

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

DRAFT

Historic name: Montgomery Way Gateway Historic District

Other names/site number: _____

Name of related multiple property listing: N/A

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

2. Location

Street & number: 2640-2770 Montgomery Way and 3065, 3071 E. Curtis Drive

City or town: Sacramento State: California County: Sacramento

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

national statewide local

Applicable National Register Criteria:

A B C D

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

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

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS

Spanish Colonial Revival

Italian Renaissance

Tudor Revival

Mediterranean Revival

Colonial Revival

Classical Revival

Monterey Style

Italian Renaissance

French Renaissance

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundations: concrete

Walls: wood, brick veneer, stucco

Roof: wood shingles, ceramic tile

Narrative Description

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

Summary Paragraph

The Montgomery Way Gateway Historic District is comprised of a significant concentration and continuity of houses designed in early twentieth century period revival styles. The styles, and their eclectic interpretations and combinations in the district, include, in order of prominence, Spanish Colonial Revival, Italian Renaissance, Tudor Revival, Mediterranean Revival, Colonial Revival, Classical Revival, Monterey Style, Italian Renaissance, and French Renaissance. Within approximately five acres, the houses are located on both sides of Montgomery Way from Franklin Boulevard to East Curtis Drive in the South Curtis Park area of Sacramento. The district includes eighteen contributing resources plus three previously listed resources. The three noncontributing resources are two houses constructed after the period of significance and a formerly vacant lot with a house under construction. The district retains all aspects of historic integrity.

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Narrative Description

District Overview

The contributing resources possess a number of similar and cohesive character-defining features, including setbacks, front lawns, landscaping, scale and size, materials, roofs, windows, entries, form and massing, lot sizes, and architectural styles. Thirteen of the resources were designed by the same architect. Building setbacks are consistent throughout the district and most front yards are landscaped with lawn and small-scale foliage, providing a sense of organization, spaciousness, and order. Buildings are similar in scale and size, and employ similar principal materials such as stucco, brick, or wood.

Materials primarily utilized in the district buildings include wood, brick or manufactured stone, and stucco or plaster. Buildings utilize similar materials, particularly brick facing on a wood framework, a construction technique developed during the period that applied brick and stone facings on a variety of buildings. Several residences are surfaced with stucco plaster and terra cotta design accents. Roofs are often covered with clay tiles. Façade window openings that often determine scale delineations are generally similar and compatible.

The predominant building form is a rectangular, two story, long box that is parallel to the street. This building form is commonly covered with a side-gabled roof, often tiled. Lot sizes are consistent, with minor fluctuations, including two double lots with abundant foliage in the central area of the district. Nine houses have been designated by the City of Sacramento as Landmark historic dwellings. Several house were featured in the March 1923 issue of Dixon and Hillen's *The Home Designer*, an issue dedicated to "Homes in South Curtis Oaks, Sacramento, Calif.: DEAN AND DEAN, Architects."¹

Individual Resource Descriptions (east to west)

1. 2670 Montgomery Way **Architect: Unknown**

One Contributing Building **Photo 1**

Built in 1924, the basic form, symmetry, and composition of the house reflect Colonial Revival and Italian Renaissance style influences. The side-gabled roof is surfaced with shingles and has eave returns on east and west elevations. The entrance is centered in the façade. Slender engaged columns flank the wood entry door. Two French doors, each framed in wood, stand on each end of the first-floor façade. The second floor of the façade contains three double hung windows with louvered shutters, with one of these windows above the entry. A small sitting room has been

¹ Walter Dixon and Robert Hillen, "Homes in South Curtis Oaks, Sacramento, Calif.: DEAN AND DEAN, Architects," *The Home Designer Magazine: An Illustrated Monthly Dedicated to Better Home Environment*, March 1923.

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added to the west side of the house. This addition does not affect the primary façade and is mostly hidden by fencing and landscaping. The house is designated a Sacramento Landmark.

2. 2761 Montgomery Way
Architect: Dean & Dean

One Previously Listed Building
Photo 2

This home was the signature residence highlighting the opening of the subdivision in 1922 by J. C. Carly Real Estate Company. Located at the grand gateway to the development, the house was intended to set a high standard for the subdivision, serving as a model for the quality and character of the elite district. The Mediterranean Revival style building is a two-story rectangular block with two single story, flat-roofed wings projecting from each end of the façade. The roof is covered with clay tile and the building is surfaced with stucco. The eastern one-story wing has multi-paned windows behind metal grilles on the south and west walls. The one-story wing on the west end of the façade contains open arches on four elevations. The garage and driveway are in the rear. The house and its setting, including the garage and gardens, retain all aspects of integrity. The J.C. Carly House was listed on the National Register of Historic Places (#0600143) and is designated a Sacramento Landmark.

3. 2757 Montgomery Way
Architect: Dean & Dean

One Contributing Building
Photo 3

This home was built in 1922 for Curtis Cutter as a model home for the future development of South Curtis Oaks. The house reflects French and Dutch Colonial Revival design themes, and Secessionist influences in its form and massing, roof line, and jerkin-head front gable. The roof is cross-gabled and shingled, and the walls are stucco. The building's unusual form combines a south-facing façade with a gable roof, a smaller gabled section projecting to the east, and a side-gabled block at the rear. The façade is the south facing wing and contains a bank of casement windows. The east elevation has an entrance and two dormer windows. The garage at the rear has a pyramidal roof. The house was severely damaged in a 1938 storm when the east wing was crushed by a toppled mature oak tree. When the house was rebuilt, a dormer was added to the east wing as was a shed roofed extension of the entry. These changes are compatible with the original design of the house. Only when the house is compared with the cover photo of the aforementioned *The Home Designer* magazine can one deduce that changes have been made.² The house retains integrity.

4. 2751 Montgomery Way
Architect: Dean & Dean

One Contributing Building
Photo 4, Figure 1

The house was one of the first built in the neighborhood, in 1923, and initially served as a model home. The two-story building contains a shingled gambrel roof with a continuous dormer on the façade that contains different window types. Stylistically, the gambrel roof, siding, form, and window type reflect Colonial-Dutch Revival design. The house and dormer are surfaced with

² Dixon and Hillen, *The Home Designer*, March 1923, cover.

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clapboard style wood siding. A variety of windows including dormers and casement light the interior. There are two large multi-paned windows on either end of the ground floor elevation. The entry contains the central wood paneled door and arched sidelights beneath an arched molding above the door. The garage at the rear has a gambrel roof and windows. Abundant landscaping includes large mature trees, and hedges. When the house is compared to the 1923 photo that appeared in *The Home Designer* there are no discernable changes.³ The house retains integrity and is designated a Sacramento Landmark.

5. 2750 Montgomery Way

One Contributing Building

Architect: Frank Harrison, Builder: Frank Williams

Photo 5

Built in 1937, the façade of the wood frame, two story building displays Classically derived elements such as fluted columns, the entry architrave, and decorative dentils. The façade is surfaced with brick laid in a smooth surface pattern with random projecting bricks. The sides of the house are stucco, with brick quoins on the façade corners. The roof is comprised of three different hipped roof segments. Classical Revival elements include the relatively simple façade design and the formal entrance. The pediment configuration above the doorway, supported by two fluted columns, contains Classical design elements. A series of windows extends across the first and second floor façades. Landscaping is somewhat formal and contributes to the streetscape and building design. No visible changes have been made to this house and it retains integrity.

6. 2740 Montgomery Way

One Contributing Building

Architect: Dean & Dean

Photo 6

The 1924 house reflects Tudor Revival design with minor French influences in its steeply pitched gabled roof forms, gabled entry, stucco surface, and window character. The side-gabled roof covers the principal two story section and the lower one-story wing on the west. Wood shingles surface the roof. The entry is centered in the two-story portion of the façade with a steep gable delineation that frames the arched doorway. A composition of nine square openings above the west side of the gabled entry provide light to an interior stair. Two sets of wood framed windows project from the second floor. There are also two banks of similar windows below each on the first floor. The wing on the west end of the façade, although added in the late 1970s, is complimentary to the original design of the house. It contains wood framed French doors flanked by sidelights. The house retains integrity.

7. 2730 Montgomery Way

One Contributing Building

Architect: Dean & Dean

Photo 7

Built in 1924, the two-story house is rectangular in form with a side-gabled roof surfaced with clay tile. The surface of the house is stucco. The roof gable is in two sections with the lower portion on the east. The design reflects Spanish Colonial Revival styling with its metal balconies,

³ Dixon and Hillen, *The Home Designer*, March 1923, 98.

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window grille near the entry, incised vent openings with windows in the body above, and the recessed entryway with its sculptural door lintel. The entry stands below a projecting second floor iron balcony with balustrade and French door. A canvas canopy is mounted above the door. There is another French door with shutters and a similar balcony on the west end. Beneath the west balcony, there is a wood frame casement window composed of three vertical pane units larger than the other two pane windows on the first floor. A garage stands at the rear on the east. The front garden is formally arranged, and the front sidewalk curves around a planter containing small shrubs and plants that complement the streetscape. There are no changes to the house visible from the street and it retains integrity. The house is designated a Sacramento Landmark.

8. 2728 Montgomery Way
Architect: Arthur Fisher

One Contributing Building
Photo 8

Designed and built in 1937, the wood frame house is two stories in height with a side-gabled roof surfaced with heavy shingles. The surface of the building is stucco. The style reflects Mediterranean Revival design references similar to several other houses in the district, and include its block form, side-gabled roof, central arched entry, and symmetrical window placement. There are two angled bay windows on the first floor on either side of the entry. These windows each contain a fixed central element, and single operational windows. The entry with double wood doors is recessed beneath a semi-circular opening. Windows on the second floor are flush and placed symmetrically on the façade. Two chimneys project from the roof. There is a garage at the rear on the west. The front garden is somewhat formal in its composition, reflecting the composition of the façade. The landscaping contributes to the lush greenery of the streetscape. The house retains integrity.

9. 2727 Montgomery Way
Architect: Unknown

One Noncontributing Building
Photo 9

Built in 1949, this south-facing single-story ranch style house has a slight extension on the east side. Intersecting hip roofs are covered with composition shingles and a red brick chimney projects from the west third of the building. The siding is tan stucco. Windows are multi-paned and appear to be replacement vinyl sliders, flanked by decorative wood shutters. The roof extends over a broad porch, supported by square wood posts with a balustrade composed of square wood spokes. Overall, the house has a long and low profile, different from the rest of the neighborhood. The two-car attached garage is also unusual, as most of the houses in the neighborhood have detached garages in the rear. Due to its post period of significance construction, the house is not a contributor to the district.

10. 2723 Montgomery Way
Architect: Paul Opdyke

One Contributing Building
Photo 10

This house was designed and built in 1933 by Paul Opdyke, who designed and built a number of small cottage homes in Sacramento in 1920s and 1930s. The one-story stucco-surfaced residence has a cross-gabled roof that is covered in red clay tile. The building is L-shaped with gabled

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wings projecting to the south and to the east. The entry faces east behind a projecting stepped stucco form that suggests its Spanish Colonial Revival-derived design. The stucco surface and clay tile roof contribute to the image. There are two stucco-surfaced chimneys, one on the east elevation and one on the west. The south-facing wing contains a sliding metal frame window. A wall behind the entry contains a small leaded glass window and the south elevation contains a large, fixed window. The west elevation contains a bay window. There is a one-story, hip roof garage on the west. Front landscaping includes a series of plant-support forms for grape vines and shrubs. The three south facing windows in the principal façade have been changed. The overall design of the house retains character defining features consistent with the district.

11. 2710 Montgomery Way
Architect: Unknown

One Contributing Building
Photo 11

The two-story wood frame house is rectangular in form and has a shallow hip roof surfaced with clay tile. Built in 1929, the building combines design influences from Italian Renaissance and Mediterranean Revival styles with its form, roof, and ornamentation. Two chimneys project from the roof; one on the west, and one in the middle. Decorative brackets project from beneath the eaves. The first and second-floor façades contain both double hung and casement windows. The central arched entry lies below these windows, with an arched band of molding. The east end of the ground floor façade contains a trio of recessed casement windows. The upper edge of each recessed opening displays an unusual carved design along the top. There is a gate and painted wood fence on the west and a one-story tile-roofed garage on the east. Mature plantings frame the house and its expanse of lawn, contributing to the verdant image of the district. The house appears to be unchanged and retains integrity.

12. 2709 Montgomery Way
Architect: Dean & Dean, Builder: Carly & Company

One Contributing Building
Photo 12

Built in 1922, the house was one of the earliest in the district. The basic form of the two-story building is box-like with a wood-shingled hip roof. Its Spanish/Mediterranean Revival design is reflected in its arches, entry forms, and its plaster surface treatment. Symmetrical east and west ends of the façade flank the centered entrance. The first and second floors each contain banks of various sized casement windows. The centered entry is recessed beneath a metal-balustraded second floor balcony. The balcony is supported by two Doric-style columns that flank the recessed doorway. A one-story porte cochere projects from the west elevation. There is a one-story hip-roofed garage at the rear. The concrete entry path in the front lawn encircles a mature shrub. When compared to the photo that appeared in *The Home Designer*, it is clear that this house retains integrity.⁴

13. 2701 Montgomery Way
Architect: Dean & Dean

One Contributing Building
Photo 13

⁴ Dixon and Hillen, *The Home Designer*, March 1923, 92.

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Built in 1924, the one-story wood frame residence has a cross-gabled roof covered with tiles and is surfaced with stucco plaster. The building projects an Italian Renaissance/Mediterranean Revival image with its stucco and tile materials, arched entry, and large dramatic cactus-like plants that frame a façade window. A gabled wing on the east end of the façade faces south. A tall square tower with a hip roof rises from the center of the elevation and contains the arched entry to the house. The west end of the façade beneath a gabled roof contains a panel of multi-paned windows. The window panel on the east end of the façade contains two casement windows. Both window groupings are framed in wood. The entry area projects Mediterranean Revival design with front entry tiled steps, two pairs of engaged columns with spiral designs, decorative urns, and a massive door with hobnail-like detail. The landscape contributes to the property's designation as a Sacramento Landmark. This house has experienced no visible changes and retains integrity.

14. 2681 Montgomery Way
Architect: Dean & Dean

One Contributing Building
Photo 14

The one-story residence built in 1923 combines several Spanish Colonial Revival style features: side and front gable roof design, prominent rectangular front windows within a recessed false arch, arched and recessed entry door, and on the west end, a smaller version of the false arch on the larger east wing. A stucco-surfaced and tiled chimney projects up from between two sections of tile-covered side-gabled roof. The two south facing windows appear to have been changed. What were once probably multi-paned windows are large sheets of undivided glass. The overall form of the house and character defining features are consistent with the rest of the district and the house, a designated Sacramento Landmark, retains integrity.

15. 2675 Montgomery Way
APN 013-0231-023

One Noncontributing Building
Photo 15

Previously part of a double lot with 2681 Montgomery Way, this lot was used as a garden for many years. The lot was subdivided as a separate entity in 2021 and sold as vacant in 2022. Construction began soon thereafter. The architect's plans, as approved by the City of Sacramento, identify a 2,535-square-foot two-story single-family residence with a 250 square-foot detached garage in the rear. The L-shaped house will be surfaced with a smooth cement plaster and have a clay tile gabled roof. A circular tower at the front where the two gable roofs intersect is reminiscent of the French eclectic style. At the front, a 374 square-foot front courtyard will be enclosed by a low 20" seat wall. The tile roof, tower, and courtyard are intended to fit in with the period revival and Mediterranean designs of the neighborhood. Due to its post period of significance construction, the house is not a contributor to the district.

16. 2672 Montgomery Way
Architect: Dean & Dean

One Previously Listed Building
Photo 16

The two-story, L-shaped house was built in 1923 in the Tudor Revival style. The façade contains a steep front-gabled roof and side gable above the wood entry doors. The roof is surfaced with

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shingles and the building surface is textured painted plaster. The front gable contains the wood entry door, an adjacent half-timbered detail, an angled three-paned bay window containing diamond-shaped leaded glass, a centered window with similar leaded glass panes on the second floor with a window box and shingled roof, and a slender attic vent opening in the gable peak. No changes have occurred that are visible from the street and the house retains integrity. The George and Mabel Barr House is listed on the National Register of Historic Places (#100004528) and is a designated Sacramento Landmark.

17. 2666 Montgomery Way
Architect: Dean & Dean

One Contributing Building
Photo 17

This 1924 two-story house is in the Spanish Colonial Revival style with a classic red-tile roof. It is unusual in that it combines three roof styles: gable, shed and flat. Also unusual was the house's construction on a large double lot. The secondary lot was to the west, where 2654 Montgomery Way was built. Classic stylistic features include an arched entry flanked by two multi-paned arched windows. The living room wing, which extends forward from the entry, also has a large multi-paned, arched window, flanked by two narrow arched, multi-paned windows. The house, a designated Sacramento Landmark, appears to be intact and retains integrity.

18. 2657 Montgomery Way
Architect: Dean & Dean

One Contributing Building
Photo 18

The 1924 two-story brick residence is rectangular in form with a hip roof surfaced with clay tile. The building reflects Italian Renaissance, even byzantine/Mediterranean influences in the triple arched entryway and the use of terra cotta, brick, and tile. The arched openings are framed by contrasting terra cotta tile molding and are supported by two centered terra cotta columns decorated with a spiral pattern flanked by two pilasters with raised designs. The entry is flanked by two tall, arched fanlight windows with wood frame and muntins. There are wood-framed six-panel casement windows on the second floor; three in the center of the façade and one on either end. They are flanked by contrasting shutters. A one-story wing projecting from the east elevation contains two four-light windows, a door, and a balcony on top. A brick surfaced two-story garage/outbuilding stands at the rear on east side. The house has had few, if any, changes and retains integrity.

19. 2654 Montgomery Way
Architect: Unknown

One Noncontributing Building
Photo 19

This two-story house built in 1997 was designed to blend in with the neighborhood. Displaying Mediterranean and Spanish design influences, the house is covered with tan stucco and has a side-gable roof with ceramic red tiles. The arched ground floor entry is centered and slightly recessed with an elaborate terra cotta surround. Above the entry is an arched, recessed balcony enclosed by a wrought iron railing. All the windows appear to be wood framed and multi-paned. At the southwest corner of the house, a porte cochere has a red tile side gable roof. Beyond, to

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the south, is a detached garage with a front gable tile roof. Due to its post period of significance construction, the house is not a contributor to the district.

20. 2649 Montgomery Way
Architect: Dean & Dean

One Contributing Building
Photo 20

Built in 1923, the rectangular wood frame residence is two stories in height with a side-gabled gambrel roof. The Colonial Revival-Dutch style is displayed in the gambrel roof and dormer, side-gabled form, symmetry, and clapboard surface. The second-floor projects like a continuous dormer from the roof, containing shuttered multi-paned windows on either end, that flank two smaller six-paned windows in the middle. The central entry is denoted by a pergola structure with lattice work, supported by round columns and flanked by two windows with louvered shutters. A slender brick chimney stands on the east above a one-story porte-cochere supported with round columns and covered with a lattice. A garage of the same style and character stands behind the porte-cochere on the east. This house has had no visible changes and no building permits that would indicate changes. It retains integrity.

21. 2641 Montgomery Way
Architect: Unknown

One Contributing Building
Photo 21

The two-story rectangular wood frame residence has a side-gabled clay tile roof. The projecting second floor balcony suggests Monterey style influences while the surface, form, tile roof and prominent arch of the porte-cochere suggest Spanish Colonial Revival/Mediterranean Revival influences. Built in 1930, the tight architectural control exercised by the J.C. Carly Company ensured that the house would be of the same architectural excellence as the rest of the neighborhood, including a minimum amount of money spent. The house is compatible with the rest of the district and has had no visible changes. The building permits that were issued were primarily for maintenance and upgrade issues. The house retains integrity.

22. 2640 Montgomery Way
Architect: Dean & Dean

One Previously Listed Building
Photo 22

Built in 1923, the wood frame residence referred to as the Anne Hathaway Cottage is a fine example of the English/Tudor Revival style of residential design. The two-story dwelling has a shingled hip roof that curves around second floor windows like eyebrows. The roof is intended to emulate the thatched roofs of English cottage design. The walls are half-timbered with exposed wood framing and stucco infill. A variety of windows include some with leaded glass panes and casements. A driveway on the east leads to a detached garage at the rear. Like most of the houses on Montgomery Way, the house is set back over thirty feet from the street giving it a park-like setting, enhanced by mature trees and plantings. The front entry is approached from the street via a series of irregular steppingstones interspersed with grass. In 1939 the house had a first and second story addition of the east side of the house. However, it was done in an appropriate manner and the house has high integrity. The house is listed on the National Register of Historic Places (#100004529) and is a designated Sacramento Landmark.

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23. 3065 E. Curtis Drive
Architect: Unknown

One Contributing Building
Photo 23

The two-story house has a second floor stepped back from the front (south), and a one story wing on the east end of the facade facing south. Built in 1929, the house reflects Spanish Colonial Revival design with its arched window, stucco/plaster finish, clay tile roof, wood balconies, and projecting beams beneath the eaves. The roof is covered with clay tile and the building surface is stucco. A brick wall with wood gates encircles the property at street level. The eastern wing contains a large arched window facing south. A second-floor wood balcony with a tile roof supported by wood beams wraps around the southwest elevation. The rear (north) of the house contains a stucco garage with a tile roof behind a wood fence with gate, another projecting wood balcony with tile roof, three windows and a door. Verdant plant materials and a brick wall somewhat obscure the house, which faces Curtis Park across the street to the west. In 1949, the house had a one-story addition on the southwest corner. It was done in such a manner that the house retains integrity.

24. 3071 E. Curtis Drive
Architect: Unknown

One Contributing Building
Photo 24

The 1929 house combines a two-story turret form reflecting a Queen Anne style element with a side-gabled rectangular block of the same height. The tower, the steeply pitched roof and dormers, French doors in the façade and overall character suggest French Renaissance Revival style influences. Three narrow arched dormers project from the side-gabled roof to the west. The west entry is framed in concrete cast in the form of stone voussoirs, and the surface of the house is stucco. There is a multi-sided tower on the northwest corner of the house. The body of the building contains a variety of casement and double-hung windows of different sizes and configurations. A garage with a hipped roof and wood doors containing a decorative pattern of small windows stands to the south of the house. The imposing residence with its somewhat formal landscape features faces Curtis Park. Building permits and visual inspection reveal that this house has experienced few little, if any, changes since it was built in 1929.

Alterations and Integrity

Overall, these single-family residences on Montgomery Way retain a high level of integrity at the front or street facing façades. Alterations were identified by field observation, City building permits, and comparison to photographs that appeared in *The Architect & Engineer*, 1922; *The Home Designer*, 1923; and various articles and advertisements that appeared in *The Sacramento Bee* and *The Sacramento Union*.

The contributing houses have retained all aspects of integrity. All homes in the district retain integrity of location. The setting is relatively similar to that as during the period of significance. The overall design of the houses, including their materials and workmanship, has been maintained. The houses in the Gateway District have been excellently maintained by their

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residents over the years. The neighborhood as a whole and the homes within it retain a strong sense of time and place with their integrity of feeling and association intact.

Under the firm hand of the Carly Co. and its chief designers, Dean & Dean, they established an overall look and feeling that has been maintained. The neighborhood retains integrity of location, design, material, workmanship, setting, feeling and association.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1922-1937

Significant Dates

1922

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dean & Dean

Harrison, Frank

Fisher, Arthur

Opdyke, Paul (designer and builder)

Carly & Company (builder)

Williams, Frank (builder)

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

The Montgomery Way Gateway Historic District is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development for its association with the development of suburban neighborhoods and under Criterion C in the area of Architecture as an important assemblage of early twentieth century period revival houses. The period of significance begins in 1922 with construction of the first house in the district and closes in 1937, with construction of the last contributing resource.

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

The twenty years that led up to the success of the South Curtis Oaks subdivision was a period of dramatic growth and economic prosperity in the Sacramento Valley. Many of the residents were important business leaders in the 1920s and 30s and many more were leaders in social and charitable organizations. Developer J.C. Carly had a vision of an elite residential district. He created a "gateway street" to illustrate that vision and he drew to it residents who were important in the continued growth and development of Sacramento. The street was envisioned as the entrance to a major new real estate development meant to introduce potential home buyers to the concept of the upscale residential neighborhood. The developer kept artistic control by reviewing and approving all architectural plans, and requiring homes be above a certain value. The concept fulfilled its promise. The street, and South Curtis Oaks development, remains one of Sacramento's premiere residential districts. Master architects Dean & Dean designed thirteen of the twenty-one contributing buildings in the district, including three individually listed on the National Register and nine designated by the City of Sacramento as local Landmark dwellings.

The predominant architectural styles employed in the district reflect the 1920 to 1940 era of American architectural design with the wide range of eclectic revivalist styles popular at the time. These styles reflect various versions of architectural styles from different European countries probably noted by military personnel during World War I. American tourism to Europe at the end of the war contributed to this trend. Revivalist styles and mixtures of their features became very popular throughout the country including in Sacramento. Thirteen of the houses in the district were designed by master architects Dean & Dean.

Pre-Period of Significance: Unparalleled Growth and Prosperity

The period between 1900 and 1920 was one of great growth and prosperity for Sacramento and the whole north valley region. The population of the valley increased sixty percent during this period, from 156,000 in 1900 to 246,000 in 1920. The population of the city of Sacramento increased from 29,282 to 65,908 during the same period.

At one time, Sacramento Valley agriculture was dominated by wheat production. Successful wheat production required large ranches, many of which exceeded a thousand acres or more. It

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took at least a thousand acres and a \$50,000 investment in equipment for a ranch to show a profit. Between 1880 and 1900, competition from cheaper wheat production overseas undercut California production. Valley agricultural production began a transition from wheat to fruits and nuts. The vast wheat farms were slowly broken up into smaller farms and ranches. Where it would take at least a thousand acres of wheat to turn a profit, a fruit farm of twenty to thirty acres was large enough to support a family. The return on investment from fruit and nut production was vastly superior to wheat. Steady improvements in transportation and the canning processes opened up worldwide markets for California products.

At the same time, reclamation of swamp and overflow lands bordering the rivers brought many thousands of acres of river bottom land into production. In 1911, Natomas Consolidated began a reclamation project just north of Sacramento that eventually opened 60,000 acres to agricultural production. In 1913, the Natomas company produced a marketing brochure announcing the opening of 20,000 acres of irrigated farmland south of the American River from Folsom to Mills Station. Rancho del Paso was broken up and sold for farms, ranches, and colonization. It comprised 44,000 acres north of the American River.

During World War I, although the United States did not join the fighting until 1917, the country supported its allies with food, material, and armaments. While the demand for California food products soared, housing and real estate sales plummeted. Sales at one of Sacramento's largest real estate firms, Wright & Kimbrough, went from \$3.7 million in the five years before the war to \$2.3 million for the five war years—a drop of about thirty-seven percent. During the war, money from Valley agriculture flooded into the banks.

South Curtis Oaks Property History

South Curtis Oaks was originally part of the William Curtis ranch property, purchased by him from his brother in 1854. His land holdings gradually expanded over subsequent years as additional lands surrounding the ranch became available for purchase. The Curtis family farmed this quadrangle while the first subdivisions in the area adjacent to the east, Oak Park (1887) and Oak Grove (1888), were created. In 1887, parcels in another subdivision directly north of the Curtis property, Highland Park, were put up for auction. Other parcels in the vicinity of the original Curtis ranch were gradually developed in the early twentieth century, nearby or adjacent to the Curtis property. In 1907, William Curtis deeded the northernmost portion of his ranch to the East Curtis Oaks investment group of Hawk, Hawley and J.C. Carly, just two weeks before he passed away. In 1909, his wife conveyed her remaining lands to the same investors who then formed the East Curtis Oaks company in 1911. Carly envisioned South Curtis Oaks as, “an elegant development with parked streets, winding roads and wide imposing entrance gates.”⁵

The subdivision map for South Curtis Oaks #1 was filed in January 1920. The land for spacious William Curtis Park had been granted to the City of Sacramento by relatives and developers of the original Curtis ranch in 1919. By 1922, residential construction within the tract began. The

⁵ Dan Murphy, *Sacramento's Curtis Park* (Charleston: Arcadia Publishing, 2005), 22.

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first two houses were on Montgomery Way for Curtis and Leita Cutter (2757) and J.C. Carly (2761). Cutter was the grandson of William Curtis, and Leita was the daughter of J.C. Carly.

According to the March 1923 issue of *The Home Designer* magazine,

Already on Donner Way, Curtis Way and Montgomery Way are homes of the type that have been carefully chosen to characterize this distinctive district—occupying wide lots and governed by restrictions that preclude the building of homes other than those that will be a credit to the district.⁶

The Gateway

Montgomery Way was envisioned by J.C. Carly as the grand gateway to his elegant new subdivision at Montgomery Way and Franklin Boulevard. In the beginning, Carly planned for large iron gates for the entrance off Franklin Boulevard, and later found that to be impractical. The street was planned to be open and expansive, incorporating some of the notably handsome existing trees and foliage. Several of the new owners either purchased two lots for their individual houses or added portions of adjacent lots to expand the luxurious image of their homesite. All potential home designs had to be approved by the company and a minimum expenditure for each house was required. Many of the homes in this neighborhood were designed by master architects Dean & Dean, assuring fine design values and a harmonious cumulative image.

J.C. Carly's plan included his own home, located at the grand entrance to the tract on Montgomery Way and Franklin Boulevard. Additionally, a local committee of the era advocated the retention of the particularly large and handsome trees located within the subdivision to contribute to the gardenlike image of the area (**Figure 2**).

Better Homes Movement

The development of the tract coincided with the national Better Homes Movement, which received broad support from both government and industry. The campaign of home ownership, modernization, and beautification grew from a critical shortage of homes in the years following World War I. The Better Homes Movement was initiated in the Butterick Publishing Company's magazine, *The Delineator*, a householder's publication. The movement sought to educate consumers to the values of building, owning, remodeling, and improving their homes including home furnishings and decorations. Such activities would substantially improve the quality of domestic living, and the improvement of homes and home life was widely encouraged.

In 1923, *The Home Designer* featured Sacramento and its homes in the March issue of their magazine. The publication lauded South Curtis Oaks as a successful community with natural advantages and architectural aesthetics that included land gifted to the city for a park by the landowners and their development partners. The magazine also displayed a photograph of the recently completed Bret Harte School. *The Home Designer* enthused, "Acres of unimproved land

⁶ Dixon and Hillen, *The Home Designer*, March 1923, 84.

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have been transformed into building community sites while the beauties of nature bestowed upon this section have been preserved..." Handsome, well-designed homes began to occupy the awaiting garden-like parcels, creating a distinctive and elegant neighborhood.

In support of the national Beautiful Homes Movement, the Carly Company built three Dean & Dean designed model homes in South Curtis Park for the public to tour and enjoy. The houses, furnished by the John Breuner furniture company, were located at 2672 Montgomery Way, 2640 Montgomery Way, and 2724 Sixth Avenue, especially outfitted with many new modern electric appliances and features. The homes were visited and reviewed as part of a national contest. The house at 2640 Montgomery Way was awarded the sixth-place prize in the national Better Homes contest. This architect-designed home reflected a strong medieval English cottage image and became known as Anne Hathaway Cottage. Carly advertised the house as an "old English" style house. The Tudor Revival style soon became a popular design theme for homes in Sacramento.

Dean & Dean—Master Architects

The success of Sacramento architects Dean & Dean's winning design encouraged development owners to promote them as the designers for several homes within the district. The architectural firm of James and Charles Dean was gaining local prominence at the time, and the designs they favored worked well in the evolving landscape. The brothers were born, raised, and educated in Texas. Their father R.K. Dean was an engineer and builder and both boys graduated from Texas A&M University. After Texas A&M, where he took classes in engineering and drawing, Charles Dean went to work in an architectural office in San Antonio for two years. He then moved to Chicago to work for the architectural firm of Englehart & Englehart for seven years. Charles was working in Chicago when enlisted in 1908 by George Sellon, California's first state architect, to come to California and help rebuild the state after the 1906 earthquake. James Dean, who attended the Massachusetts Institute of Technology after Texas A&M, joined his brother in the State Architect's Office in 1912. In 1921, the Dean brothers left the State and opened their own architectural office in Sacramento. Charles Dean was the principal designer of the firm and James handled the business matters.

Dean & Dean joined Sacramento's ambitious school building program of the 1920s and, in just five years, designed thirteen schools: Fremont, El Dorado, Newton Booth, Franklin, Donner, Bret Harte, Jefferson, East Sacramento, Highland Park, McKinley, Leland Stanford, Sierra, and Theodore Judah. Dean & Dean built a reputation throughout the region for designing schools.⁷

Dean & Dean were also prolific home designers who influenced residential design in Sacramento. They designed several imposing residences in South Curtis Oaks and East Sacramento. Their residential designs, in addition to appearing in feature articles in the *The Architect and Engineer* in 1922 and 1927, were also featured in a pattern book published by *House and Garden Magazine*. *The Architect and Engineer* stated,

⁷ Irving F. Morrow, "Recent Work by Dean and Dean Architects," *The Architect & Engineer*, June 1922, 47; John J. Donovan, "Recent Work of Dean and Dean architects," *The Architect & Engineer*, July 1927, 39; "Charles F. Dean, Capital Architect is Dead at 72," *The Sacramento Bee*, July 2, 1956, A-4.

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...their houses are homes—not residences. A charm prevails or mantles them with an air of refinement which never tires. Simplicity in form and detail is most apparent both in house and garden, and such versatility in execution of the work of modern periods from the Colonial to the modern Spanish. Bits of interest sparkle here and there indicating devotion to each problem as it came to them for solution.⁸

In Sacramento, the Dean & Dean architectural firm designed Sutter Lawn and Tennis Club, Sacramento Junior College buildings, Municipal Water Filtration Plant, Sacramento Orphanage and Children's Home, Golf Club House at Land Park, Sutter Club, Westminster Presbyterian Church, Sacramento Memorial Auditorium, Breuner's Furniture Store, Alhambra Shopping Center, Clunie Clubhouse and Library, YWCA, and Dean Apartments.

James Dean accepted an appointment by the City of Sacramento to supervise the construction of Memorial Auditorium. He eventually became the City Architect and sold his interest in Dean & Dean to his brother. James later served as Sacramento City Manager and Deputy State Director of Finance. Charles Dean continued the firm under both names until his death in 1956.

The Human Landscape 1922-1937

In the decades before radio and television, families filled their evenings and weekends with meetings, activities and events for various clubs, fraternities, and charities. Radio was an emerging market in the 1920s and did not attain its golden years until the 1930s.⁹ Television did not begin emerging until after World War II. People who were in sales, or in positions of influence, usually had a long list of organizations. Cutter and Carly were very adept at leveraging their friends and associates when it came to selling the first lots on Montgomery Way.

In October 1922, Margaret Scheld held a dinner and bridge party to honor the engagement of her friends Mary Lou Heilbron and John Montgomery Roberts [2710 Montgomery Way]. Roberts was the general sales manager for the Carly Company and Montgomery Way was named for him. Guests included Thelma Schwilk, Harriet Moreland, Kenneth Watson [2640], John Quincy Brown [2750], Curtis Cutter and his wife Leita Carly Cutter [2757], Edward Bedell [2761], Hall Moreland [2672], and Harry Seymour [3071 E. Curtis Way]. All were friends and acquaintances. Hall Moreland's sister Harriet later married John Quincy Brown. Thelma Schwilk later married Kenneth Watson and the hostess, Margaret Scheld, later married Philip Wiggin [3071]. As noted by their address in brackets, they all became early residents of the district.

Early residents shared other commonalities. Eight were World War I veterans, nine were members of the prestigious Sutter Club, nine were members of the exclusive Del Paso Country Club, ten were affiliated with one or more of the masonic orders, and seven were affiliated with the nearby Sacramento Children's Home. In 1934, six couples from Montgomery Way were cheering for University of California (UC) Berkeley at the Big Game with Stanford: Cutter, Wiggin, Watson, Seymour, Moreland, and Brown. At a Sutter Club Ball in 1939, five couples

⁸ John J. Donovan, "Recent Work of Dean and Dean architects," *The Architect & Engineer*, July 1927, 41.

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from Montgomery Way were photographed together: Cutter, Watson, Seymour, Brown, and Grau [2730].

Playing on their connections with important or well-known people to entice them into building on Montgomery Way, the Carly Company used names in their advertisements. One such ad proclaimed in a large headline, “Would You Back the Judgment of These Men—On Montgomery Way, who are among the most recent purchasers of lots and will build in South Curtis Oaks.”¹⁰ In another ad they proudly proclaimed, “An idea of the importance of Montgomery Way—suggested by the homes that [they] are building.”¹¹ The ad went on to announce how much money each was spending on construction of their new home. In an article on South Curtis Oaks, the *Sacramento Union* referred to the neighborhood as an “elite district.”

The people who populated Montgomery Way were leaders in their respective field of business. They were also civic minded leaders active in social, fraternal, and charitable organizations who contributed to the overall development of Sacramento during the 1920s and 1930s.

Short biographies of early residents are presented by address starting from the intersection of Franklin Boulevard and Montgomery Way and proceeding to the west.

2770 Montgomery Way: Mitchel and Hazel Ballard

The house at 2770 Montgomery Way was built for Mitchel “Jack” and Hazel Ballard in 1924. Their lot had originally housed a billboard that directed potential home buyers off Franklin Boulevard and onto Montgomery Way. An advertisement for the development in June 1924 names Ballard as one of the recent prominent people to start to build in South Curtis Oaks. A long-time Ford auto dealer in Sacramento, Ballard was an exclusive distributor for Lincoln motor cars in the Sacramento Valley.¹² Ballard had approximately twenty dealers he supplied with cars and parts.¹³ He also had investments in several other businesses and in agricultural land. In 1926, Ballard sold his Lincoln distributorship to the Lincoln distributor in San Francisco. He stayed in the auto business, selling Fords and used cars. By 1929, he left Sacramento for Los Angeles where his wife’s family lived. Ballard was a member of the Sutter Club, Elks, Rotary and Del Paso Country Club.¹⁴

2761 Montgomery Way: J.C. Carly, Edwin and Audria Bedell

Carly’s real estate firm was responsible for several subdivisions in 1920s and 1930s Sacramento. They created and developed Curtis Oaks, South Curtis Oaks, Colonial Acres, Homeland, and Casita. In 1938, they created Country Club Estates, one of the first big developments in Sacramento’s north area. Carly was the first president of the Sacramento Real Estate board, a

¹⁰ Carly Company Advertisement, “Would You Back the Judgment of These Men” *The Sacramento Bee*, June 7, 1924, 27.

¹¹ Carly Company Advertisement, “An idea of the importance of Montgomery Way, *The Sacramento Bee*, August 30, 1924, 2.

¹² “Lincoln Motor Car Wins Many Friends,” *The Sacramento Bee*, May 26, 1925, 15.

¹³ “Leads Lincoln Car to Popular Favor,” *The Sacramento Bee*, February 24, 1925, 15.

¹⁴ G. Walter Reed, *History of Sacramento County* (Los Angeles: Historic Record Company, 1923), 522.

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founding vice president of the Del Paso Country Club, and served as chairman of the club's finance and building committee. He was later awarded an honorary membership. He was a member of the prestigious Sutter Club, the Elks, Freemason Lodge, York Rite, and Shriners. Carly was an official in the Marsh Investment Company responsible for construction of the Traveler's Hotel. A *Sacramento Bee* article announcing the deal to build the hotel was headlined, "Deal Involving a Big Sum Consummated through J.C. Carly Company."¹⁵ From the 2006 National Register nomination for the house,

*The house represents, and sits at the head of, the success of everything he worked to accomplish in the development of his premier tract, South Curtis Oaks. Carly's greatest accomplishments in Sacramento, after his years as a land broker, and before the Great Depression hit, were made in this location, while he lived at this house.*¹⁶

The Bedells purchased the Dean & Dean-designed Carly house and lived there from 1935 to 1959. Edwin Bedell's stepfather owned the Clunie Hotel at 9th and K Streets. Eddie got his start in the restaurant business by opening a coffee shop in the Clunie Hotel. He eventually became owner of the Clunie. In 1939, he opened his signature restaurant at 1117 11th Street (**Figure 3**). Bedell's was fine dining at its best.¹⁷ As documented by Maryellen and Keith Burns in *Lost Restaurants of Sacramento and Their Recipes*,

*Bedell's was packed three-deep at lunch and dinner by Capitol staffers, lobbyists, politicians and tourists... a combination cocktail lounge and fine dining restaurant offering superior food and ambiance, top notch service, and capable, discreet bartenders, making it a powerful draw for political notables and Hollywood celebrities.*¹⁸

Audria McKim Bedell was a member of a pioneer California family and no stranger to Sacramento old money. Her father, Samuel Warder McKim, was president of the Weinstock & Lubin stores for thirty years. Audria grew up in a large neoclassical house at 2015 H Street. The Bedells retired from the restaurant business in 1959 and moved to Pebble Beach, retaining their connections in Sacramento. In 1965, Audria and Eddie donated \$120,000 to the building fund for Methodist Hospital. In her 1996 obituary she was credited with being a cofounder of that hospital.¹⁹

2751 Montgomery Way: Curtis and Leita Cutter

This home was built in 1923 for Curtis Cutter as a model home for the future development of South Curtis Oaks and was designed by Dean & Dean. His partner, James C. Carly, lived next door at 2761 Montgomery, both houses at the entrance to the new real estate district. These

¹⁵ "Deal Involving a Big Sum," *Sacramento Bee*, May 27, 1912, 27.

¹⁶ National Register of Historic Places, J.C. Carly House, Sacramento, Sacramento County, California, National Register #0600143, 8-6.

¹⁷ "Capital Restaurateur Bedell Dead at 85 in Pebble Beach," *The Sacramento Bee*, March 2, 1978, A14.

¹⁸ Maryellen and Keith Burns, *Lost Restaurants of Sacramento and Their Recipes* (Charleston: American Palate, 2013), 90.

¹⁹ Steve Gibson, "Audra Bedell—Co-Founder of Methodist Hospital," *The Sacramento Bee*, December 5, 1996, B5.

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houses and a billboard erected across the street at 2770 acted as a gateway that directed drivers, headed southbound on Franklin from Sacramento, into the new neighborhood development.

Cutter was a lifelong Sacramento resident. His father was a founder of the California Fruit Exchange—an organization that was instrumental in protecting and expanding the market for California produce. Cutter attended UC Berkeley, interrupting his studies to volunteer for service in World War I. When Curtis returned from his service in the Navy, his mother gave him the family's farmland to use for development. William Curtis Park was named after his maternal grandfather. Cutter donated a portion of the land to the City for Curtis Park. Cutter married Leita Carly, the only child of James Carly. Cutter formed a partnership with J.C. Carly to get into the business of home development. At the time this house was built, Cutter was the President of the Cutter Mill & Lumber Company and a Vice President of the J.C. Carly Company. Many of the neighborhood houses were built using materials from the Cutter Mill and Lumber Company.²⁰ Cutter was a former vice president of the California Real Estate Association and former president of the Sacramento Real Estate Board. Cutter served on the boards of several charitable organizations. He was also a member of many important civic and fraternal organizations.

2750 Montgomery Way: John Q. and Harriet Brown

The Browns had their house designed for them in 1937 by architect Fred Harrison and constructed by popular builder Frank Williams. John was a prominent attorney in Sacramento and served as District Attorney and as a Superior Court Judge. Both his father and grandfather served as Mayors of Sacramento.²¹ Historian G. Walter Reed referred to Brown as “among the leading members of the legal profession in Sacramento.”²² Brown was a graduate of UC Berkeley. Harriet Brown was active in community affairs with memberships in many important charitable organizations. Her father had been the organizer of the Episcopal Diocese in the Sacramento Region and her brother lived down the street at 2672 Montgomery Way.²³ The Browns were part of the group of residents who all knew each other before the neighborhood existed.

2701 Montgomery Way: Smith and Keck Families

E. Vance and Ona Smith were the first owner occupants from 1924 to 1926. He was the manager of the California Theater in Oak Park and later Godard's Theater on J Street. In the 1920s, a theatre manager was an impresario who would book multiple acts including movies and vaudeville and musical performances. On the opening of the California Theatre in 1925, the Carly Company ran a large space advertisement touting the theatre as a “recreational feature” of South Curtis Oaks, just a five-minute ride or ten-minute walk away. During the late 1920s, the house was occupied by Floyd and Rosamond Keck. Floyd was a branch manager of the meat department in Piggly Wiggly grocery stores. At the time, the grocery chain had eight stores in Sacramento.

²⁰ Murphy, 57.

²¹ “Ex-Judge, John Q. Brown, 74, Dies in Sacramento,” *The Sacramento Bee*, August 3, 1971, 21, 27.

²² Reed, 408.

²³ “Noted Capital Churchman Dies,” *The Sacramento Bee*, October 28, 1946, 1.

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2681 Montgomery Way: Chinn and Hveem Families

The house was owned and occupied by the Chinn family from 1925 to 1941. Frederick H. Chinn was president of Chinn-Beretta Optical Company at 901 K Street, established in 1898. While most opticians at that time were small businesses, Chinn was one of the first to open a chain of locations. In his 1913 *History of Sacramento County*, William Willis stated: "...the optical company... has the reputation of being one of the largest firms of the kind in the world." The company was operating stores in Sacramento, Oakland, San Francisco, Vallejo, Fresno, and Stockton. In 1930, Frederick Harold Chinn sold his interest in Chinn-Beretta and went into business by himself.²⁴ He occupied an office in the Medico-Dental Building at 11th and L Streets.

In 1942, the Chinns sold the house to Evelyn R. and Francis N. Hveem. When the Hveems first occupied the house, Francis Hveem was an engineer working for the State Department of Highways (later Caltrans). In 1951, the government of Mexico invited Hveem to Sonora as an advisor. He returned in 1952 to lecture at three universities. A 1956 *Sacramento Bee* article concerning roadbed and materials testing for highways mentions Hveem, "Testing of structural materials is conducted at Sacramento headquarters where much of the lab techniques and some of its equipment was invented by F.N. Hveem, a materials and research engineer."²⁵ In May 1958, a new \$1.4 million Materials Research Center building was completed, located at 5900 Folsom Boulevard with 65,000 square feet of laboratory, office, and utility space. The *Sacramento Bee* stated, "The head of the department is Francis N. Hveem, internationally known authority on highway research, who has been a division of highways employee since 1917 and was appointed material and research engineer in 1951."²⁶

By 1959, Hveem was the Engineer in Charge of Highway Design and Materials Testing. A 1963 *Sacramento Bee* article was titled, "Francis N. Hveem Has Won Acclaim as Inventor, Lecturer, Highway Expert."²⁷ The *Sacramento Bee* states, "The processes and devices developed by Hveem or under his supervision have made his name familiar to highway engineers across the country and in many foreign lands." The article goes on to note that Hveem was retiring from state service at the end of September 1963 after forty-six years as an employee of the Division of Highways. The Hveems owned and occupied the house almost half a century until their deaths in 1990 (Francis) and 1991 (Evelyn).

2672 Montgomery Way: George W. and Mabel Wixson Barr

The first owners were George W. and Mabel Wixson Barr. They moved in sometime in the fall of 1923 or early 1924. Sanford Wixson started an automotive business in Sacramento and in the following year went into business with his sister's husband George W. Barr selling Fageol trucks and tractors, as well as Truxton truck attachments. In 1918, *The Sacramento Union* newspaper acknowledged them as leaders in the local automotive trade, "In less than two years the business has been firmly established in this field and today ranks among the foremost in motor affairs."²⁸

²⁴ "Harold Chinn," *The Sacramento Bee*, January 14, 1929, 21.

²⁵ Mel Gagnon, "Soil Analysis is Important Part in Building Highways," *The Sacramento Bee*, July 14, 1956, 28.

²⁶ "Welcome, Bee Photo," *The Sacramento Bee*, May 17, 1958, 14.

²⁷ "Known for Inventions," *The Sacramento Bee*, August 18, 1963, 28.

²⁸ "Truxton Attachment Makes Sales Record in Valley," *Sacramento Union*, March 31, 1918, 17.

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George Barr was a member of the City Traffic Commission and was active in the Masonic Orders. Mabel Wixson Barr was the Deputy Grand Matron of the 13th District of the Order of the Eastern Star. She was later honored as a fifty-year member. As a Mason, George had lodge affiliations with his wife's parents, Charles H. and Jennie Wixson. They were listed as tenants in the house during most of the occupation by the Barrs. Charles H. Wixson served as the first full-time secretary for the Scottish Rite Temple from 1916 to 1924. They moved from the house in 1931.

2666 Montgomery Way: Gunnison and Wallace Families

Frank was a manager and the treasurer for Hale's Department Store in San Francisco. In 1926, Weinstock, Lubin & Co. went public. In a secret move, Hale's purchased the controlling interest in Weinstock's and transferred Frank Gunnison to Sacramento to become Weinstock's Controller (**Figure 8**).²⁹ Gunnison immediately plunged into civic life in Sacramento and soon held important positions in several civic organizations. In 1930, Gunnison resigned from Weinstock & Lubin due to health issues.³⁰ He died of a sudden heart attack in Mill Valley in 1936 at the age of 58. Up until the 1990s the house occupied a double lot. The space to the west, since occupied by 2654 Montgomery Way, was part of the gardens of 2666 Montgomery Way. The garden space was developed by Laura Gunnison. A 1928 picture in *The Sacramento Bee* shows the elegant Sunken Gardens.³¹ After the Gunnisons left Sacramento in 1930, the house was vacant for about two years. In 1932, Whittier W. and Gladys M. Wallace purchased the house from the Gunnisons and lived there at least into the early 1960s. Whittier was a teacher in local schools and later was both a math instructor and counselor at Sacramento Junior College.³² Gladys was employed as part of the administrative staff there. Gladys Wallace was also an avid gardener, and the Sunken Gardens may have had something to with their purchase of the property. Under Gladys' management, the gardens were highly regarded in garden shows and were a key location for social and charitable events.³³

2649 Montgomery Way: Donald and Thelma Wachhorst

Built in early 1923 by the Carly Company as one of its demonstration homes, the house was designed by Dean & Dean. Thelma and Donald Wachhorst were the first occupants in 1924 and lived there through 1968. The Wachhorsts were an early Sacramento family. Donald's grandfather Herman, a third-generation jeweler and watchmaker, came to California in 1849 to prospect for gold. After experiencing the rigors of mining life, in December 1850, he moved to Sacramento and opened a jewelry and watchmaking business. He was considered an expert in diamonds and precious stones. His son Eugene had a varied education and early business career.

²⁹ Department Store Man Buys New Home," *The Sacramento Bee*, April 24, 1926, 12; "Hale Bros. Will Take Control of Weinstocks," *The Sacramento Bee*, August 10, 1949, 1.

³⁰ "Wallace McBain Is New Controller Of Sacramento Office," *The Sacramento Bee*, November 18, 1930, 18.

³¹ Photo caption, "What Unusual Landscape Effects Achieve On Dwelling Lots," *The Sacramento Bee*, September 15, 1928, 19.

³² "Whittier Wallace," *The Sacramento Bee*, September 18, 1937, 10; "Courses Listed—Wallace," *The Sacramento Bee*, September 9, 1944, 2.

³³ "Elaborate Arrangements Made To Tour Whittier Wallace Sunken Gardens," *The Sacramento Bee*, March 29, 1938, 13; Photo caption, "Plans Garden Contest," *The Sacramento Bee*, March 21, 1940, 13.

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He eventually began to study law and in 1899 he became an assistant district attorney. In 1906, he was chosen District Attorney of Sacramento County and was reelected in 1910.

Herman's grandson Donald Eugene Wachhorst spent some time as a young man learning the family jewelry business. Donald enrolled at UC Berkeley and graduated from the Boalt School of Law. He started his practice in 1912 and joined his father in private law practice after Eugene finished his second term as District Attorney in 1914. Donald and his father practiced law together until Eugene died in 1924. Donald Wachhorst continued to practice law for approximately fifty years. He was also associated with the ownership and management of the family jewelry store that operated until 1960.³⁴ During Donald Wachhorst's forty-three years as a director of the Sacramento Municipal Utility District (SMUD), he led support for a bond election that raised \$11.6 million, which enabled the proposed utility to buy PG&E's local system in 1934. Wachhorst was also among those who launched SMUD's venture into power production with the construction of the \$200 million Upper American River Project. Completed in 1971, the project constituted three hydroelectric dams in the Sierras west of Lake Tahoe. Wachhorst served as SMUD's vice president from 1933 to 1971. He was president of the board from 1971 until his retirement in 1973.³⁵ Wachhorst was also active in civic affairs.

2641 Montgomery Way: E. Raymond Cato; Ruth E. and W. Howard Jackson

Cato moved into the house in 1936. He was the first Chief of the California Highway Patrol (CHP) and spent twenty-five years in that office (**Figure 7**). He was a leader in the creation of the State Police and helped organize the Sacramento Sheriff's Posse. He was general chairman of the International Association of Police Chiefs, a member of the Peace Officers Association of California, and the first president of the Retired California Public Employees Association. In his role as Chief, he was the main interface between the Highway Patrol and the press. During the brief time he occupied the house, 1936 to 1938, his name appeared in the *Sacramento Bee* hundreds of times. He wrote brief articles on safe driving, authored a regular question and answer article, and made many statements to the press regarding the CHP and its officers.³⁶

Ruth E. and W. Howard Jackson occupied the house beginning in 1939. As Executive Manager of the California Association of Highway Patrolmen, Jackson likely knew the house's previous owner. Jackson attained his position in 1942 and was considering retiring when he died in 1969. As part of his official duties, he was managing editor of the monthly magazine *The California Highway Patrolman*. Jackson was also very active in local organizations. He was an advisor and aide to various programs of the California State Fair for fifty-three years. In 1967, Governor Reagan appointed him a director of the California State Fair. Jackson was chair of the board's Intergovernmental Relations subcommittee and part of a seven-member management subcommittee. Ruth Jackson continued to live in the house until her death in 1990.³⁷

2640 Montgomery Way: Kimberlin, Holm, and Watson Families

³⁴ "SMUD Pioneer Wachhorst Dies," *The Sacramento Bee*, July 26, 1978, 29.

³⁵ Max Miller, "New SMUD Chief," *The Sacramento Bee*, June 20, 1971, B1.

³⁶ Metro staff, "Retired CHP Chief ER Cato Dies at 95," *The Sacramento Bee*, June 7, 1984, A19.

³⁷ "W. Howard Jackson, 72, Long Associated with Fair, Is Dead," *Sacramento Bee*, September 18, 1969, 45.

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Ernest and Eldora Kimberlin bought the house in 1923 from the Carly Company. Both were college graduates, Ernest from UC Berkeley and Eldora from Stanford.³⁸ Ernest was native Californian whose grandfather came across the plains to this state around 1845. Known as a scholarly man, his grandfather became the first President of the University of the Pacific. Ernest was born in Selma in 1882. Kimberlin became an apprentice in a pharmacy in Selma. He worked his way up through the ranks in the pharmacy business and became a manager for the Owl Pharmacy chain, eventually managing the Sacramento store on the ground floor of the Forum Building. During the 1920s, Kimberlin was active and involved in many civic organizations. Typically, he was called upon to lead a team in fund raising. During this period of intense community involvement Kimberlin's store rose from twenty-eighth in overall sales in the Owl Drug Company to third overall in both gross sales and net profit. It was also at this peak in activity and local fame that he and Eldora purchased the cottage in 1923. Eldora was also very active in the community and also employed as a teacher in the Sacramento School District. By the beginning of the Great Depression, the Kimberlins had moved from the house, and it was occupied briefly in 1930-31 by Helen and Earl Holm who operated an electrical supply store.

Thelma and Kenneth Watson followed the Holms and were the listed owner-occupants of the house in the 1932 City Directory. Born and raised in San Francisco, Kenneth Watson was a 1916 graduate of the UC Berkeley. Upon graduation, Watson enlisted in the Army and became lieutenant. He served in World War I and was a veteran of that conflict. He came to Sacramento in 1919 and represented E.H. Rollins & Sons, a San Francisco investment firm. Watson was immediately accepted into the upper echelons of the Sacramento social scene. One of the names that frequently appeared in the guest lists of the parties he attended was Thelma Schwilker. He married Thelma in 1923 and they bought the house in 1932. After 1930, Watson represented several San Francisco investment firms. In 1935, he affiliated with the Conrad Bruce & Company, a Pacific Coast investment and securities concern. By 1954, he had become a registered representative of Francis I DuPont & Company—a well-known and respected Wall Street brokerage firm. A home and farm loan program had been established by the State in 1922 to provide war veterans with an opportunity for home ownership. Loans to veterans were available through this program. The Veteran's Welfare Board would purchase the home in the name of the veteran, who would then pay back the loan to the Board. As a WWI veteran, Kenneth Watson qualified for one of those loans and had one for this house.³⁹ Watson died in the home in 1958. His wife, Thelma continued to live in the house until her death in 1985. In 1986, the house was purchased by Joseph Jeremiah and Evelyn Fallon.

3071 E. Curtis Drive: Wiggin and Seymour Families

The house was first occupied by Philip and Margaret S. Wiggin in late 1929 or early 1930. A graduate of UC Berkeley, Wiggin came to Sacramento as a fruit buyer for the Pratt-Lowe canning company, which had four canneries in northern California.⁴⁰ Wiggin was known as a

³⁸ Reed, 774; "Ernest Marion Kimberlin," *The Sacramento Bee*, December 26, 1949, 5.

³⁹ Thomas Brothers Map Books, 1936-1942, 444.

⁴⁰ "Pratt-Low Preserving Company," [Pratt-Low Preserving Company - Packing Houses of Santa Clara County \(vasonabranh.com\)](http://vasonabranh.com) (accessed May 2021).

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prominent valley fruit grower and an asparagus canner.⁴¹ Margaret Scheld Wiggin was the daughter of Adolph and Leila Scheld. Adolph was born in 1861 and Leila in Sacramento in 1869. Leila's parents, the Carrolls, came to Sacramento in 1849 and were among the earliest merchants. Adolph's father purchased the Sacramento Brewery in 1853 and the family, Adolph included, was known for banking and brewing (**Figure 6**). When his father became president of the Bank of Sacramento in 1901, Adolph became involved in banking. When Leila died in 1936, Philip and Margaret moved to the family home at 2120 V Street to help the elderly Adolph.

Harry and Alita Seymour moved into the house after the Wiggins left. Harry had acted as an attorney for Philip, and they knew the Wiggins socially. Harry Seymour had formed a law firm in 1926 with Stephen Downey and Clyde Brand. The firm Downey, Brand & Seymour, and its successors, has been one of Sacramento's most prestigious law firms for many decades.⁴² Seymour served in WWI in the American Field Service as a truck driver for the French Army. He was later commissioned as a lieutenant in the U.S. Army. Seymour was a UC Berkeley and Boalt School of Law graduate. He was a past president of the Sacramento County Bar Association. Alita was a charter member of the Charity League, the forerunner of the Junior League. She was also a supporter of the Children's Home. She died in 1966 at the age of 70. Harry continued to live in the house until his death in 1977 at the age of 81.⁴³

Discrimination in Housing

The Carly Company was one major Sacramento realtor who used restrictive covenants in their deeds for South Curtis Oaks to practice segregation in housing. The 2640 Montgomery Way deed indicated, "The grantees... shall not... convey, sell, lease or permit the use of said real property to a person or persons of Hindu, African, Japanese, Chinese or any other Mongolian descent."⁴⁴

Such provisions were pervasive in the 1920s and 1930s. During the 1930s, the federal home loan insurance programs institutionalized racial segregation by defining neighborhoods according to their desirability for home loans. This practice became known as "redlining."⁴⁵ In 1940, the original deed restrictions in the South Curtis Oaks were set to expire and efforts were made to extend them. Deed restrictions were also extended to other neighborhoods that never had them in the first place. In 1948, the U.S. Supreme Court ruled that deed restrictions were not enforceable. The real estate industry resisted integration. Locally, in the 1950s, a black executive at McClellan Air Force Base, Oliver Ming, sued the local real estate board, homebuilders, several real estate companies, and the agents who had rejected his purchase and loan applications.

During the 1950s and 1960s Sacramento was fortunate in that it had one of the most successful attorneys in the fight against racial segregation in housing on both a local and a national level.

⁴¹ "Asparagus Market Is Ordered Studied," *The Sacramento Bee*, February 28, 1946, 10.

⁴² "Downey, Brand & Seymour," <https://www.downeybrand.com/About-Us/History/> (accessed April 2021).

⁴³ "Harry Boyd Seymour Rites," *The Sacramento Bee*, March 21, 1977, 7.

⁴⁴ Murphy, 74.

⁴⁵ Jesus Hernandez, "Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004," *International Journal of Urban and Regional Research*, July 2, 2009, 291-313.

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Nathaniel Colley was a talented attorney who embarked on a prominent and respected legal career that fought for fair housing for African Americans and all people of color.⁴⁶ As reported in the *Sacramento Bee*,

*Colley filed the landmark case of Ming vs. Horgan, which claimed that a local developer who received federal funds was guilty of housing discrimination. Colley won the case at the local level. Subsequently, the U.S. Supreme Court ruled that any institution receiving federal funds could not discriminate.*⁴⁷

While Ming won his case, informal resistance persisted. Only with the congressional passage of the Fair Housing Act of 1968 did racial discrimination in housing become illegal nationally.

⁴⁶ Bruce Lambert, "Nathaniel S. Colley, 74, Lawyer Who Was a Leader in N.A.A.C.P.," *The New York Times*, May 25, 1992.

⁴⁷ Faizah Alim, "Rising to Justice," *The Sacramento Bee*, June 20, 1991, D1.

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9. Major Bibliographical References

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Sacramento County Assessors Data.

Sacramento Records Office Data: Original Deeds 2672 and 2640 Montgomery Way.

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1913.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register: #0600143, #100004528, #100004529
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Historic Environment Consultants

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 5.05 acres

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

1. Latitude: 38.546722 Longitude: -121.477446

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

The district is bounded by East Curtis Drive on the west and Franklin Boulevard on the east. The parcels in the district border Montgomery Way on the north and south. The north and south boundaries are the parcel lines at the end of those lots.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is that historically associated with the district. Montgomery Way was designated by the developer, J.C. Carly, as the entrance or gateway to his new development, South Curtis Oaks. He built his own house on the northwest corner of Montgomery Way and Franklin Boulevard. His partner Curtis Cutter built his house next door to the west. Carly built several houses along Montgomery Way on speculation, all designed by Dean & Dean, and had them furnished by a well-known store.

11. Form Prepared By

name/title: Paula Boghosian and Don Cox

organization: Historic Environment Consultants

street & number: 5420 Home Court

city or town: Carmichael state: CA zip code: 95608

e-mail: Historicconsultants1977@gmail.com

telephone: (916) 488-1680

date: June 2022; Revised July 2022, October 2022, April 2023

Additional Documentation

Submit the following items with the completed form:

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

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Photographs

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

Photo Log

Name of Property: Montgomery Way Gateway District
City or Vicinity: Sacramento
County: Sacramento
State: California
Photographer: Donald L. Cox
Date Photographed: January 2020; Photo 15 updated May 2023

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

For Photos 1-24, photo number is also resource number as indicated in the Narrative Description.

- 1 of 27 2770 Montgomery Way, north façade, camera facing south
- 2 of 27 2761 Montgomery Way, south façade, camera facing northeast
- 3 of 27 2757 Montgomery Way, south façade and east elevation, camera facing northwest
- 4 of 27 2751 Montgomery Way, south façade, camera facing north
- 5 of 27 2750 Montgomery Way, north façade, camera facing south
- 6 of 27 2740 Montgomery Way, north façade, camera facing south
- 7 of 27 2730 Montgomery Way, north façade, camera facing south
- 8 of 27 2728 Montgomery Way, north façade, camera facing south
- 9 of 27 2727 Montgomery Way, south façade, camera facing northwest
- 10 of 27 2723 Montgomery Way, south façade, camera facing north
- 11 of 27 2710 Montgomery Way, north façade, camera facing south
- 12 of 27 2709 Montgomery Way, south façade, camera facing north

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- 13 of 27 2701 Montgomery Way, south façade, camera facing northwest
- 14 of 27 2681 Montgomery Way, south façade, camera facing north
- 15 of 27 2675 Montgomery Way, house under construction, camera facing north
- 16 of 27 2672 Montgomery Way, north façade, camera facing south
- 17 of 27 2666 Montgomery Way, north façade, camera facing south
- 18 of 27 2657 Montgomery Way, south façade, camera facing north
- 19 of 27 2654 Montgomery Way, north façade, camera facing south
- 20 of 27 2649 Montgomery Way, south façade, camera facing north
- 21 of 27 2641 Montgomery Way, south façade, camera facing north
- 22 of 27 2640 Montgomery Way, north façade, camera facing south
- 23 of 27 3065 E. Curtis Drive, south elevation, and partial view of west façade, camera facing northeast
- 24 of 27 3071 E. Curtis Drive, west façade, camera facing east
- 25 of 27 Intersection of Franklin Boulevard & Montgomery Way, camera facing west
- 26 of 27 Montgomery Way (in front of 2672), camera facing west
- 27 of 27 Curtis Park, camera facing southwest

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

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

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

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

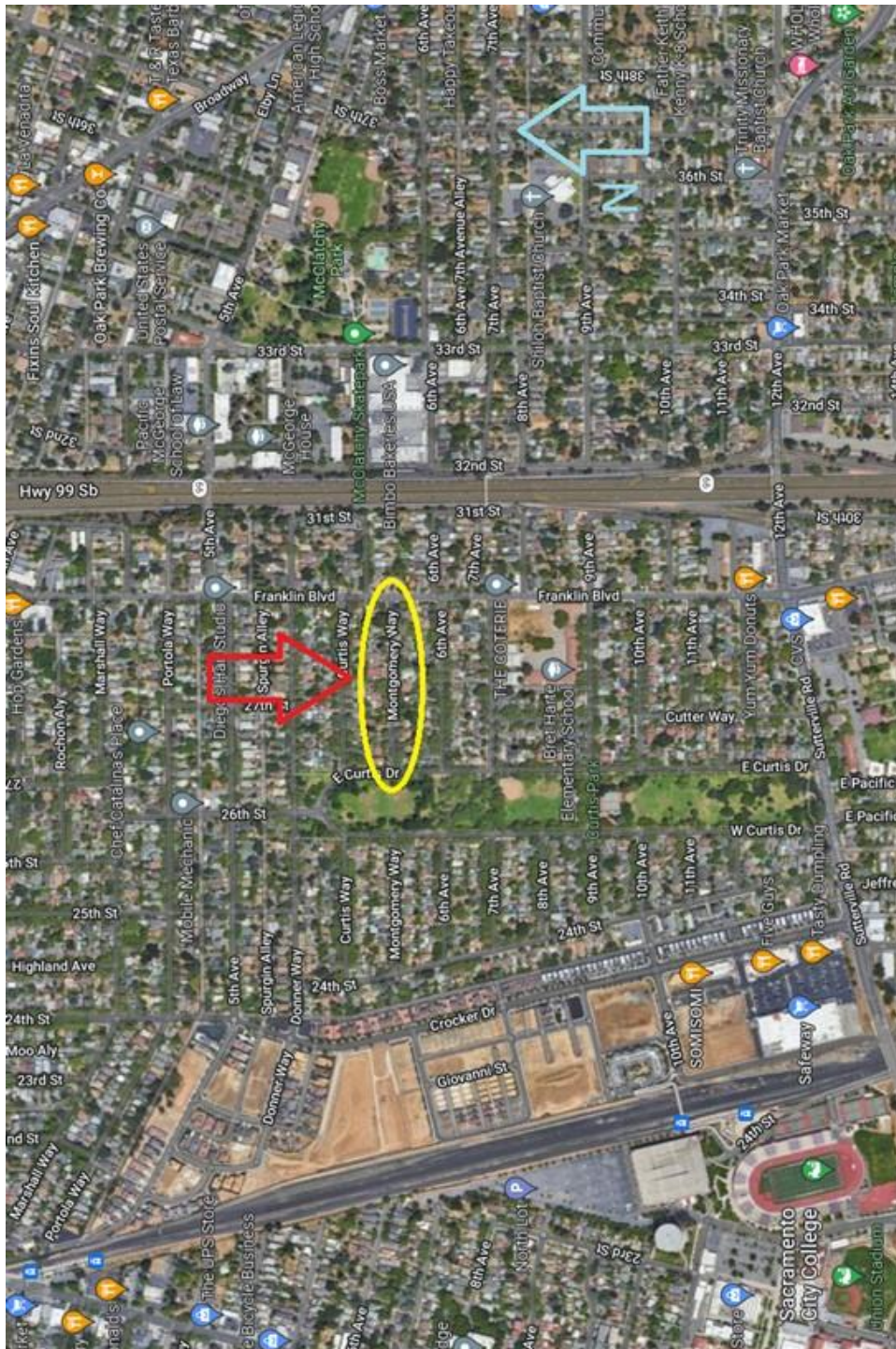
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Location Map

Latitude: 38.546722

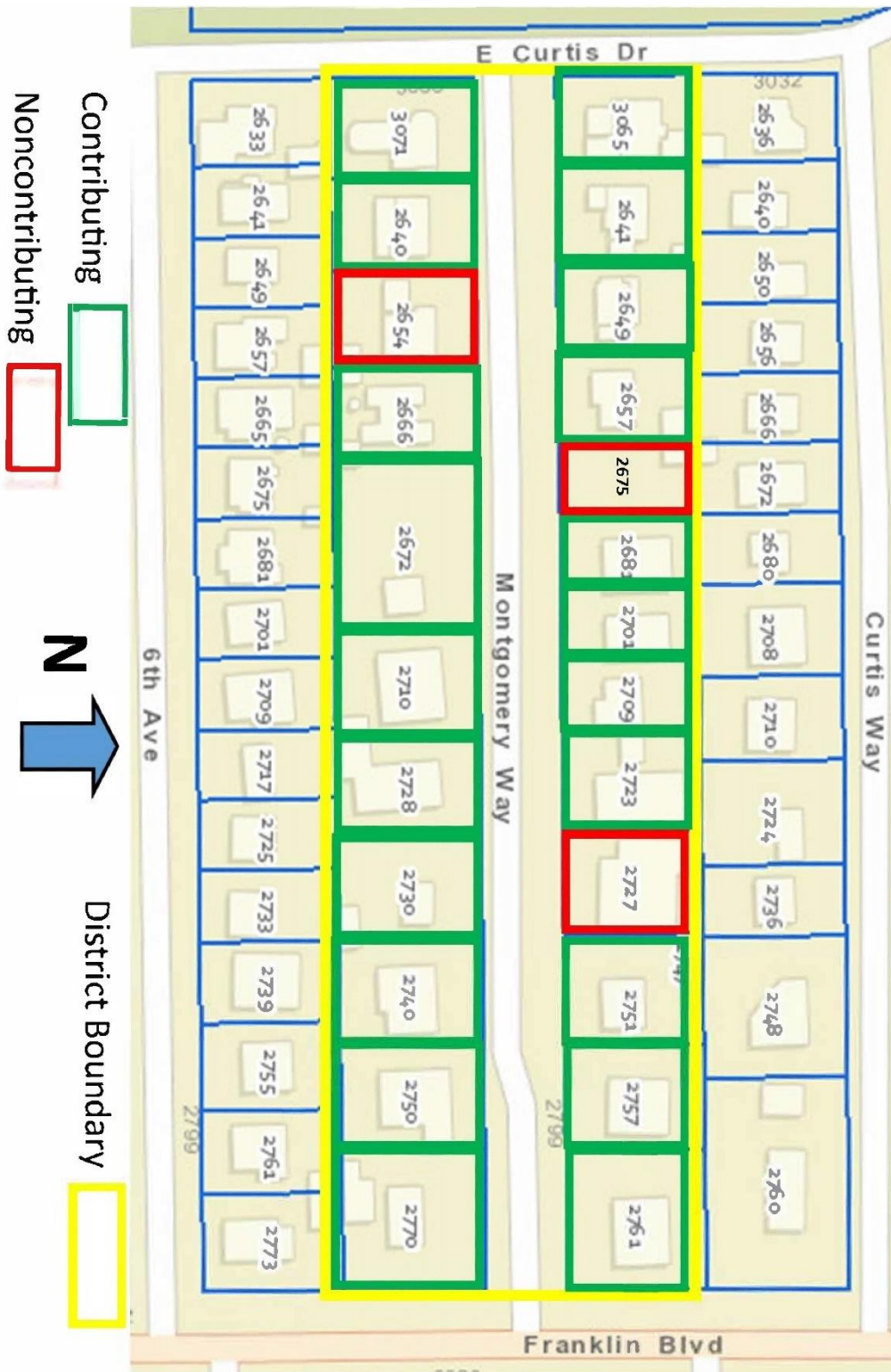
Longitude: -121.477446



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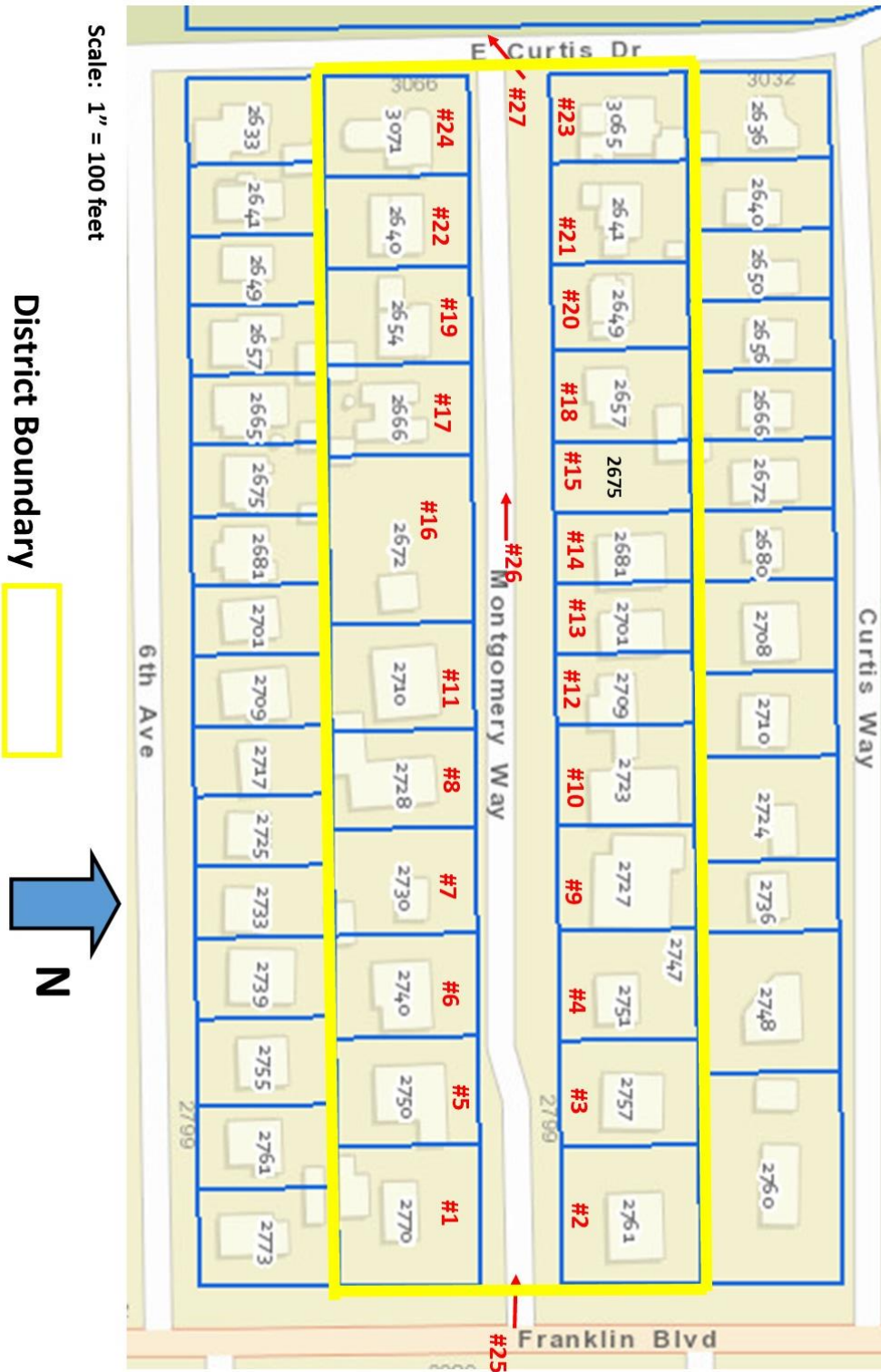
Sketch Map



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Photo Key



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Figure 1 2751 Montgomery Way, as published in *The Home Designer* magazine, March 1923



Figure 2 *The Home Designer* referred to Montgomery Way as the Entrance to South Curtis Oaks



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Figure 3 Illustration of Bedell's Restaurant by artist Bob Miller, referencing a circa 1945 photograph at the Center for Sacramento History; Burns, *Lost Restaurants of Sacramento and Their Recipes*



Figure 4 Wachhorst's Jewelry Establishment, 1885; Thompson and West, *The History of Sacramento County*



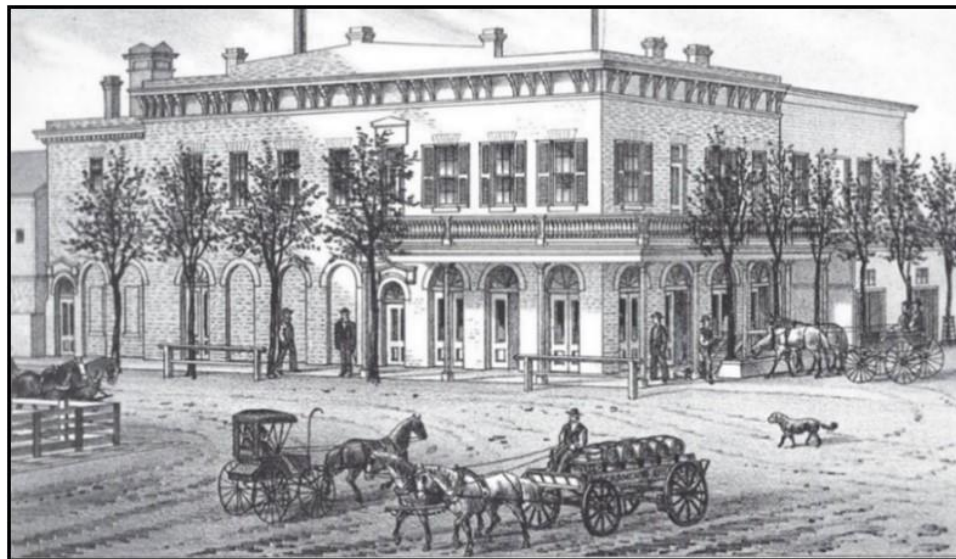
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Figure 5 Francis Hveem (on left) honored by his fellow engineers in 1964 for his lifetime service to the profession; *The Sacramento Bee*



Figure 6 Sacramento Brewery, owned by Margaret Scheld Wiggin's grandfather; Thompson and West, *The History of Sacramento County*



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Figure 7 E. Raymond Cato receives his certificate for his twenty-five years of service to the Highway Patrol, 1951, *The Los Angeles Examiner*; Cato retired three years later



Figure 8 Weinstock's at 12th and K Streets, Sacramento, 1940s; California State Library



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Photo 1 2770 Montgomery Way, north façade, camera facing south



Photo 2 2761 Montgomery Way, south façade, camera facing northeast



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Photo 3 2757 Montgomery Way, south façade and east elevation, camera facing northwest



Photo 4 2751 Montgomery Way, south façade, camera facing north



Montgomery Way Gateway Historic District
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Photo 5 2750 Montgomery Way, north façade, camera facing south



Photo 6 2740 Montgomery Way, north façade, camera facing south



Montgomery Way Gateway Historic District
Name of Property

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Photo 7 2730 Montgomery Way, north façade, camera facing south



Photo 8 2728 Montgomery Way, north façade, camera facing south



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Photo 9 2727 Montgomery Way, south façade, camera facing northwest



Photo 10 2723 Montgomery Way, south façade, camera facing north



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Photo 11 2710 Montgomery Way, North façade, camera facing south



Photo 12 2709 Montgomery Way, south façade, camera facing north



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Photo 13 2701 Montgomery Way, south façade, camera facing northwest



Photo 14 2681 Montgomery Way, south façade, camera facing north



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Photo 15 2675 Montgomery Way, house under construction, camera facing north



Photo 16 2672 Montgomery Way, north façade, camera facing south



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Photo 17 2666 Montgomery Way, north façade, camera facing south



Photo 18 2657 Montgomery Way, south façade, camera facing north



Montgomery Way Gateway Historic District
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Photo 19 2654 Montgomery Way, north façade, camera facing south



Photo 20 2649 Montgomery Way, south façade, camera facing north



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Photo 21 2641 Montgomery Way, south façade, camera facing north



Photo 22 2640 Montgomery Way, north façade, camera facing south



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Photo 23 3065 E. Curtis Drive, South elevation, and partial view of west façade, camera facing northeast



Photo 24 3071 E. Curtis Drive, west façade, camera facing east



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Photo 25 Intersection of Franklin Boulevard & Montgomery Way, camera facing west



Photo 26 Montgomery Way (in front of 2672), camera facing west



Montgomery Way Gateway Historic District
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Photo 27 Curtis Park, camera facing southwest

