or tall openings with horizontal slots. Fixed windows are set deep into the walls and are often small in relation to the size of the structure (PAST 2009:85; DOCOMOMO 2015).

Example of Brutalism architecture in Sacramento includes the California Energy Commission Building located at 1516 9th Street (Figure 2) and the County Courthouse located at 720 9th Street (Figure 3) (GEI 2017:3-15). The County Courthouse appears to meet NRHP/CRHR Criterion C/3 and Sacramento Register Criteria iii and iv within the context of architecture. The County Courthouse is an important example in Sacramento of the Brutalist style of architecture and represents the work of master architects Starks, Jozens & Nacht (GEI 2017:4-7).

Figure 2. California Energy Commission Building. Constructed in 1974 (Artstreetecture 2021).

**B10. Significance (continued)**

Figure 3. Gordon D. Schaber Sacramento County Courthouse. Constructed in 1965 (Deacon 2013).

*New Formalism (ca. 1955–1975)*

New Formalism emerged in the mid-1950s as a reaction against the rigid formulae of the American version of the International Style, Modernism's lack of historical reference, and rejection of decorative ornamentation. Architects had grown increasingly weary of the minimalist glass boxes that characterized much of the corporate environment and commercial streetscapes of cities across the country and began experimenting with designs that combined elements and design concepts of classical architecture and Modernism (GEI 2017:3-13). New Formalism added stylized architectural elements such as repetitive arcades or full-height columns around buildings as a return to traditional (though highly stylized) architecture (PAST 2009:85; DOCOMOMO 2015).

New Formalist architects embraced the commonalities between classical architecture and Modernism; balanced building proportions, emphasis on structural form, organized hierarchy of building elements, formal entryways, symmetry, and geometric massing and building forms. New Formalist buildings featured classical elements like arches, stylized colonnades and entablatures, and materials like travertine, marble, and granite; however, these features were non-traditional in that their design was minimalist and decorative rather than structural (GEI 2017:3-14). A single volume structure is preferred, and the buildings are often separated from nature by being set upon a raised podium or base. Many have an exotic "Near Eastern" flavor and exterior wall surfaces of cast stone, brick and marble can be found. Typically, the building was capped with a large projecting cornice, expressed merely as a slab. Patterned screens or grilles may appear as decorative features. The most noted practitioners of the style were Edward Durrell Stone, Minoru Yamasaki, and Phillip Johnson (PAST 2009:85; DOCOMOMO 2015). New Formalist designs were most often used for civic centers, school campus buildings, auditoriums, and museums due to their monumental aesthetic and were constructed through the 1970s (GEI 2017:3-14).

Examples of New Formalism architecture in Sacramento include the Senator Savings and Loan/Chase Bank located at 4701 Freeport Boulevard, the former Metropolitan Life Insurance building located at 2131 Capitol Avenue (Figures 4 and 5, respectively), and the Chase Bank located at 1950 Arden Way (GEI 2017:3-14).

## B10. Significance (continued)

Figure 4. Senator Savings and Loan/Chase Bank. Constructed in 1964 (GEI 2017).

Figure 5. Former Metropolitan Life Insurance building. Constructed in 1964 (GEI 2017).

**Application of Significance Criteria**

To be considered eligible for listing in the NRHP/CRHR under Criterion A/1, a building must be associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history. While this building is associated with the expansion of SMUD in response to post-WWII increased utility demands in Sacramento, research has not revealed any specific significant events within those contexts associated with the building itself. The building was designed to be and functioned as housing for the truck scales and a hoist. No manufacturing, innovations, or research significant to the development of energy efficiency, distribution, or SMUD took place in the building. Therefore, the scales building does not appear to be significant under NRHP/CRHR Criterion A/1.

## B10. Significance (continued)

To be considered eligible for listing in the NRHP/CRHR under Criterion B/2, a building must be associated with the lives of persons significant in our past. While the scales building is located within the SMUD 59th Street Corporation Yard, historical research has failed to identify any persons of significance associated with the yard or the scales building. The building was designed by Francis E. Leighton; however, this building does not appear to be the most representative example of his work, discussed further under Criterion C. Therefore, the building does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, a building must embody distinctive characteristics of a type, period, or method of, installation or represent the work of a master, or possess high artistic values. The scales building does possess some unique albeit minimal ornamentation. The building is decorated with "marblecrete" fascia on the cornice. The cornice is wide and set on a smaller and more compact pedestal-like space, creating a mushroom-like shape. The building was designed by Francis E. Leighton, who is most well-known for the Hi-House, an International Style stilted residence with glass window walls located at the Point Reyes National Seashore. The scales building, however, is an industrial building constructed in a vernacular interpretation of two separate Modernist styles, Brutalism and New Formalism. These styles were adapted to the building's function to provide housing for mechanical equipment within a corporation yard. Additionally, historical research has failed to identify Mr. Leighton as a master architect or builder. Even if additional research identifies Mr. Leighton as a master, this building possesses neither outstanding architectural distinction nor artistic qualities, and therefore would not be a significant example of Leighton's work. Therefore, the scales building does not appear to possess sufficient design or construction value to warrant inclusion in the NRHP/CRHR under Criterion C/3.

Criterion D/4 generally applies to archaeological resources or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the building have been documented and are contained in existing As-Built plans. The scales building does not appear to be significant under this criterion because it is not likely to yield any additional important information about the construction of industrial buildings or our history.

**Integrity Consideration**

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. **Location** is the place where the historic property was constructed or the place where a historic event occurred. Integrity of location refers to whether the property has been moved since its construction. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. **Setting** is the physical environment of a historic property that illustrates the character of the place. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. This is an intangible quality evoked by physical features that reflect a sense of a past time and place. **Association** is the direct link between the important historic event or person and a historic property. Continuation of historic use and occupation help maintain integrity of association.

The scales building retains its integrity. There have been no alterations from its 1971 construction which detract from the original design, materials, workmanship, or feeling of the buildings. The building also retains high integrity for location and association as it has not been moved since construction and the setting has not been significantly altered.

## B12. References (continued)

Armstrong, Lance. 2015a. Valley Community Newspapers. "SMUD's history began through local voters' approval in 1923." August 8, 2015. Available: https://www.valcomnews.com/smud%E2%80%99s-history-began-through-local-voters%E2%80%99-approval-in-1923/. Accessed September 20, 2021.

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---------- 2017 (August). *Cultural Resources Survey Report for the SMUD Headquarters Campus Master Plan Environmental Impact Report, Sacramento, Sacramento County*. Prepared ICF, Sacramento.

---------- 2020 (February). *Phase I Environmental Site Assessment SMUD 59th Street Corporation Yard 1708 59th Street Sacramento, Sacramento County, California 95819*. Prepared by AECOM, Sacramento.

Solent Scale Services, Ltd. 2021. A Brief History of Weybridges. Available https://www.solentscales.co.uk/blog/A_Brief_History_of_Weighbridges.html. Accessed October 6, 2021.

Vbro. 2021. Tree Top Glass House Hi House. Available: https://www.vrbo.com/41775. Accessed September 23, 2021.

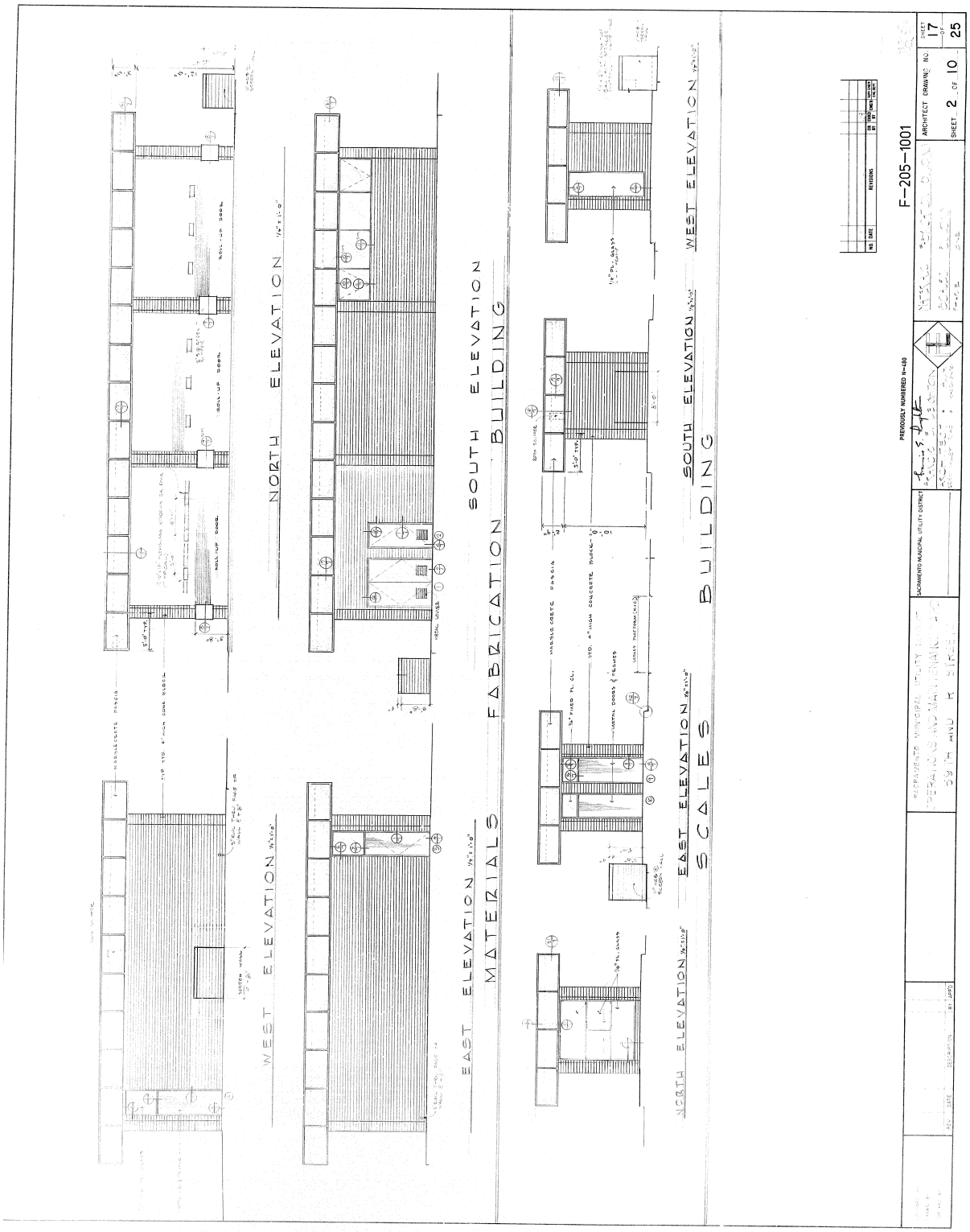
Photo 1. Eastern façade. Facing west. Photo taken 8/17/2021.

Photo 2. Western and southern façades. Facing northeast. Photo taken 8/17/2021

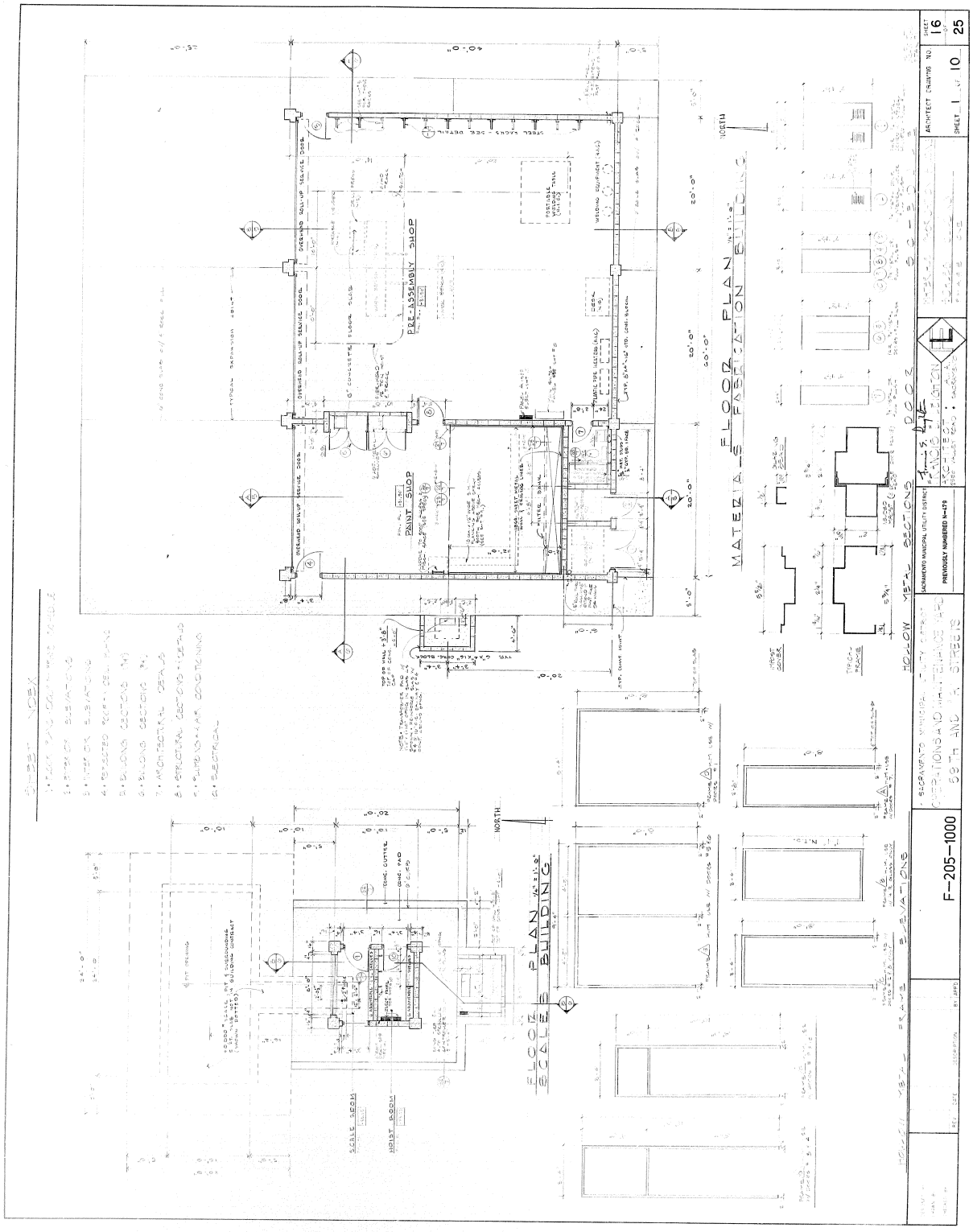
Photo 3. Northern façade detail showing Murphy mechanical scale. Facing sough. Photo taken 8/17/2021.


Photo 4. Detail showing Murphy mechanical scale label. Photo taken 8/17/2021.

1971 As-Built Plan - Exterior Elevations



1971 As-Built Plan – Floor Plan



State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
# PRIMARY RECORD

Primary #
HRI #
Trinomial
**NRHP Status Code** 6Z
Other Listings
Review Code Reviewer Date

**Page** 1 **of** 16 ***Resource Name or #:** (Assigned by recorder) SMUD-8
**P1. Other Identifier:** Materials Fabrication Building
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Sacramento **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Sacramento East **Date** ____ **T** 08N ; **R** 05E ; ☐ **of** ☐ **of Sec** 9 ; ____ **B.M.**
c. Address 1846 59th Street City Sacramento Zip 95819
d. UTM: Zone 10S , 635880.00 mE/ 4268629.40 mN
e. Other Locational Data: APN 011-0073-002

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

The materials fabrication building, or fabrication shop is a 50- foot-long by 70-foot-wide rectangular concrete masonry building located in the South SMUD Corporation Yard. It is capped by a large overhanging cornice which is 2 feet 9 inches tall by five feet wide. The cornice fascia is composed of "marblecrete" panels seeded with large aggerate. The entire SMUD Corporation Yard has a mailing address of 1708 59th Street; however, the APN on which this building sits has the individual address listed in P2c above. (See Continuation Sheet, page 5)

***P3b. Resource Attributes:** HP8. Industrial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other , etc.)

P5b. Description of Photo: (view, date, accession #) Northeast corner, looking west, 8/17/2021

***P6. Date Constructed/Age and Source:** 1971/as-built plans
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
SMUD
6201 S Street
Sacramento, CA 95852

***P8. Recorded by:**
Alta Cunningham & Emilie Zelazo
Ascent Environmental
Sacramento, CA 95814

***P9. Date Recorded:** October 7, 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:** None

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) SMUD-8 ***NRHP Status Code** 6Z
**Page** 2 **of** 16

B1. Historic Name: Materials Fabrication Building
B2. Common Name: Prefabrication Shop
B3. Original Use: materials fabrication, assembly, and painting B4. Present Use: same
***B5. Architectural Style:** vernacular with some Brutalist and New Formalist Style elements
***B6. Construction History:** Constructed 1971. A chain link fenced yard with concrete floor and awning were added to the rear (south façade) of the building at an unknown date. No other alterations evident. Paint scheme is likely original as well based on the burnt orange color of the trim. Same paint color as scales building.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:**
B9a. Architect: Francis E. Leighton b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
**Period of Significance** N/A **Property Type** N/A **Applicable Criteria** N/A

This building does not appear to meet the criteria for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP).

**The Sacramento Municipal Utilities District**

The Sacramento Municipal Utilities District (SMUD) was effectively created in 1923 by popular vote of the citizens of Sacramento. In 1921, California Governor William D. Stephens signed the Municipal Utility District Act of 1921 into law, which allowed municipalities to join to form public utility districts. This act, coupled with the Federal Power Act of 1920, further enhanced the opportunity for SMUD's creation. In 1923, its service area encompassed the city of Sacramento and the City of North Sacramento (now part of Sacramento), an area of approximately 75 square miles (SMUD 2014:11). SMUD immediately requested cost estimates for the purchase of the existing electrical systems in the region owned by Pacific Gas and Electric Company (PG&E) and Great Western Power Company. In 1934, Sacramento voters approved a $12 million bond for SMUD to establish a publicly operated electric utility system. The cost to build a new distribution system was deemed to be too high, so SMUD proceeded with efforts to purchase PG&E's local system through condemnation. During this time, SMUD was operating in rented rooms at 1325 K Street and in tin Quonset huts at its 1708 59th Street Corporation Yard (Armstrong 2015a). (See Continuation Sheet, page 5)

B11. Additional Resource Attributes: (List attributes and codes)
None

***B12. References:** See Continuation Sheet, page 12.

B13. Remarks:

***B14. Evaluator:** Emilie Zelazo, MA
***Date of Evaluation:** October 7, 2021

(This space reserved for official comments.)

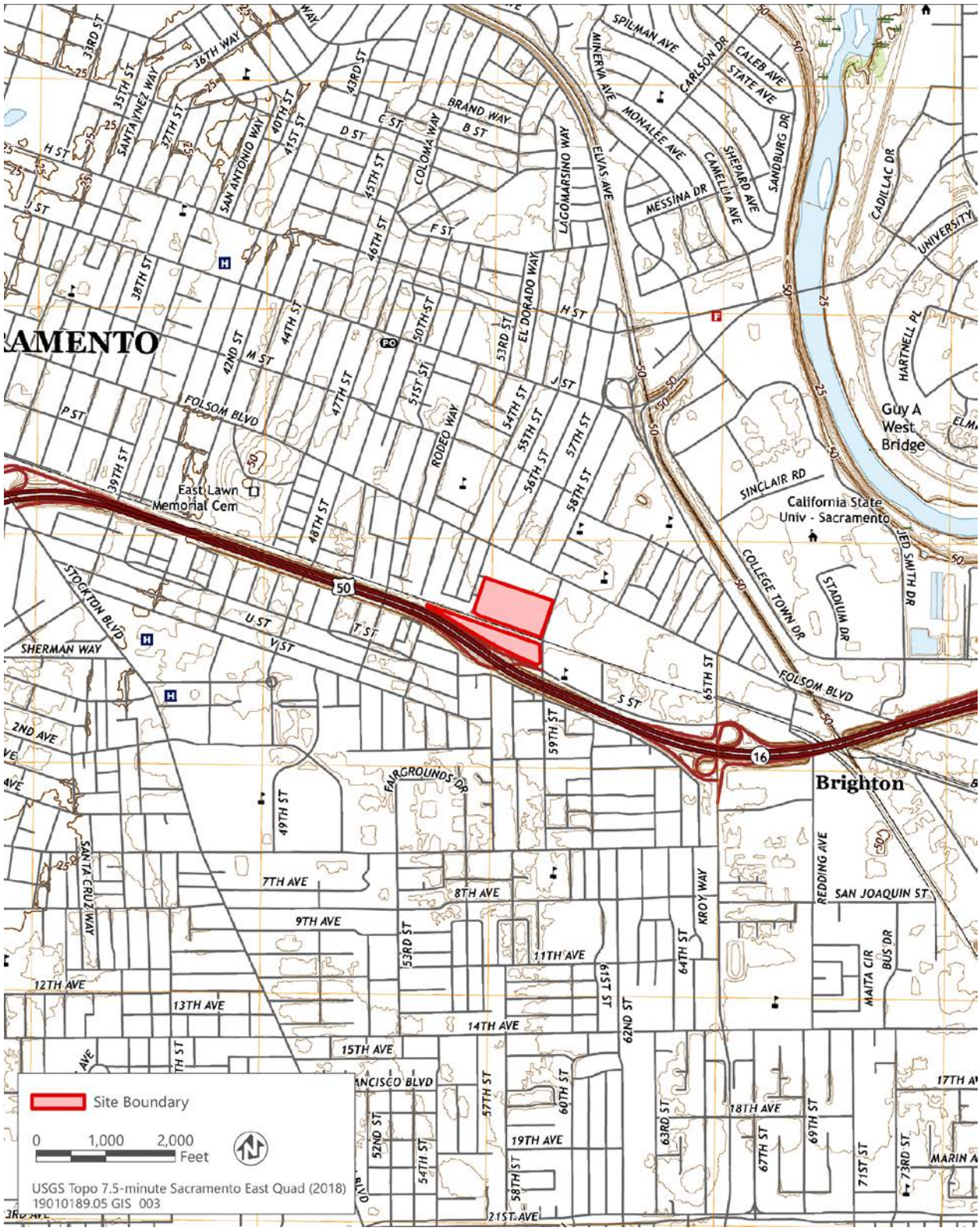
**State of California ♦ Natural Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

Primary#
HRI #
Trinomial

# LOCATION MAP

Page 3 of 16 Resource Name or # SMUD-8

*Map Name: Sacramento East *Scale: 1:24,000 *Date of map: 2018



**State of California ♁ The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# SKETCH MAP

Primary # _____
HRI# _____
Trinomial

 ***Resource Name or #** (Assigned by recorder) SMUD-8
***Drawn by:** Ascent Environmental, Inc. ***Date of map:** October 12, 2021

## P3a. Description (continued)

The main entrance appears to be a single metal door with transform window located at the northeast corner of the east facade. A series of anchor bolts for interior steel racks are visible along the top of east façade wall. The north façade is comprised of a series of roll-up metal doors separated by masonry covered pillars. Each pillar has an orange painted square bumper near the base; the bumpers are similar in size and shape to those used on the shops building (Building 4). On the west façade, there is a single metal door with transform window in the northwest corner. The small low walled transformer enclosure is also located on the west side of the building; it is constructed from the same masonry blocks as the building. At the rear, south façade, there is a double metal entrance door at the southwest corner and a single metal door with grated inset window immediately east of it. All three of these doors have vents built into the door. There are no windows on the south façade. Sometime in the past, a chain-link fence was erected to create a yard at the rear of the building; wooden slats have been woven into the chain link. The yard is paved with concrete as well. A corrugated metal and fiberglass awning was added to the western half of the yard; this awning is bolted to the edge of the cornice.

The building sits on a concrete pad with low curb which is wide enough to provide a three-foot walkway around the building and a 10-foot -long by 50-foot-wide parking area on the north façade. Note that the rear yard addition is paved in a different type of concrete than the building pad. Other than the rear yard addition, the building appears to the unaltered since its 1971 construction. Vegetation is growing along the edges of the curb and rear yard fence, and the cornice "marblecrete" panels show water and diesel exhaust staining.

## B10. Significance (continued)

Over the next 25 years, litigation with PG&E delayed the delivery of power by SMUD to local customers. The long battle finally ended on December 31, 1946. In the years directly following, SMUD focused on modernizing the outdated and neglected power grid and facilities it inherited from PG&E. Meanwhile, the population of Sacramento doubled between 1946 and 1956, creating a continuous need for reliable power delivery as (SMUD 2017:4-8).

In the early 1950s, SMUD still had its administrative and general offices at 2101 K Street and its operations headquartered at 59th and R streets. However, by the mid-1950s, SMUD's staff had grown to over 400 men and women (SMUD 2017:4-8). As a result, SMUD hired the New York consulting firm Ebasco Services, Inc. (Ebasco) in 1955 to conduct an extensive study of SMUD's space requirements for its present use and future growth. Ebasco recommended consolidating SMUD facilities into one location, estimating that 35 acres of land would be needed for both the operations yard and an office building (SMUD 2014:13).

The following year, in 1956, SMUD purchased 13.7 acres at 6201 S Street for a new headquarters. They then hired the local architectural firm of Dreyfuss & Blackford to construct a 160,000 square foot International style building with wooded landscaping (SMUD 2014:13). The headquarters building was completed in 1959. The property at 59th and R Streets remained the operations yard. By the early 1960s, SMUD was serving 170,000 customers in Sacramento County.

In 1969, SMUD started construction on its first nuclear power plant, Rancho Seco, in southeastern Sacramento County. The plant became operational in 1974, but it suffered from continual challenges, including a 27-month outage in the 1980s. In 1989, voters voted to close the plant, and SMUD formally shut down the power plant on

## B10. Significance (continued)

June 7th of that year. In the 1990s, SMUD diversified its power sources, and by the end of the 20th century, it was serving more than 500,000 customers and had over 2,000 employees, making it the 2nd largest municipal utilities district in California and the 6th largest in the US (SMUD 2021). To meet these increased needs, SMUD purchased 51 acres at 4401 Bradshaw Road in 2009, and in 2013, relocated its operations yard from 59th Street to the East Campus Operations Center near Mather Field (Armstrong 2015b; SMUD 2021). Today, SMUD continues to enhance its services and explores new options for energy sources for the greater Sacramento region.

59th Street Corporation Yard

SMUD has owned the corporation yard at 1708 59th Street since 1947 when it was purchased from PG&E. At the time of purchase, the yard was 10 acres and contained three corrugated-metal Quonset huts as the only buildings. Within the next 10 years, SMUD was able to purchase an additional 2.89 acres north of the original site, bringing the total acreage of the yard to 12.89 acres.

The first building constructed at the corporation yard was the warehouse in the 1956. The garage was constructed in 1962. The original Quonset huts were used until 1969 when 79 employees were temporarily moved to the Headquarters building located on S Street. The Quonset huts were torn down in 1970 and the tool issue, salvage, shop, and distribution services (called the T&S building in the SMUD newsletter) buildings were constructed soon after.

At the same time the Rancho Seco plant was being built, U.S. 50 between 34th Street to Watt Avenue was under construction; this section of U.S. 50 opened in 1972 (California Highways 2020). Many residential neighborhoods in the path of the highway were razed, and as a result, SMUD was able to obtain several additional parcels south of its 59th Street Corporation Yard and south of the Southern Pacific Railroad tracks in 1971; SMUD had already acquired the empty lots south of the tracks and to the east in 1965 (Sacramento County Assessor's Office 2021). This expanded the operations yard by a total of 6.85 acres, providing a total of 19.74 acres for the entire yard. The two areas separated by the railroad tracks were then known as the North Corporation Yard and the South Corporation Yard (SMUD 2020:2-1).

Today, the 59th Street Corporation Yard contains eight buildings and four modular office trailers on the site. Most of the buildings date to the 1970s. Concrete storage bins and other ancillary features are also present in the South Corporation Yard. Historically, these held materials such as power poles, power cables, and hazardous wastes (SMUD 2020:2-2). In 2013, most of the operations that were once carried out at the 59th Street Corporation Yard have been moved to the new East Campus Operations Center near Mather Field. As a result, SMUD is now seeking to remediate its facilities at the 59th Street Corporation Yard.

## B10. Significance (continued)

### Architect

Francis E. Leighton designed seven of the eight buildings in the SMUD corporation yard at 1708 59th Street in 1971; the exception is Building F, the Garage, which was constructed in 1962. Additional technical plans for the seven buildings were provided by Rumberger and Haines (structural), Peters Engineering (mechanical), and Charles Martin and Associates (electrical). The construction firm is unknown. As-built plans are available from SMUD.

Historical research failed to identify Mr. Leighton as an architect of note either in Sacramento locally, California, or the nation. He does have one known building to his credit, the Hi House located in Inverness, California, near the Point Reyes National Seashore (see Figure 1 below).

Figure 1. Hi House in Inverness, California. Constructed 1939 (Vbro 2021).

The Hi House is a one-story residence built on a stilt foundation situated among Bishop Pine trees. It has glass curtain walls, a wooden deck, and an asymmetrical roof line. The house was designed in the International Style and is unique to the locale (Dwell 2021). Concentrated research found no other information about the Hi House or about the life, career, or achievements of Mr. Leighton.

### Architectural Styles

Modernist

Modernist buildings in Sacramento reflect the values of functionality, simplicity, and efficiency in their designs. The contain a variety of materials, such as concrete, stone, glass, and metals, combined to present a contemporary, strong presence. The materials fabrication building has elements of two subsets of Modernist architecture, Brutalism and New Formalism.

## B10. Significance (continued)

*Brutalism (ca. 1955-1975)*

Brutalism emerged in the early-1950s as a design philosophy held by a group of British architects that rejected the light-hearted nature of Modernism in favor of an honest expression of a building's function through form and materials, namely concrete. Swiss architect Le Corbusier is typically credited with designing the first building to evoke these principles in his 1952 United Habitation in Marseille, France (GEI 2017:3-15). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, Paul Rudolph, and William Wurster. Both the academic and materials approach to Brutalism made the style applicable to a range of educational and civic buildings in the United States (City of Riverside 2009:17; PAST 2009:85).

Brutalist architecture stemmed from experiments using rough concrete in its crudest and most brutal form. This style features large concrete masses that are poured on-site and left unpolished to convey honesty and texture through visible wood formwork and aggregate in the concrete (GEI 2017:3-15). Buildings designed in this style are usually formed with striking blockish, geometric, and repetitive shapes (Figures 2 and 3). Common design features include the "Russian Wedge," in which a wall plane projects outward on a sloped angle. Broad surfaces are often interrupted by deep-shadow penetrations of the building's mass; vertical slots may contrast with broad oblong openings or tall openings with horizontal slots. Fixed windows are set deep into the walls and are often small in relation to the size of the structure (PAST 2009:85; DOCOMOMO 2015).

Example of Brutalism architecture in Sacramento includes the California Energy Commission Building located at 1516 9th Street (Figure 2) and the County Courthouse located at 720 9th Street (Figure 3) (GEI 2017:3-15). The County Courthouse appears to meet NRHP/CRHR Criterion C/3 and Sacramento Register Criteria iii and iv within the context of architecture. The County Courthouse is an important example in Sacramento of the Brutalist style of architecture and represents the work of master architects Starks, Jozens & Nacht (GEI 2017:4-7).

Figure 2. California Energy Commission Building. Constructed in 1974 (Artstreetecture 2021).

**B10. Significance (continued)**

Figure 3. Gordon D. Schaber Sacramento County Courthouse. Constructed in 1965 (Deacon 2013).

*New Formalism (ca. 1955–1975)*

New Formalism emerged in the mid-1950s as a reaction against the rigid formulae of the American version of the International Style, Modernism's lack of historical reference, and rejection of decorative ornamentation. Architects had grown increasingly weary of the minimalist glass boxes that characterized much of the corporate environment and commercial streetscapes of cities across the country and began experimenting with designs that combined elements and design concepts of classical architecture and Modernism (GEI 2017:3-13). New Formalism added stylized architectural elements such as repetitive arcades or full-height columns around buildings as a return to traditional (though highly stylized) architecture (PAST 2009:85; DOCOMOMO 2015).

New Formalist architects embraced the commonalities between classical architecture and Modernism; balanced building proportions, emphasis on structural form, organized hierarchy of building elements, formal entryways, symmetry, and geometric massing and building forms. New Formalist buildings featured classical elements like arches, stylized colonnades and entablatures, and materials like travertine, marble, and granite; however, these features were non-traditional in that their design was minimalist and decorative rather than structural (GEI 2017:3-14). A single volume structure is preferred, and the buildings are often separated from nature by being set upon a raised podium or base. Many have an exotic "Near Eastern" flavor and exterior wall surfaces of cast stone, brick and marble can be found. Typically, the building was capped with a large projecting cornice, expressed merely as a slab. Patterned screens or grilles may appear as decorative features. The most noted practitioners of the style were Edward Durrell Stone, Minoru Yamasaki, and Phillip Johnson (PAST 2009:85; DOCOMOMO 2015). New Formalist designs were most often used for civic centers, school campus buildings, auditoriums, and museums due to their monumental aesthetic and were constructed through the 1970s (GEI 2017:3-14).

Examples of New Formalism architecture in Sacramento include the Senator Savings and Loan/Chase Bank located at 4701 Freeport Boulevard, the former Metropolitan Life Insurance building located at 2131 Capitol Avenue (Figures 4 and 5, respectively), and the Chase Bank located at 1950 Arden Way (GEI 2017:3-14).

**B10. Significance (continued)**

Figure 4. Senator Savings and Loan/Chase Bank. Constructed in 1964 (GEI 2017).

Figure 5. Former Metropolitan Life Insurance building. Constructed in 1964 (GEI 2017).

**Application of Significance Criteria**

To be considered eligible for listing in the NRHP/CRHR under Criterion A/1, a building must be associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history. While this building is associated with the expansion of SMUD in response to post-WWII increased utility demands in Sacramento, research has not revealed any specific significant events within those contexts associated with the building itself. The building was designed to be and functioned as a fabrication/assembly shop and paint shop. No manufacturing, innovations, or research significant to the development of energy efficiency, distribution, or SMUD took place in the building. Therefore, the materials fabrication building doesn't appear to be significant under NRHP/CRHR Criterion A/1.

## B10. Significance (continued)

To be considered eligible for listing in the NRHP/CRHR under Criterion B/2, a building must be associated with the lives of persons significant in our past. While the materials fabrication building is located within the SMUD 59th Street Corporation Yard, historical research has failed to identify any persons of significance associated with the yard or this building. The building was designed by Francis E. Leighton; however, this building does not appear to be the most representative example of his work, discussed further under Criterion C. Therefore, the materials fabrication building does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, a building must embody distinctive characteristics of a type, period, or method of, installation or represent the work of a master, or possess high artistic values. The materials fabrication building does possess some unique albeit minimal ornamentation. The building is decorated with "marblecrete" fascia on the cornice and floor to ceiling masonry pillars. The cornice is wide and set on a smaller and more compact pedestal-like space. The building was designed by Francis E. Leighton, who is most well-known for the Hi-House, an International Style stilted residence with glass window walls located at the Point Reyes National Seashore. The scales building, however, is an industrial building constructed in a vernacular interpretation of two separate Modernist styles, Brutalism and New Formalism. These styles were adapted to the building's function as a fabrication, assembly, and paint shop within a corporation yard. Additionally, historical research has failed to identify Mr. Leighton as a master architect or builder. Even if additional research identifies Mr. Leighton as a master, this building possesses neither outstanding architectural distinction nor artistic qualities, and therefore would not be a significant example of Leighton's work. Therefore, the scales building does not appear to possess sufficient design or construction value to warrant inclusion in the NRHP/CRHR under Criterion C/3.

Criterion D/4 generally applies to archaeological resources or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the building have been documented and are contained in existing As-Built plans. The materials fabrication building does not appear to be significant under this criterion because it is not likely to yield any additional important information about the construction of industrial buildings or our history.

**Integrity Consideration**

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. **Location** is the place where the historic property was constructed or the place where a historic event occurred. Integrity of location refers to whether the property has been moved since its construction. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. **Setting** is the physical environment of a historic property that illustrates the character of the place. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. This is an intangible quality evoked by physical features that reflect a sense of a past time and place. **Association** is the direct link between the important historic event or person and a historic property. Continuation of historic use and occupation help maintain integrity of association.

## B10. Significance (continued)

The building retains its integrity. It has had regular maintenance, however, there have been no alterations which detract from the original design, materials, workmanship, or feeling of the buildings. The building also retains high integrity for location and association as it has not been moved since construction and the setting has not been significantly altered.

## B12. References (continued)

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Vbro. 2021. Tree Top Glass House Hi House. Available: https://www.vrbo.com/41775. Accessed September 23, 2021.

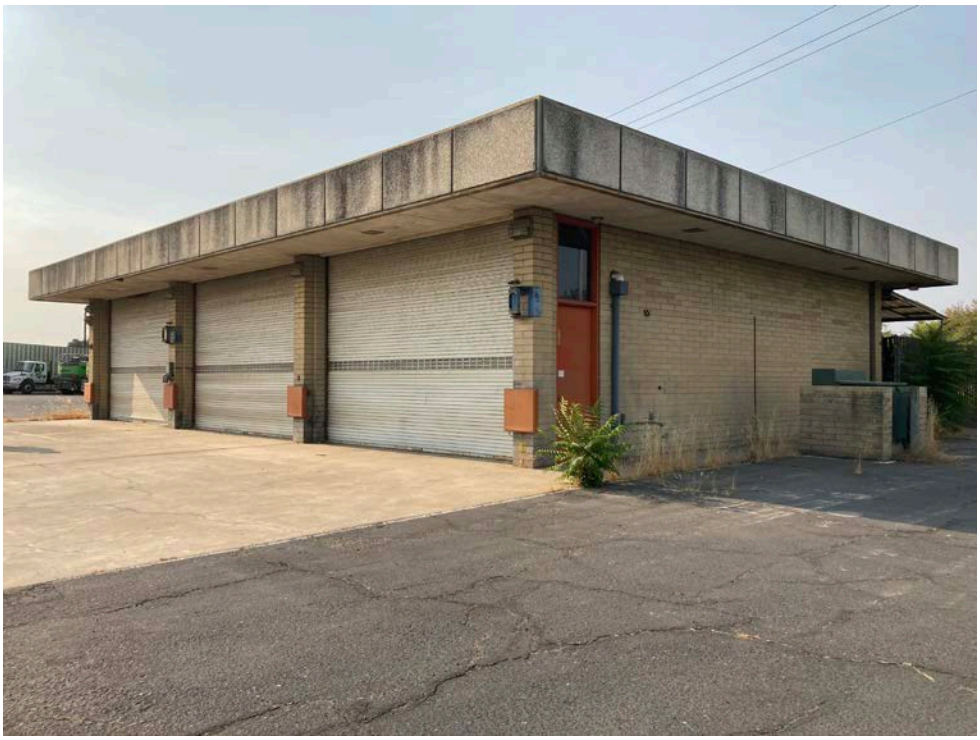


Photo 1. Northern and western façade. Facing southeast. Photo taken 08/17/2021.

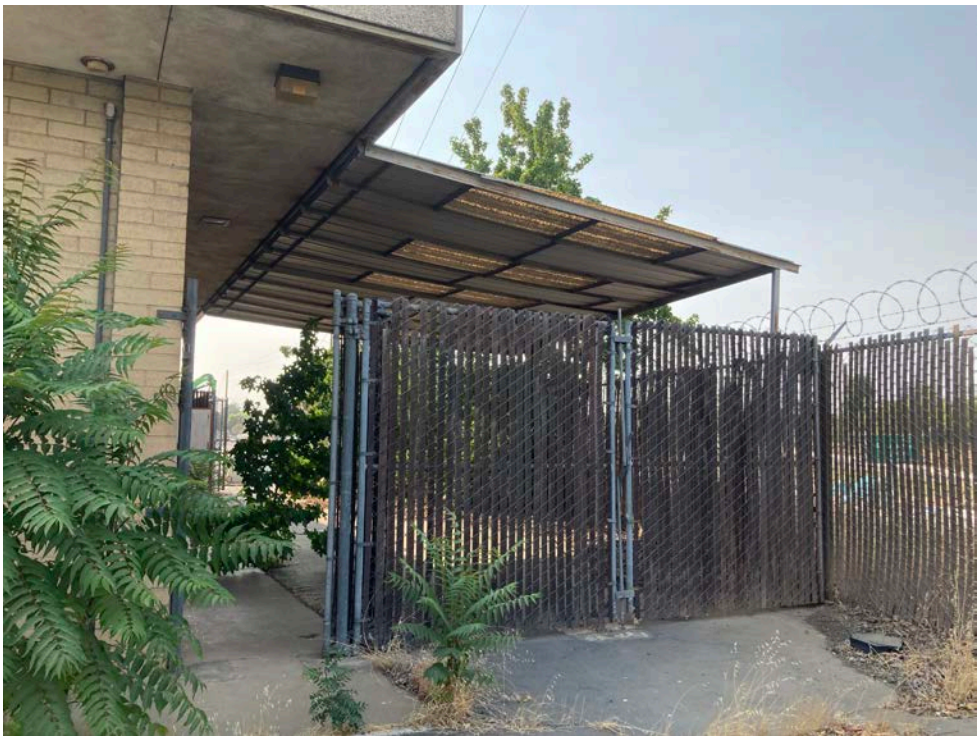


Photo 2. Overview of rear yard fence and awning. Facing east. Photo taken 8/17/2021.

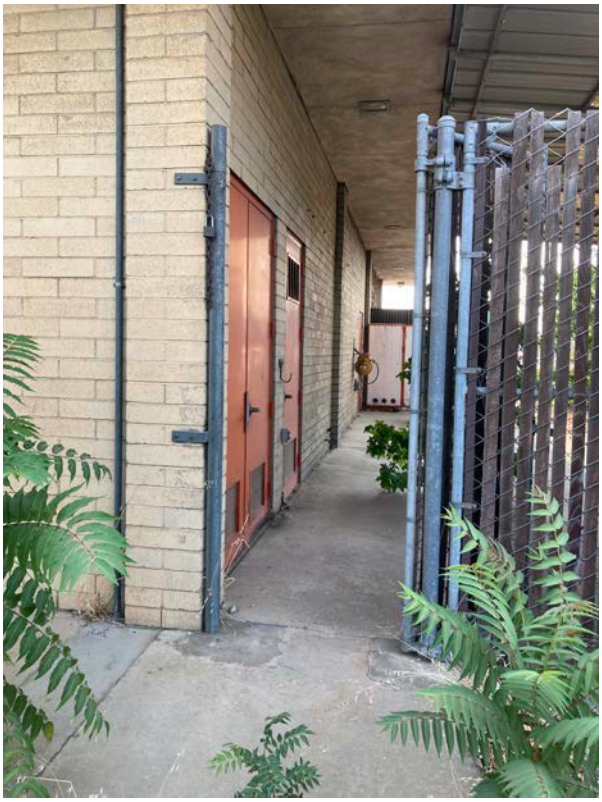
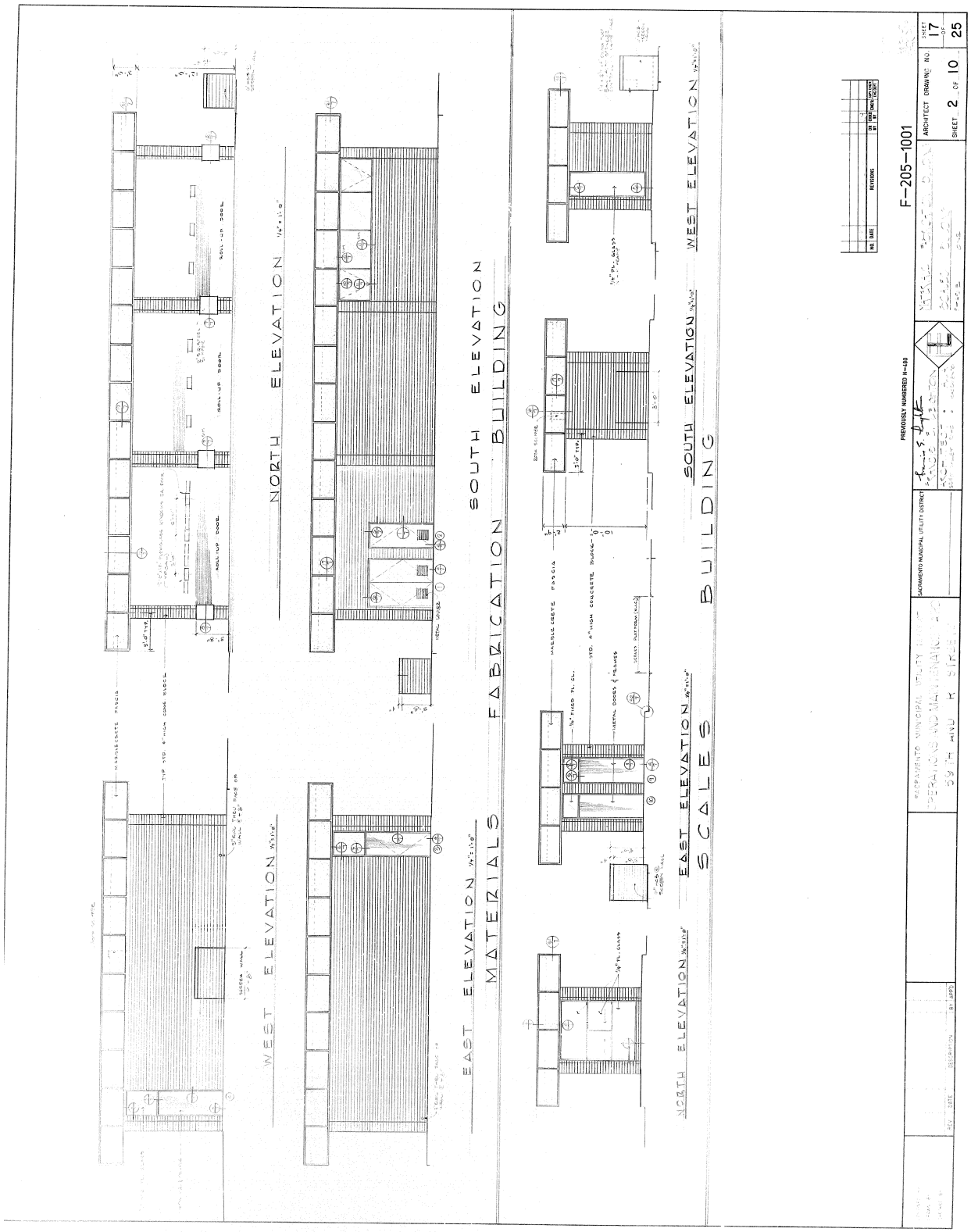


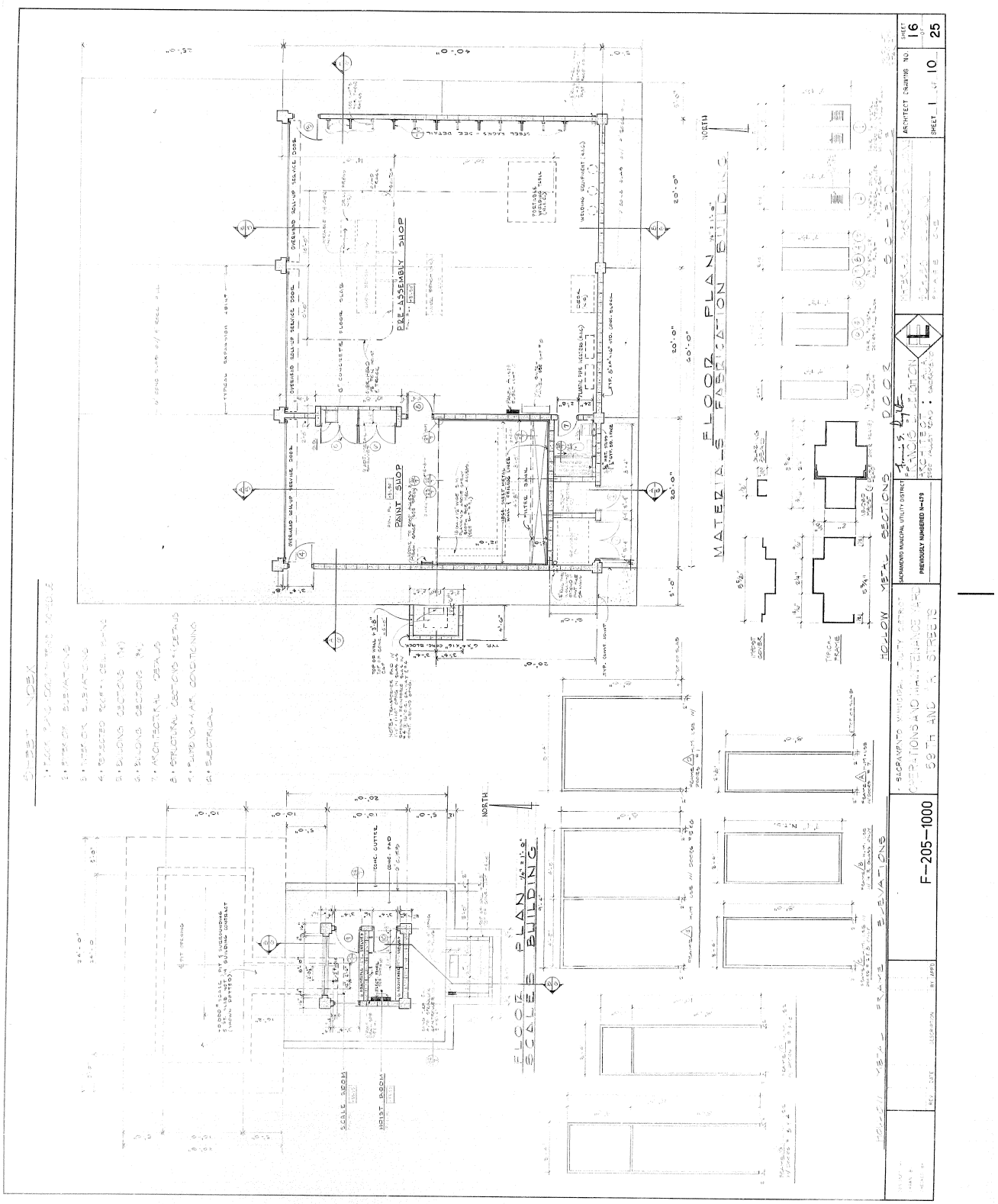
Photo 4. Southern façade detail. Facing east. Photo taken 8/17/2021.

Photo 4. Eastern façade and parking area overview. Facing west. Photo taken 8/17/2021.

1971 As-Built Plan - Exterior Elevations



1971 As-Built Plan – Floor Plan



State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

# PRIMARY RECORD

Primary #
HRI #
Trinomial
**NRHP Status Code**
Other Listings
Review Code
Reviewer
Date

**Page** 1 **of** 4 ***Resource Name or #:** (Assigned by recorder) SMUD-9
**P1. Other Identifier:** Air Raid Siren #27

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Sacramento **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Sacramento East **Date** ____ **T** 08N ; **R** 05E ; ☐ **of** ☐ **of Sec** 9 ; ____ **B.M.**

c. Address ____ City Sacramento Zip 95819

d. UTM: Zone 10S , 635919.64 m E mE/ 4268680.32 mN

e. Other Locational Data:

***P3a. Description:** This record is for a Federal Model 2 siren mounted on a free-standing steel pole located along the fence line of the SMUD North Corporation Yard on 59th Street. It is located in the southwest corner of the yard, just north of the light rail tracks. This air raid siren is one of the 26 such sirens erected as part of a civil defense warning system in Sacramento sometime between 1941, when the California Civil Defense was created (San Francisco News 1941) and the 1950s after the Federal Civil Defense Act of 1950 was enacted (Bartell 2019). This warning system was most recently maintained by the City of Sacramento fire department but was decommissioned in 2009 in favor of cell phone alert systems (Barker 2005; Bartell 2019). A strobe light and associated electrical box were added to the pole at an unknown date. The air raid siren is not associated with SMUD or the SMUD Corporation Yard; additionally, because the siren is just outside the SMUD property line and is not part of the current project, this resource was not evaluated.

***P3b. Resource Attributes:** HP39 (Other) – air raid siren

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

P5b. Description of Photo: (view, date, accession #) Siren. View to southwest, 8/17/2021.

***P6. Date Constructed/Age and Source:** Early 1950s. Source: San Francisco News 1941; Barker 2005; Bartell 2019; Tieu 2021
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Unknown

***P8. Recorded by:**
Alta Cunningham & Emilie Zelazo
Ascent Environmental
Sacramento, CA 95814

***P9. Date Recorded:** October 7, 2021

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

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

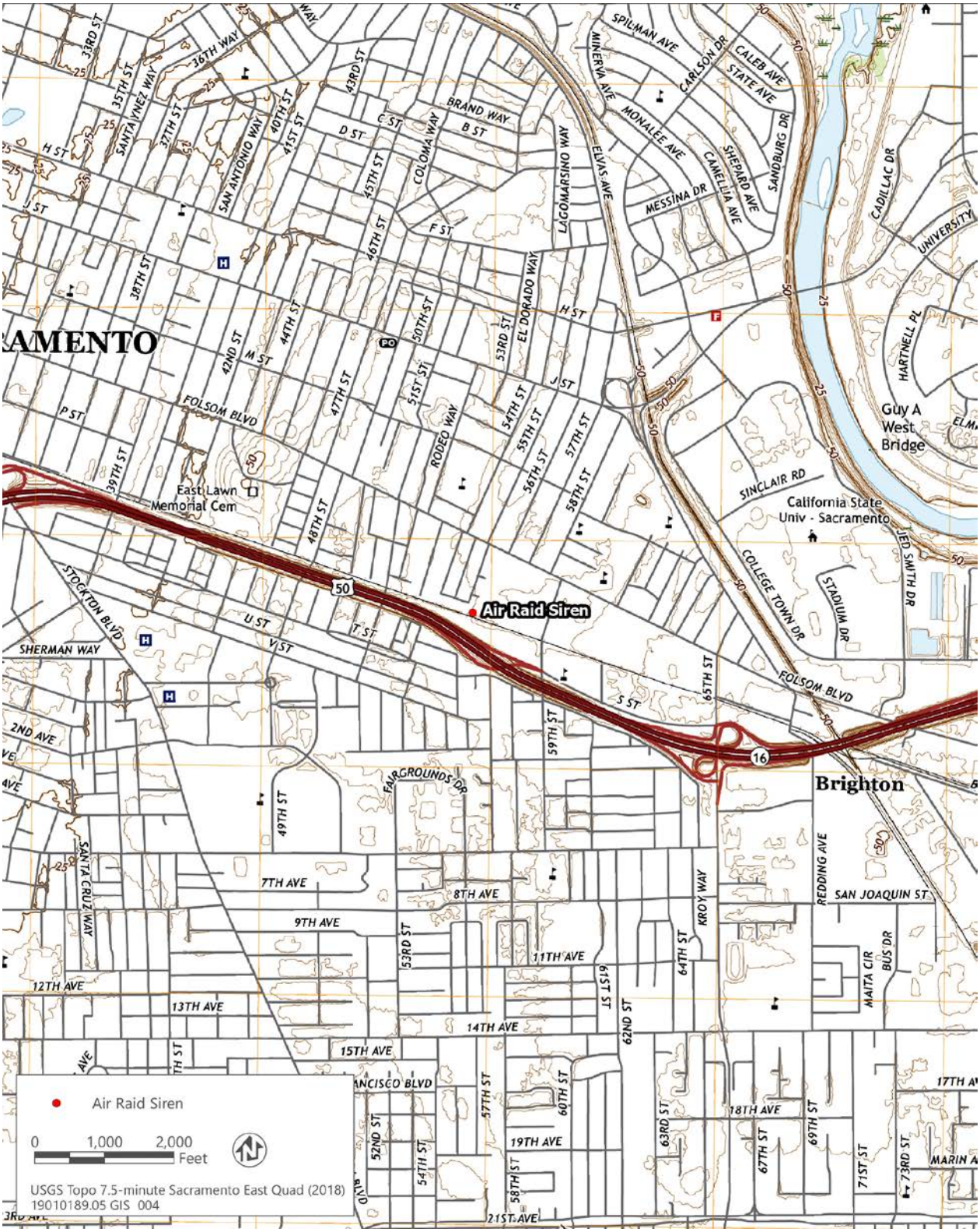
**State of California ♘ Natural Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

Primary#
HRI #
Trinomial

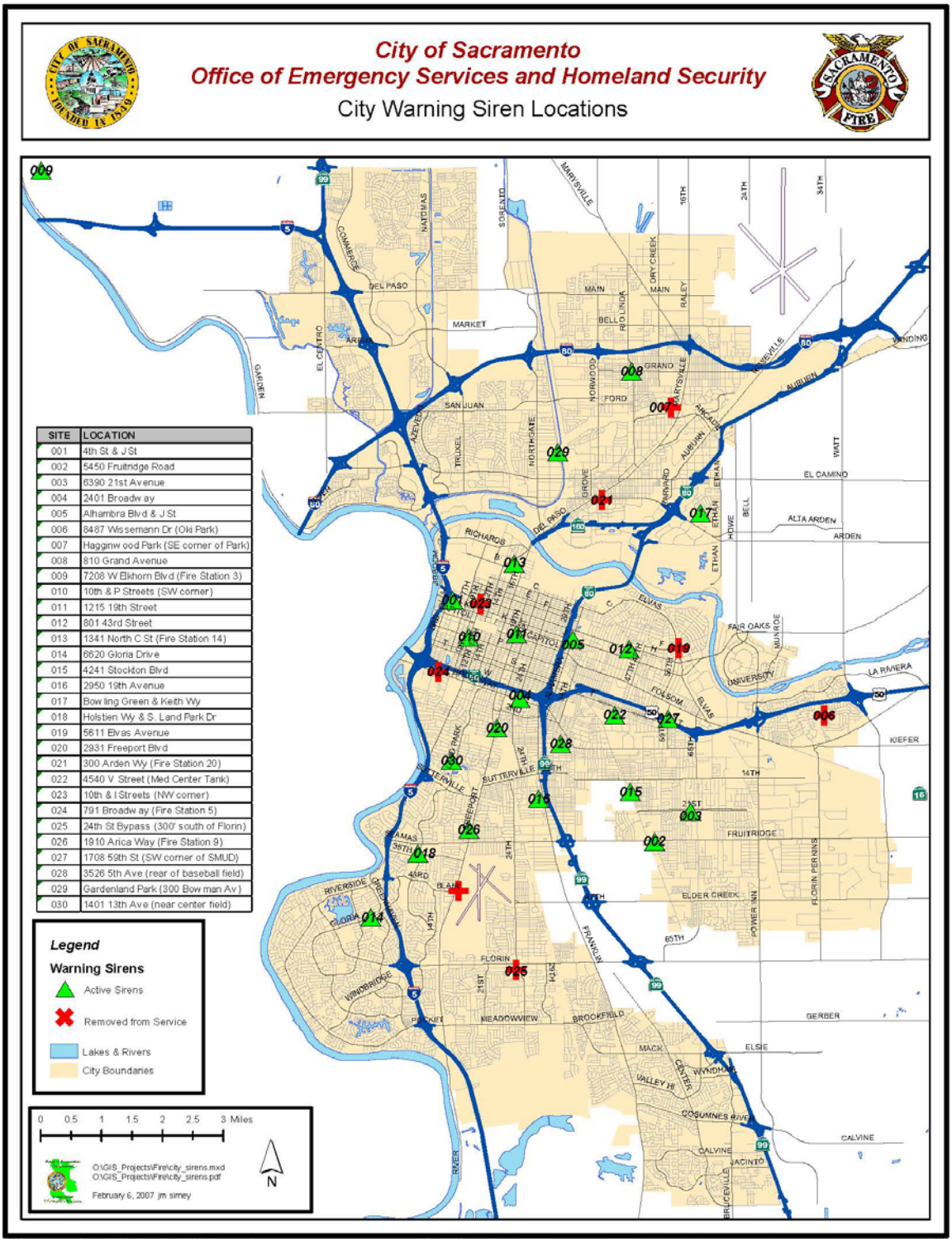
# LOCATION MAP

Page 2 of 4 Resource Name or # SMUD 9, Air Raid Siren

*Map Name: Sacramento East *Scale: 1:24,000 *Date of map: 2018



In the evening of Monday October 18, 2021, the siren malfunctioned and was jammed in the "Alert" tone. The siren was then identified as #27 on the map of City Warning Siren Locations (City of Sacramento 2008), known as a "Scream-Master," a siren brand that was manufactured in the 1950s.



## References

Barker, Jeffrey M. 2005. Alarming News, Mike Grace. Available: https://www.newsreview.com/sacramento/content/alarming-news/44306/. Accessed October 7, 2021.

Bartell, John. The Old Siren Blows Again; Bartell's Backroads. Available: https://www.newsreview.com/sacramento/content/alarming-news/44306/. Accessed October 7, 2021.

City of Sacramento. 2008 (September). City of Sacramento Evacuation Plan For Floods and Other Emergencies. An Annex to the City of Sacramento's Emergency Operations Plan.

Tieu, Van. 2021. ABC10. 'Scream-Master' Cold War siren revealed as blaring alarm in East Sacramento. October 19. Available: https://www.abc10.com/amp/article/news/local/sacramento/scream-master-sacramento-siren/103-835ed679-4a15-44f1-974d-187b66aa6109?__twitter_impression=true&fbclid=IwAR390Ry0CAPbBYZ3l20Jd7vAx3m2o77iMgpWCjB66sC-wIaXBXUlOp4eC0E

Photo1. Overview of siren within southwest corner of northern portion of SMUD Corporation Yard, 1708 59th Street. Light rail tracks and Materials Fabrication Building (SMUD-8) are in the background. Taken 8/17/2021.

This update is for a 0.20-mile segment of the original Sacramento Valley Railroad (SVRR) alignment (later Southern Pacific Railroad [SPRR]) located in between the two halves of the SMUD Corporation Yard at 1708 59th Street. Associated with this segment is a previously undocumented spur line. Details concerning this segment and spur are discussed on the attached Linear Feature Record, while a brief summary of the Sacrament Valley Railroad is given below. This update was prepared as part of the historical resource evaluation for the proposed SMUD 59th Street Corporation Yard Demolition and Remediation Project. This update includes a Linear Feature Record, Sketch Map, Location Map, and Continuation Sheets.

The Sacramento Valley Railroad

This 0.20-mile-long railroad segment was once part the original Sacramento Valley Railroad (SVRR), the first passenger railroad in California. Construction of the SVRR began at the intersection of Front and R Streets in February 1855 and was completed to Leidesdorff Plaza in Folsom early in 1856. Designed by pioneering engineer Theodore Dehone Judah, the railroad line traveled down R Street then outside the city limits where it paralleled today's Folsom Boulevard. It was originally constructed on an elevated track, at least the portion within Sacramento, to protect it from flooding (PAR 2013).

In 1865, the SVRR was acquired by the Central Pacific Railroad, which in turn was purchased by SPRR in 1898. In 1903, SPRR was able to rebuild the line at ground level due to major levee improvements in downtown Sacramento (PAR 2013). Additional changes and improvements were made to the tracks as the years passed; however, the original alignment appears to have been retained. By the 1930s, the line was converted to freight only, and by the 1980s most of the line was no longer in use. It was then acquired by Sacramento Regional Transit District and became their Gold Line, which runs between downtown Sacramento and Folsom along the same alignment as the original SVRR.

In 1993, the SVRR as a whole was recommended as eligible for listing in the National Register of Historic Places by PAR Environmental under Criterion A for its role in the development of Sacramento and Folsom and under Criterion B for its association with Theodore Judah (Maniery 1993; Mikesell 1993). The terminals at each end have also been designated as State Historical Landmarks #526 and #558. Additional information on the SVRR can be found in Boghosian 1980 and Maniery 1993, as well as the information and other sources listed in previous recordings.

References:

Boghosian, Paula. 1980. *National Register of Historic Places Nomination Form for the Historic Folsom Depot*. On file United States Department of the Interior, National Park Service, Washington D.C.

Maniery, Mary L. 1993. *Phase II Investigations for the American River Bridge Crossing Project, City of Folsom, Sacramento County, California*. Prepared for the City of Folsom Planning Department and United States Bureau of Reclamation, Sacramento. Document on file at Northwest Information Center, California State University Sacramento, Sacramento.

Mikesell, Stephen D. 1993. P-34-000455/CA-SAC-428H Update. Document on file at Northwest Information Center, California State University Sacramento, Sacramento.

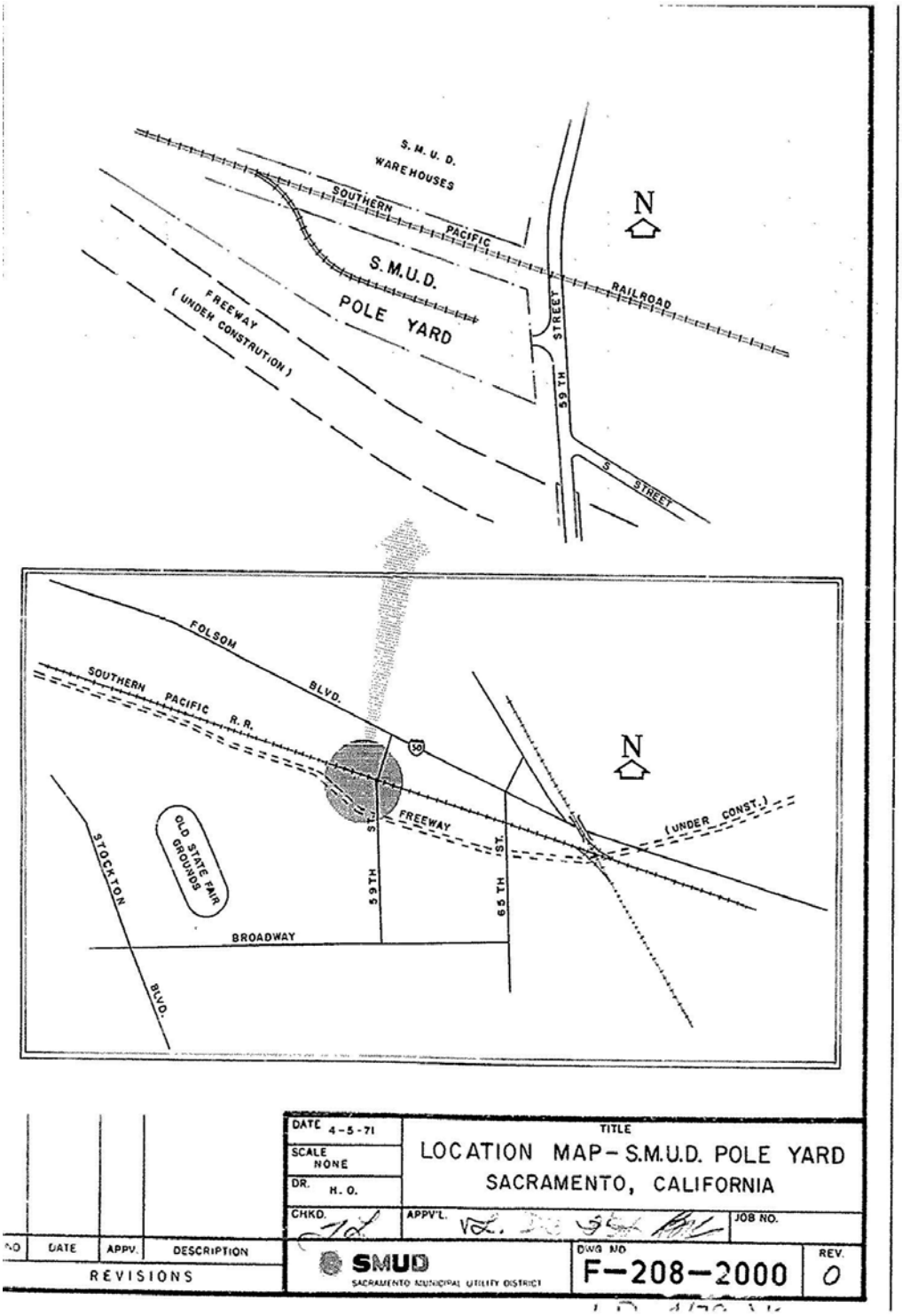
National Environmental Title Research (NETR), LLC. 2021. 1902, 1910, 1911, 1947, 1949, 1956, 1957, 1964, 1965, 1969, 1977, 2012, 2015, and 2018 United States Geological Survey Topographic Maps, and 1947, 1957, 1964, 1966, 1993, 1998, 2002, 2005, 2009, 2010, 2012, 2014, 2016, and 2018 Aerial Photographs of Project Site. Available: http://www.historicaerials.com/. Accessed November 2, 2021.

PAR 2013. P-34-000455/CA-SAC-428H Update SPRR R Street Track and Siding. Document on file at Northwest Information Center, California State University Sacramento, Sacramento.

Sacramento Regional Transit. 2020. Sac RT History. Available: http://www.sacrt.com/aboutrt/RTHistory.aspx. Accessed November 2, 2021.

Sanborn Map Company. 1924. *Sanborn Fire Insurance Map from Sacramento, Sacramento County, California*. Sanborn Map Company, 1915 - DeVol. 2, 1950. Available: https://www.loc.gov/item/sanborn00799_005/.

Figure 1. 1971 plans depicting SVRR spur location in south SMUD Corporation Yard.



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**DEPARTMENT OF PARKS AND RECREATION**

# LINEAR FEATURE RECORD

Primary# P-34-000455 UPDATE
HRI #
Trinomial CA-SAC-428H

**Page** 4 **of** 7 **Resource Name or #:** SMUD Corporation Yard Segment

**L1. Historic and/or Common Name:** Sacramento Valley Railroad (SVRR), Southern Pacific Railroad (SPRR)

**L2a. Portion Described:** ☐Entire Resource ☒Segment ☐Point Observation **Designation** SMUD Corp Yard Segment

**b. Location of point or segment:** Between 55th and 59th Streets, Sacramento, dividing the SMUD Corporation Yard at 1708 59th Street into a northern and southern section. The segment is located on the Sacramento East USGS Topographic Quadrangle Township 8N, Range 5E, in an unsectioned portion of the map.

SVRR Segment UTMS: Start 635927mE/4268642mN End 636219mE/4268555mN Zone 10
A spur line is visible running south of the railroad grade through the south SMUD Corporation Yard.
Spur UTMS: Start 636001mE/4268613mN End 636147mE/4268523mN Zone 10

**L3. Description:** This 0.20-mile-long railroad segment is located on the original 22-mile SVRR alignment that once ran down R Street and ended in Folsom. Today it contains two sets of modern railroad tracks for use by light rail trains. A chain-link fence separates the tracks from the SMUD Corporation Yard. A crossing is located in between the warehouse and tool issue building on the north and near the scales building on the south (see Sketch Map, page 6). See Continuation sheet, page 5.

**L4. Dimensions:**

- **a. Top Width** approximately 35 feet
- **b. Bottom Width**
- **c. Height or Depth**
- **d. Length of Segment** 1,056 feet (0.20 miles)

**L5. Associated Resources:** A spur line to the south within the SMUD south corporation yard

**L6. Setting**: This segment is located in an industrial commercial setting.

**L7. Integrity Considerations:** The SMUD Corporation Yard segment of the original R Street alignment of the SVRR retains integrity of location, but little else. See Continuation sheet, page 5.

**L4e. Sketch of Cross-Section** (include scale) Facing:

SEE PAGE 6

**L8a. Photograph, Map or Drawing**

**L8b. Description of Photo, Map, or Drawing** (View, scale, etc.)
Overview of spur in south SMUD Corporation Yard, View to the southeast. Taken August 17, 2021.

**L9. Remarks**:
References can be found on Page 2.

**L10. Form Prepared by:**
Emilie Zelazo, R.P.A.,
Ascent Environmental, Inc.
455 Capital Mall, Ste. 300
Sacramento, CA 95814

**L11. Date:** November 3, 2021

**L3. Description (continued)**

The R Street alignment of the SVRR was converted for use by Sacramento Regional Transit District light rail system between 1985 and 1987 (Sacramento Regional Transit 2020). A second track was added to the alignment sometime in the 1990s due to increasing demand in ridership. Because of these alterations and subsequent maintenance and improvements, it is extremely unlikely that any materials or features (other than possibly some of the original grade) associated with the original SVRR or later SPRR are present within the segment.

A 580-foot-long spur line is associated with this segment. It is located in the south SMUD Corporation Yard. The spur line tracks have been paved over and are only visible where the pavement has eroded. This spur appears to have been connected to the main line at a point north of the scales building (SMUD-7). From there they curve in a southeasterly trajectory and then straighten out to run in an east/west direction, terminating at a point near the extant concrete loading dock and timber holding bins (see attached Sketch Map). The spur is largely comprised of a single set of steel tracks set five feet apart; no ties or switches appear to be present in the yard, although ties may be present under the asphalt. Double rails are present on the south side of the spur for approximately the first 140 feet.

This spur is not present on the 1947 aerial but is present by 1957; however, it is not depicted on any of the USGS topographic maps for any year (NETR 2021). Assessor Records indicate SMUD did not acquire the parcels in south corporation yard until 1965; however, wooden utility poles are clearly present in the 1957 aerial. The eastern half of the south corporation yard was known as “the pole yard,” so it is likely the spur may be associated with SMUD’s operations in the locality after the purchase of the north corporation yard from PG&E in 1947. The spur line is also depicted on plans for the development of the south corporation yard in 1971 (see Figure 1). The spur line tracks will likely be removed as part of planned corporation yard renovations; however, no work will be done to the former SVRR/SPRR grade, light rail tracks, or crossing.

**L7. Integrity Considerations (continued)**

No rails, ties, or associated features such as switches, signals, or signage remain within this 0.20-mile segment; the segment has been fully redesigned and constructed to service two tracks of light rail transit. Thus, nothing remains of its original design, materials, and workmanship. The same is true for the railroad spur which runs through the south corporation yard. This spur is no longer in use, has been severed from the main line, and subsequent construction in the SMUD Corporation Yard has paved over the tracks. The setting, feeling, and association for the segment and its spur have also been significantly impacted due to the addition of U.S. 50 and the development of the study area from a largely industrial corridor to a commercial center with business offices and retailers now serviced by trucking, not railroad transport. Additionally, the south SMUD Corporation Yard is also no longer being used for utility pole storage or transfer, so the setting for the spur has also been compromised. Therefore, due to its lack of integrity, this segment of the original SVRR railroad alignment would not be considered a contributing element to the larger resource.

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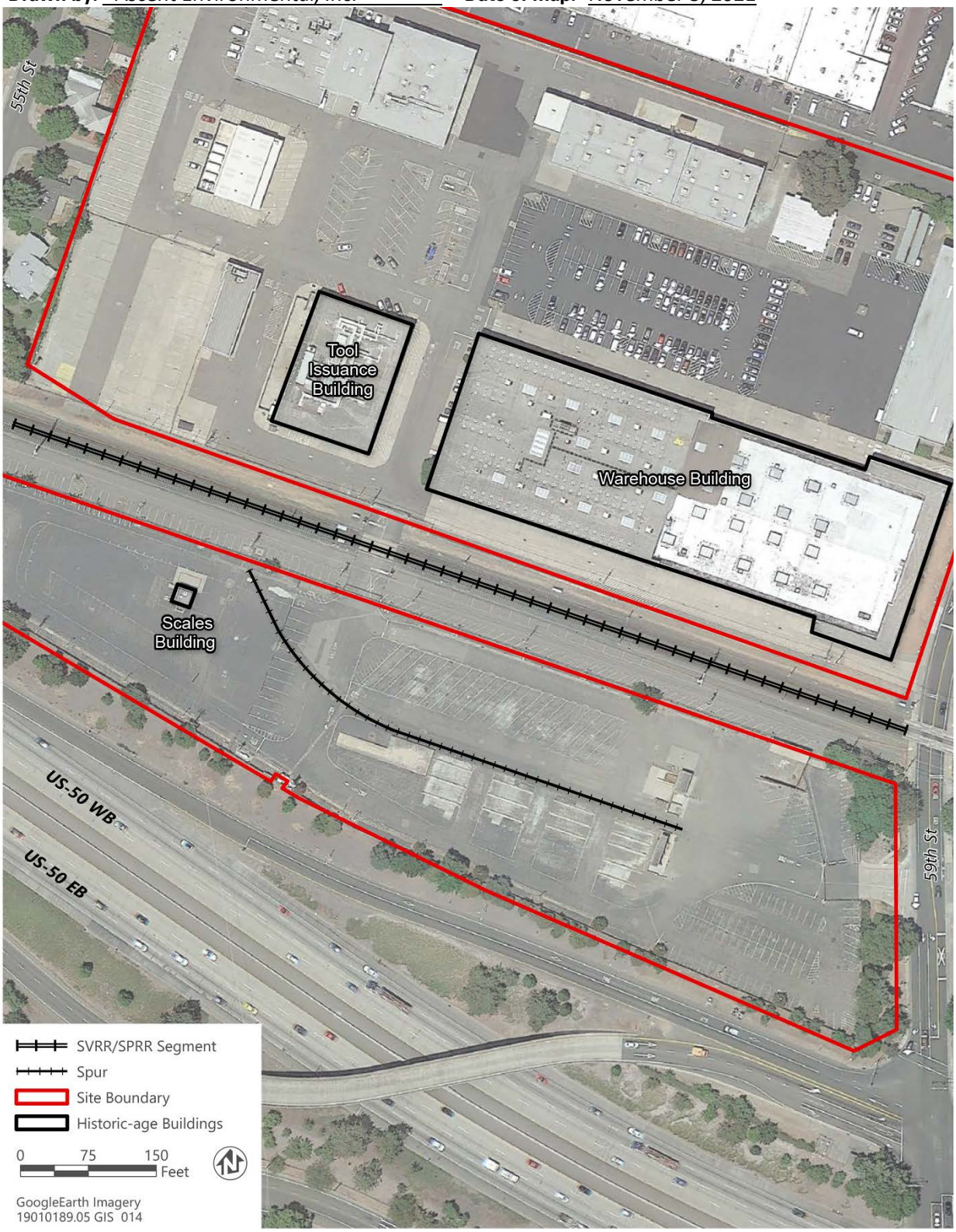
**DEPARTMENT OF PARKS AND RECREATION**

# SKETCH MAP

Primary # P-34-000455 UPDATE
HRI#
Trinomial CA-SAC-428H

**Page** 6 **of** 7 ***Resource Name or #** (Assigned by recorder) SMUD Corporation Yard Segment
***Drawn by:** Ascent Environmental, Inc. ***Date of map:** November 3, 2021



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# LOCATION MAP

Primary # P-34-000455 UPDATE
HRI#
Trinomial CA-SAC-428H

 ***Resource Name or #** (Assigned by recorder) SMUD Corporation Yard Segment

***Map Name:** Sacramento East ***Scale:** 1:24,000 ***Date of map:** _____