

Hathaway, Anne, Cottage
Name of Property

Sacramento County, CA
County and State

OMB No. 1024-0018

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

Historic name: The Anne Hathaway Cottage

Other names/site number: Fallon, Evelyn & Kimberlin, Ernest M. House

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 Montgomery Way

City or town: Sacramento State: CA County: Sacramento (067)

Not For Publication: ☐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 x 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 x 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 x local

Applicable National Register Criteria:

x A B x C D

State Historic Preservation Officer <u>9 Sept 2019</u>	
Signature of certifying official/Title: <u>California Office of Historic Preservation</u>	Date
State or Federal agency/bureau or Tribal Government	
In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

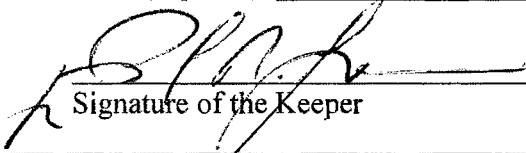
Hathaway, Anne, Cottage
Name of Property

Sacramento County, CA
County and State
OMB No. 1024-0018

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

10/21/2019
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

☐

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

2

Noncontributing

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC

/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC

/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND

20TH CENTURY

REVIVALS/

TUDOR REVIVAL

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Roof (wood), Walls (Stucco & wood), Foundation (Concrete), Glass, Other (Chimney)

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.)

'The Anne Hathaway Cottage'
Name of Property

Sacramento County, CA
County and State

Summary Paragraph

'The Anne Hathaway Cottage' as it was often referred, is a 1923 asymmetrical two-story residence located at 2640 Montgomery Way Sacramento, California. 'The Anne Hathaway Cottage' was designed by prominent local architects Dean & Dean, and built by J.C. Carly Company. The house embodies many of the architectural characteristics of the Tudor Revival style. The house has a moderate-pitched hipped roof with a trapezoid porch entry way. The roof is comprised of square-butt split shake shingles and V-type ridge covers. In addition, the front facing façade contains two falsely thatched "eye-brows" on either side of the front entry that are common of the English cottage variant of Tudor Revival. All the walls are covered with stucco along with half-timbered wood siding. The house has ornamentation on both the front facing façade, as well as the sides and back that add to its beauty exemplary of the Tudor Revival style. The house is in excellent condition and retains a high degree of historic integrity.

Narrative Description

North Facing (Primary) Façade

The asymmetrical front facing façade has a moderate-pitched hipped roof. The hipped roof is covered with square-butt split shake shingles and V-type ridge covers on the edges. On both sides of the front entry way are falsely thatched rounded "eye-brows" that sit directly above the eaves. The "eye-brows" are prominent features of the old English cottage variant of the Tudor style. The roof has a slight eave overhang with unadorned fascias and soffits. The house contains a rectangular footprint along with a concrete foundation. The exterior walls are stucco covered joints with half-timbered siding. All the windows on the front façade are casement windows. To the left of the front entry is a pair of casement windows on both the first and second floors containing six single glass panes. Two more pairs of casement windows to the right of the front entry also have six single glass panes on the first and second floors. Located at the bottom far left of the façade is another pair of casement windows containing six single glass panes. All the windows have muntins and horizontal bars, window sills with wood head and side casings. The front entry is covered by a trapezoid portico held up by two decorative brackets on either side. The decorative trapezoid portico is covered by a small hipped roof with square-butt split shake shingles and V-type ridge covers. The front entry door is board-and-batten containing a small window with six single glass panes, a door knocker, a door knob, and doorbell. Starting from the right end of the door are two metal hinges. Both sides of the front entry contain upper sidelights having three single glass panes with head and side casings, and window sills. Leading up to the front entry are two steps made from stone. Above the front entry are two more centered casement windows containing six single glass panes. Both have window sills with head and side casings. A stucco covered ridge chimney is centered in the middle of the roof topped with a splayed wash with two chimney pots with a chimney cap (**Photograph 4**). Vegetation includes trees and bushes with the front lawn covered with grass split by a stoned walkway.

West Facing Façade

The west facing façade has a moderate-pitched hipped roof with a slight eave overhang with unadorned fascias and soffits. The hipped roof is covered with square-butt split shake shingles and V-type ridge covers. The exterior walls are stucco covered joints with half-timbered siding. A pair of casement windows on the left side, near the front contains six single glass panes on the first and second floors. On the bottom right, near the back is a protruding bay window. The left side has a multi-paned window containing six single glass panes. The right side also has the same multi-paned window having six single glass panes with nine single glass panes in the center. The bay window is covered by a small hipped roof with square-butt split shake shingles and V-type ridge covers (**Photograph 2**). Above the protruding bay

'The Anne Hathaway Cottage'

Sacramento County, CA

Name of Property

County and State

window is another small casement window with four single glass panes. All the windows have wood head and side casings, as well as window sills. Additionally, each window has muntins and horizontal bars. Vegetation includes trees and bushes along the length of the façade.

East Facing Façade

The east facing façade highlights the asymmetrical portion of the house with a moderate-pitched hipped roof, and a slight eave overhang with unadorned fascias and soffits. The back of the east façade has a descending flared eave continuing down to towards the garage and backyard (**Photograph 4**). The hipped roof is covered with square-butt split shake shingles and V-type ridge covers. The exterior walls are stucco covered joints with half-timbered siding. A pair of casement windows on the top floor in the upper right (near the front) has six single glass panes. Below is a double combination swing-style patio door consisting of two columns with five single glass panes each (**Photograph 3**). On the top floor is a small octagonal leaded-glass window. To the left is another pair of casement windows containing six single glass panes. Directly below on the first floor is an identical pair of casement windows with six single glass panes. Next, on the first floor (near the back) is another pair of casement windows containing eight single glass panes (**Photograph 4**). To the left is another double combination swing-style patio door consisting of two columns with five single glass panes each. All the windows have wood head and side casings, as well as window sills. Additionally, each window has muntins and horizontal bars except the octagonal window. Vegetation includes trees and bushes continuing the length of the façade.

South Facing Facade

The south facing façade emphasizes the descending moderate-pitched hipped roof with a slight eave overhang with unadorned fascias and soffits. There is a cross-hipped wing extending south from the hipped roof on the western side. The hipped roof is covered with square-butt split shake shingles and V-type ridge covers. The exterior walls are stucco covered joints with half-timbered siding. The casement window on the top floor has four single glass panes (**Photograph 5**). To the right is a pair of windows containing four single glass panes as well. On top of the hipped wing sits a flat skylight containing a large single glass pane. On the first floor to the far left is a protruding bay window with the left side having eight single glass panes. The center has twelve single glass panes with the right side having eight more single glass panes. The bay window is covered by a small hipped roof that has square-butt split shake shingles and V-type ridge covers. Next to the protruding bay window is a double combination swing-style patio door consisting of two columns with five single glass panes each. Another casement window to the right has four single glass panes. Following is another double combination swing-style patio door containing two columns with five single glass panes each. Next, to the right are two more pairs of casement windows each containing eight single glass panes. Each window has muntins and horizontal bars, wood head and side casings and window sills. There are four small chimneys on the southern façade, each being a stove or furnace chimney. Two have Swiss caps while the other two have conical caps. On the east side is a gutter with gutter hangers containing an outlet, a downspout, and hangers. There is a stone pathway from the garage with two stone steps leading to the back-patio door. Vegetation includes trees, bushes, and grass continuing along the length of the façade.

Interior

When entering The Anne Hathaway Cottage, there is a staircase that leads to the second floor. The staircase comprises a wallstring, newel with a newel cap, balusters, balustrades, and a handrail. Next to the staircase, a hallway leads towards the family room and kitchen. To the left of the front entry is the formal living room with three wood roof beams giving support. The walls are covered with stucco. There are three casement windows along with three double combination swing-style patio doors. Across the hallway is the formal dining room with two casement windows. The walls are covered in stucco. Wood comprises the floors for both rooms. The formal dining room leads to the kitchen and the living room.

'The Anne Hathaway Cottage'

Sacramento County, CA

Name of Property

County and State

Next to the kitchen is a hallway leading to the laundry room and a bathroom. Continuing east past the laundry room is a home office added by the current owner. On the second floor are three bedrooms. To the left from the top of the staircase is a bedroom that has a shared bathroom. The master bedroom overlooks the front yard and has its own bathroom. In the hallway next to master bedroom is a closet. The total living area is 2,419 square feet. The interior of the house retains historic integrity because the materials, elements, and floor plan date to the period of significance.

Garage

There is a contributing detached garage located on the south side of the property. According to a *Sacramento Union* Newspaper article, the garage originates when the house was constructed. It has a concrete foundation with a rectangular footprint. The garage has a side-gabled roof with a hip-on-gable on the west and east sides with a slight eave overhang (**Photograph 6**). The roof is covered with square-butt split shake shingles and V-type ridge covers. Exterior walls are covered in stucco. A wood beam runs above the garage door with an additional wood beam on each side. A mural is on the west side of the garage painted with bushes, trees, and a stone pathway to convey an extension of the backyard.

Alterations

There have been some alterations. The first major alteration happened in 1939, when the owner made an addition extending the eastern portion making the house asymmetrical as it stands today. This extended the half-timbering on the left side of the north facing (front) façade, as well as adding an additional pair of casement windows on the bottom far left on the first floor. The original design shows a covered side-porch is no longer present. In 1965 some repairs to the house occurred because of termite damage. In 1978, the south facing (rear) façade of the roof was re-roofed by adding medium cedar shakes. A second major alteration happened in 1986, when the current owner reconstructed the rear portion of the house producing the rear-sloping roof line. On the western façade, the original design shows a casement window with six single glass panes has been replaced with a bay window. Also, the original design shows a rear addition containing a back-patio door, and six casement windows that has been replaced with a bay window, five casement windows, and two double combination patio doors. In 1999, the current owner added a 245-square foot addition, for a home office located behind the living room on the east side. Nevertheless, despite these alterations, the house conveys the physical characteristics of its period of significance.

Integrity

'The Anne Hathaway Cottage' maintains sufficient historic integrity to the time of which it was historically significant. The house has undergone a few alterations from the original design, but still retains nearly all the character defining features.

Location

The location for 'The Anne Hathaway Cottage' has remained the same since its construction. The house still sits in its original location at 2640 Montgomery Way.

Setting

The setting of 'The Anne Hathaway Cottage' has remained the same since its construction. The house still located at 2640 Montgomery Way retains its topography and aesthetic preferences like, its natural vegetation surrounding the house, as well as it still facing north dating from its period of significance.

Design

'The Anne Hathaway Cottage'

Sacramento County, CA

Name of Property

County and State

Although, some alterations were made to the original building, 'The Anne Hathaway Cottage' still retains nearly all of the original design dating to its period of significance. The use of wood for the split shake shingles on the roof, glass for the casement windows, half-timbered siding, and stucco serving as siding infills.

Workmanship

The workmanship for the property retains its integrity. The use of wood for the split shake shingles on the roof, half-timbered siding, as well as head and side casings for the casement windows. The use of stucco served as the infills between the half-timbered siding. The use of glass for the window panes, and metal for door hinges on the front entry way. These show the craftsmanship of the property dating to its period of significance.

Materials

The overall materials do retain integrity because the significant portion of the materials used on the house date to its period of significance. Although the rear hipped roof was re-roofed, the replaced wooden shingles match the split shake shingles of the original design. Also, the addition to the rear of the house matches the original materials such as, the wooden split shake shingles for the roof, glass for the casement windows, wood for the half-timbered siding, and stucco for the siding infills. The overall style of the detailing is still intact.

Feeling

'The Anne Hathaway Cottage' retains its integrity of feeling because the house expresses its aesthetic and historic sense of the Tudor Revival architectural style dating to its period of significance. The house, still at its original location of 2640 Montgomery Way sits facing north as from the original design.

Association

'The Anne Hathaway Cottage' retains its integrity of association because the house is directly linked with the first Better Homes Week that began in 1923, where it took sixth place in the national Better Homes Week contest. Also, the house served as a model home contributing to the neighborhood development of South Curtis Oaks subdivision #1.

'The Anne Hathaway Cottage'
Name of Property

Sacramento County, CA
County and State

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

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING

& DEVELOPMENT

/ARCHITECTURE

Period of Significance

1923-1939

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dean, Charles & Dean, James

/James Clarence Carly Company

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 Anne Hathaway Cottage', located at 2640 Montgomery Way, is eligible for the National Register of Historic Places at the local level of significance for its association with the Better Homes in America movement and as an excellent example of the Tudor Revival architectural style, executed by the regionally prominent architectural firm Dean & Dean and builder J.C. Carly Company. Primarily, it relates to the influence of the Better Homes in America national movement that spread across the United States from 1922 until 1935. Secondly, 'The Anne Hathaway Cottage' relates to the context of Community Planning and Development in California as a product of neighborhood and residential development of South Curtis Oaks in Sacramento, California. The house meets National Register Criterion A for its association with the Better Homes in America national movement. The house meets National Register Criterion C as a significant example of the Tudor Revival architectural style, as well as the work of master architects, Charles & James Dean.

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

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

Criterion A: 'The Anne Hathaway Cottage' is associated with Community Planning & Development for its association with the Better Homes in America movement

'The Anne Hathaway Cottage' is eligible under Criterion A at the local level of significance for its association with the early twentieth-century Better Homes in America movement. The Better Homes in America movement advocated homeownership, better living through modernization, neighborhood development, and traditional American family values. 'The Anne Hathaway Cottage' contribution in the Better Homes movement reveals its significance to the neighborhood of South Curtis Oaks, as well as the City of Sacramento.

In the years succeeding World War I, the United States experienced two economic declines that caused the economy to spiral downward due to the end of the war. First, the Post-World War I Recession lasted from August 1918 to March 1919 followed by the Depression of 1920-1921. These downward economic spirals were caused by the end of wartime industrial production combined with the surge of millions of troops entering the civilian labor force leading to high unemployment rates. Additionally, the increased supply of agricultural crops, specifically in Europe, tighter monetary policies to combat inflation, as well as expected deflation led to decreased investment. "The existing slump is only the natural transition of industries returning to a normal basis from the speeding up of production made necessary by the war" stated Charles M. Schwab that mark the adjustment the United States was experiencing transitioning from a wartime to a peacetime economy.¹ Because of World War I, many women for the first-time experienced independence by working in the labor force. This led to a "group of nationally prominent individuals" that started to express their concern for the "role of women and domestic architecture in America".² They believed the 1920s were to be a different period from previous ones. They saw divorce rates rising combined with the invention of the automobile that were allowing people, namely women "greater potential freedom from the home".³

Having lasted up to three years, the economy started to level out in the early 1920s, thereby giving Americans the chance to establish themselves once again. However, due to the economic recession and depression, many Americans could not obtain jobs making them unable to purchase a house. Many saw this crucial aspect to American way of life as a place that needed improvement because it is a fundamental part of American freedom, which "safety rested with a home-owning democratic population".⁴ This led to a housing crisis due to a critical shortage of homes being built and owned by Americans leading to one of the most significant national homeownership movements ever conceived, Better Homes in America (BHA). In order to address this crisis, BHA sought to improve the quality and quantity of homes built.

¹ "Business Slump Is Healthy, Says Schwab," *Sacramento Union* (Sacramento, CA), Dec. 12, 1920, 1.

² Janet Hutchison, "The Cure for Domestic Neglect: Better Homes in America, 1922-1935," *Perspectives in Vernacular Architecture* 2 (1986): 168-78, doi:10.2307/3514328, 168.

³ Hutchison, "The Cure for Domestic Neglect", 168.

⁴ Hutchison, "The Cure for Domestic Neglect", 168.

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Starting in 1922, Marie M. Meloney, an editor for *The Delineator*, a Butterick Publishing Company magazine sought the promotion of homeownership, better living with modern appliances, and traditional family values through a campaign called Better Homes in America. This campaign was in response to the housing market crisis due to a critical shortage of homes, as well as to address the "national concern with the American Home and with the role of women".⁵ It argued "that 'traditional' Republican values, not direct government funds, should aid Americans in obtaining homes".⁶ Moreover, the sponsors of the movement said that "home ownership and home environment laid the foundation for a stable 'American citizenry'".⁷ Meloney obtained federal government support from then "President Harding and twenty-eight state governors", in addition to establishing a National Advisory Council with then Vice President Calvin Coolidge as "honorary head and Secretary of Commerce Herbert Hoover as Chairman".⁸ *The Delineator* obtained the sponsorship to endorse and encourage homeownership for the BHA campaign by sending its editor to "study of the few scattered 'Better Homes' and 'Own Your Own Home' exhibitions held various times during the year".⁹ The first exhibit, completed by a "group of active club-women and business men in a Middle-Western town" built a "model seven-room house, furnished, equipped and decorated".¹⁰ In order to promote the campaign, BHA held annual campaigns or "Better Homes Demonstration Weeks" in small towns and cities across the country to "encourage citizens to own, build, remodel, and improve their homes".¹¹ This endorsement by the Federal Government and the twenty-eight state governors was to promote the idea that homeownership would produce good citizens and a great nation.

One way Marie M. Meloney sought the promotion of the campaign was through education. With the support of the Department of Education along with women's clubs across the United States, these exhibitions produced the most "vivid examples of better homes" that were visited by "thousands of women in their communities".¹² Additionally, the "editorial offices of *The Delineator* became the bureau of information and general headquarters of the Better Homes Movement".¹³ This allowed the Better Homes movement two benefits; to reach a wide-ranging audience for *The Delineator* magazine, as well as the federal government to "address voting women about their concern for the American home".¹⁴ Through education, Americans began to visit exhibitions and take up the goals and dreams the movement sought to establish. In an article written by then Vice President Calvin Coolidge published in *The Delineator*, BHA was the beginning of ridding the country of the "seeming ills" that could be turned from

⁵ Hutchison, "The Cure for Domestic Neglect", 170.

⁶ Janet Hutchison, "Better Homes and Gullah," *Agricultural History* 67, no. 2 (1993): 102-18, <http://www.jstor.org/stable/3744052>, 102.

⁷ Hutchison, "Better Homes and Gullah", 102.

⁸ Hutchison, "The Cure for Domestic Neglect", 168.

⁹ Mrs. William Brown Meloney, "From the Editor's Point of View: Better Homes," *The Delineator Magazine*, October 1922, 1.

¹⁰ Meloney, "From the Editor's Point of View: Better Homes", 1.

¹¹ "Better Homes Movement," *Prosperity and Thrift: The Coolidge Era and the Consumer Economy, 1921-1929*, accessed January 19, 2019, <https://memory.loc.gov/ammem/coolhtml/coolenab.html>.

¹² Meloney, "From the Editor's Point of View: Better Homes", 1.

¹³ Hutchison, "The Cure for Domestic Neglect", 168.

¹⁴ Hutchison, "The Cure for Domestic Neglect", 169.

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Sacramento County, CA

Name of Property

County and State

the "visionary to the practical".¹⁵ Moreover, he states that "Society rests on the home", where it is the "foundation of our institutions".¹⁶ With better homes, all of the "cherished childhood memories, the accomplishments of maturity and the consolations of age" are preserved.¹⁷ Also, the movement sought the education of children because it was through them "the home builders of the coming generation should also receive practical training in the problems of homemaking", where they "should begin early in life to set their minds to work on the values of well-managed homes through courses conducted in civic, in manual training", as well as in the established "economic classes".¹⁸

This movement believed not only homeownership would produce good citizens, but also families by giving more attention to working and middle-class families. In doing so, real estate developers who previously overlooked working and middle-class families saw them as an untapped source with the intention to expand the market to encourage sales. As one of BHA's purposes to promote homeownership, the campaign sought the construction of more comfortable and efficient homes. This in turn led the Better Homes movement to play a more vital role in the formation of community and residential development of Sacramento because from "1922 to 1929, Sacramento participated in the national Better Homes Week contest".¹⁹ These homes were selected from a local committee to "represent the city", and were furnished by some of the local "decorating stores, such as Bruener's".²⁰ Reported by *The Sacramento Union*, 'The Anne Hathaway Cottage' was awarded sixth place in the Better Homes Week National Contest in 1923.²¹ It served as a model house outfitted by local establishments like, John Bruener's furniture company, where "under the auspices of the Woman's Bureau of the Sacramento Chamber of Commerce, the ideal 'Better Home' ... exhibited, affording a liberal education in the materials, furnishings, arts and crafts that are joined together in the important tasks of creating and maintaining BETTER HOMES".²² These houses were put on display for the Better Homes Week, wherein thousands of people came and visited. The BHA movement helped shape and carve out the neighborhood from the William Curtis Ranch that would become known as South Curtis Oaks subdivision #1, one of six sections to be designated for neighborhood development (see Figure 5).

The neighborhood known today as Curtis Park, once the ranch of William and Susan Curtis is the product of neighborhood development that swept across California and Sacramento in the late 1800s. The land today once consisted of farms and ranches that made a "mosaic composed of residential subdivisions laid down during the three periods of development".²³ As the "farms and ranches persisted until the 1880s", a "growing city population, a real estate boom, and a transportation innovation, the streetcar" produced three periods of neighborhood development culminating in the formation of South Curtis Oaks

¹⁵ Mrs. William Brown Meloney, "A Nation of Home-Owners," *The Delineator Magazine*, October 1922, 16.

¹⁶ Meloney, "A Nation of Home-Owners", 17.

¹⁷ Meloney, "A Nation of Home-Owners", 17.

¹⁸ Better Homes in America National Headquarters, "Better Homes In America: GuideBook for Better Homes Campaigns In Rural Communities and Small Towns, Foreword by Herbert Hoover," *Better Homes In America*, no. 11-12 (April to May 1927): 1-48, The Library of Congress, Prosperity and Thrift: The Coolidge Era and the Consumer Economy, 1921-1929, <https://memory.loc.gov/cgi-bin/ampage.>, 3.

¹⁹ Dan Murphy, *Sacramento's Curtis Park* (San Francisco, CA: Arcadia Publishing, 2005), 58.

²⁰ Murphy, *Sacramento's Curtis Park*, 58.

²¹ "Takes Sixth Prize for Better Homes," *Sacramento Union* (Sacramento, CA), Oct. 28, 1923, 10.

²² "South Curtis Oaks Homes: Selected as Show Places," *Sacramento Union* (Sacramento, CA), June, 3 1923, 3.

²³ Murphy, *Sacramento's Curtis Park*, 7.

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Sacramento County, CA

Name of Property

County and State

and Curtis Park.²⁴ The development of South Curtis Oaks began after World War I in the third period of development, when the “dominant transportation technology was now the automobile and truck”.²⁵ Because of this, a “series of early automobile subdivisions were rolled out” containing garages with “driveway strips” that replaced the “alleys and carriage houses”.²⁶ These innovations in commuting led to the development of South Curtis Oaks because any suburban subdivision is the “effect of advances in transportation technology and infrastructure” that shape the landscape.²⁷

The William Curtis Ranch initially belonged to his brother, who in 1854 sold his “200-acre homestead” to William.²⁸ The ranch to the north originally belonging to “Uncle Billy” Richards was sold to “James Clarence ‘J.C.’ Carly” on July 5, 1871”, who would later become the developer for houses located on Montgomery Way including 2640 Montgomery.²⁹ In June 1918, the already-established Curtis Oaks Improvement Club led a campaign with the aim to protect the new residential neighborhood tracts developing in South Curtis Oaks. Due to the campaign, the first order of business was to elect a committee of which J.C. Carly was a part.³⁰ However, that same year the Curtis Oaks Improvement Club took measures to ensure their neighborhood would be preserved declaring the “beautiful oak trees around the streets in this district are the community’s most valuable asset”.³¹ Furthermore, as noted by *The Architect & Engineer*, a magazine chronicling different architect and engineering accomplishments, Sacramento already had developed an appreciation for its trees stating “It may be said in passing that these glorious elm and locust trees which arch over Sacramento’s streets constitute a rare asset of beauty and comfort, and the tendency one notes to encroach upon them needlessly is nothing short of criminal”.³² As stated earlier, being in the third period of development in the years succeeding World War I, “On December 22, 1919, Carrie and George Cutter agreed to transfer the east side Curtis Ranch” to the East Curtis Oaks Company, controlled mainly by J.C. Carly for “subdivision and sale”.³³ The East Curtis Oaks Company was formed by J.C. Carly, and his partners Hawk and Hawley to “buy and develop the remainder of the William Curtis Ranch”.³⁴ That same year, the Hickman Investment Company and Cutters (William Curtis’ daughter Edna) transferred her interests in the Curtis Ranch granting the “land for William Curtis Park to the City of Sacramento”.³⁵ The houses on Montgomery Way are located in South Curtis Oaks subdivision #1 on the east side of the planned Curtis Park that were filed for residential homes on January 26, 1920.³⁶ On this east side, many of the homes were “built by the J.C. Carly

²⁴ Murphy, *Sacramento’s Curtis Park*, 7.

²⁵ Murphy, *Sacramento’s Curtis Park*, 8.

²⁶ Murphy, *Sacramento’s Curtis Park*, 8.

²⁷ Murphy, *Sacramento’s Curtis Park*, 7.

²⁸ Murphy, *Sacramento’s Curtis Park*, 9.

²⁹ Murphy, *Sacramento’s Curtis Park*, 9.

³⁰ “Residents of Curtis Oaks Organize Club,” *Sacramento Union* (Sacramento, CA), June. 14, 1921, 12.

³¹ “Committee Named to Save Big Oaks,” *Sacramento Bee* (Sacramento, CA), March. 8, 1918, 12.

³² Irving F. Morrow, “Recent Work by Dean and Dean, Architects,” *The Architect & Engineer* Vol. LXIX, no. 3, June 1922, 48.

³³ Murphy, *Sacramento’s Curtis Park*, 57.

³⁴ Janice C. Calpo, “Historical Report: Geo. W. Barr House 2672 Montgomery Way Curtis Park, Sacramento” (unpublished document, private collection of Sharyn Kaplan, April 2005), 1.

³⁵ Calpo, “Historical Report: Geo. W. Barr House”, 3.

³⁶ Calpo, “Historical Report: Geo. W. Barr House”, 3.

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Company using materials from the Cutter Mill and Lumber Company", which Curtis H. Cutter, the grandson of William Curtis was president.³⁷ These houses being "automobile oriented" were designed for their entrance's to be "oriented to both the street and the driveway".³⁸ *The Home Designer* magazine of 1923 describes South Curtis Oaks as a district "that is exclusively and essentially one of residences" fitting to Curtis Park.³⁹ Furthermore, it states that "Here locational and natural advantages have been combined ... that will consummate a park of state-wide renown and form a connecting link between Sacramento's elite home section and Sacramento's great public park, William Land, by means of a beautiful boulevard".⁴⁰ Moreover, the houses on Montgomery Way 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".⁴¹

James Clarence "J.C." Carly, the builder for the houses envisioned "South Curtis Oaks as an elegant subdivision, with parked, winding roads and wide imposing entrance gates".⁴² Specifically, Mr. Carly sought Montgomery Way as the "gateway" to South Curtis Oaks that would put the neighborhood on the map.⁴³ By 1923, J.C. Carly's vision for the South Curtis Oaks residential subdivision was taking shape, where he gained local recognition arguing South Curtis Oaks as "Sacramento's premier place to live".⁴⁴ *The Home Designer* touts it as a place that has "gained local importance and begins casting about for national recognition", one that "boasts of a superior residence section – where those wishing to establish such homes as will be expressive of good taste and comfort".⁴⁵ This acknowledgement helped bring more attention to the area adding to its aesthetics and beauty, and ultimately J.C. Carly's vision of a grand place to live. In order to highlight Montgomery Way as the "gateway" entrance to the South Curtis Oaks subdivision, Mr. Carly "chose to locate his home at its grand entrance on the corner of Montgomery Way and Franklin Boulevard" with the purpose of promoting the area.⁴⁶ Additionally, Mr. Carly sought only the best houses for Montgomery Way because he reserved the street for the "grandest" homes in the neighborhood, where the homeowners could choose from "J.C. Carly's collection of Dean & Dean plans, or could work directly with Dean & Dean to create" custom houses on the street.⁴⁷

Criterion C: 'The Anne Hathaway Cottage' embodies the distinctive characteristics of the Tudor Revival architectural style

'The Anne Hathaway Cottage' is eligible under Criterion C at the local level of significance as a significant example of the Tudor Revival architectural style executed by the regionally prominent

³⁷ Murphy, *Sacramento's Curtis Park*, 57.

³⁸ Murphy, *Sacramento's Curtis Park*, 57.

³⁹ "South Curtis Oaks: Sacramento, Calif. – distinctive home district," *The Home Designer Magazine*, March 1923, 83.

⁴⁰ "South Curtis Oaks: Sacramento, Calif. – distinctive home district", 83.

⁴¹ "South Curtis Oaks: Sacramento, Calif. – distinctive home district", 84.

⁴² Calpo, "Historical Report: Geo. W. Barr House", 2.

⁴³ Calpo, "Historical Report: Geo. W. Barr House", 6.

⁴⁴ Calpo, "Historical Report: Geo. W. Barr House", 5.

⁴⁵ "South Curtis Oaks: Sacramento, Calif. – distinctive home district", 83.

⁴⁶ Calpo, "Historical Report: Geo. W. Barr House", 6.

⁴⁷ Calpo, "Historical Report: Geo. W. Barr House", 6.

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Sacramento County, CA

Name of Property

County and State

architectural firm Dean & Dean. 'The Anne Hathaway Cottage' serves as a significant example of Tudor Revival architecture by its half-timbered exterior siding with stucco framed infills, its hipped single shingle roof form, tall casement windows along with its two falsely-thatched "eye-brows" beneath the front facing roof line. 'The Anne Hathaway Cottage' serves as the work of master architects Charles and James Dean, who were known for their commercial projects such as the Memorial Auditorium, Westminster Presbyterian Church, and the Sutter Club. Their design emits the English cottage variant of Tudor Revival architecture forever linking it to the Tudor style during the Tudor period in England of the sixteenth and seventeenth centuries.

General Background

Over time architectural styles have been reinterpreted with new interpretations and additions that make each succeeding version different from the last. This trend applied to architectural styles in the United States, where during the early twentieth century, many styles were becoming popular again producing a movement referred to as the Revival period. This Revival period came to be one of the dominant movements starting in the 1920s and lasting through the 1940s. Of this period were multiple architectural styles such as Tudor Revival, Colonial Revival, Italian or Renaissance Revival, Spanish and Mission Revival. These styles took their origins and heavy influences from the earlier periods of architectural styles of which they were predicated on. One of the most widespread and common styles was Tudor Revival originating from the Tudor period of the sixteenth and seventeenth centuries in England. The Tudor Revival style, represented "an amalgamation of Elizabethan, English, Jacobean, and Norman influences" that imitates the style during the reign of Queen Elizabeth I (1558-1603).⁴⁸ These origins came to define the style with its "ornate timber, masonry and stucco veneers, patterned brick and stonework, and dark walnut or mahogany interiors", which "lent texture and depth".⁴⁹ The appearance of these features were recreated with "modern techniques" that use the "same kind of craftsmanship" 400 years earlier.⁵⁰ Intended for the wealthy, the Tudor style was "quickly adopted by the middle class" citizens making it extremely popular.⁵¹ This popularity along with the United States' fascination of earlier styles contributed to Tudor Revival being so widespread. Starting during the 1876 Centennial Exhibition, celebrating the United States' 100th birthday, Tudor Revival along with other Revival period styles "helped to fuel an interest in both American colonial architecture and in British architecture of an earlier time" promoting their interest that linked many to the "landed gentry of their forefathers".⁵² Picking up steam during the 1893 Chicago World's Fair, revival styles "gained momentum" that saw revivalist architecture "looking to the future, not to the past" spawning a modern progressive movement.⁵³ These

⁴⁸ Virginia O. Benson, and Richard Klein, *Historic Preservation for Professionals*, (Kent, Ohio: Kent State University Press, 2008), 76.

⁴⁹ Benson, and Richard Klein, *Historic Preservation for Professionals*, 76.

⁵⁰ Calpo, "Historical Report: Geo. W. Barr House", 7.

⁵¹ Benson, and Richard Klein, *Historic Preservation for Professionals*, 76.

⁵² Lee Goff, *Tudor Revival Houses in America from 1890 to the Present* (New York: Universe Publishing, 2002), 10.

⁵³ "Tudor Revival," Architectural Styles of America and Europe, accessed February 11, 2019.
<https://architecturestyles.org/tudor-revival/>.

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Sacramento County, CA

Name of Property

County and State

events would help Tudor Revival among others to see an increase in popularity at the beginning of the 1920s helping to foster the Revival period.

Even though the original Tudor style was intended for the wealthy upper class, the revival reinterpretation focused on “homes and residential club buildings”.⁵⁴ The most prominent feature would become the half-timbered walls with stucco frames and infills.⁵⁵ “Even today it remains a common style for larger houses built as manors”, where it is frequently used in the development of neighborhoods and college houses.⁵⁶ In March 1923, *The Home Designer* magazine praises the style for its influence and ability to adjust to changing times as it states “One feels the dominance of English architecture ... This type is being more admired as time passes because of its wonderful adaptability to most any clime and the fact that with age its air of hominess and permanency is so greatly enhanced”.⁵⁷ This adaptability made Tudor Revival more easily adaptable to changing environments, where the additions of garages, verandas, and studios, as well as natural vegetation with rocks and trees made the style more practical.⁵⁸ Along with its practicality, Tudor’s cozy and homey feel originating from the old English “humble medieval cottages” resonated with new generations.⁵⁹ Virginia McAlester, author of *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture* states the Tudor Revival style dominated domestic construction that came to contribute “a large proportion of early 20th-century suburban houses throughout the country ... comprising about 25 percent of houses built during the 1920s”.⁶⁰ This tremendous growth, due in part to the end of World War I “renewed interest in the romance of picturesque designs based on earlier historical precedents”.⁶¹

Serving as a model house for the development of South Curtis Oaks, ‘The Anne Hathaway Cottage’ played an instrumental role in the promotion of revivalist architecture for the city of Sacramento. The demand for revivalist architecture brought about neighborhood and residential development for Sacramento assisting in its ability to become a city of homes. Due to the rendering by Charles Dean, the 1923 house became closely linked with the original Anne Hathaway Cottage in England. The Revival period allowed local architects such as Dean & Dean to adopt multiple versions of the style, realizing the public’s response in supporting “a variety of architectural motifs in a variety of outlying communities and suburbs that evolved” during this time-period.⁶² One variant of the Tudor Revival style is the old English cottage based upon the simple folk cottages during the Tudor period. The house at 2640 Montgomery Way serves as a significant example of this version of Tudor Revival by its display of the half-timbered

⁵⁴Norman Tyler, Ilene R. Tyler, Ted J. Ligibel, *Historic Preservation: An Introduction to its History, Principles, and Practice* (New York: W. W. Norton & Company, 2018), 181.

⁵⁵ Tyler, Ilene R. Tyler, Ted J. Ligibel, *Historic Preservation: An Introduction to its History, Principles, and Practice*, 181.

⁵⁶ Tyler, Ilene R. Tyler, Ted J. Ligibel, *Historic Preservation: An Introduction to its History, Principles, and Practice*, 182.

⁵⁷ “Expressive of the English Influence,” *The Home Designer Magazine*, March 1923, 85.

⁵⁸ Goff, *Tudor Revival Houses in America from 1890 to the Present*, 10.

⁵⁹ Goff, *Tudor Revival Houses in America from 1890 to the Present*, 11.

⁶⁰ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture* (New York: Alfred A. Knopf, 2013), 454.

⁶¹ Calpo, “Historical Report: Geo. W. Barr House”, 7.

⁶² Paula Boghosian, “Historical Report: The Anne Hathaway Cottage 2640 Montgomery Way South Curtis Oaks”, 13.

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Sacramento County, CA

Name of Property

County and State

exterior walls with stucco infills, as well as the hipped shingled roof form. Because of these features, the house emits an “inviting ‘homey’ image” displaying some of the iconic characteristics of the Tudor Revival style.⁶³ Due to these character defining features, the house at 2640 Montgomery Way was “quickly dubbed the ‘Anne Hathaway Cottage’ due to its iconic English cottage image”.⁶⁴

The original “Anne Hathaway Cottage” in Warwickshire, England is the house where William Shakespeare’s wife grew up. Tudor Revival was instrumental in the promotion of the Revival period in the early 1920s, helping the spread of the Better Homes movement, as well as developing new residential subdivisions like South Curtis Oaks. ‘The Anne Hathaway Cottage’’s significance to Sacramento and United States history is evident in its association and contribution to the Better Homes in America movement, in addition to its role in the expansion of Sacramento leading to the formation of South Curtis Oaks and Curtis Park.

Sacramento Context

However, in 1939, the original owner added a compatible addition extending the northern and eastern facades. This change altered the appearance of the house making it asymmetrical as it stands today. This addition is compatible with the rest of the house because it uses the same materials such as wood for the half-timbered exterior siding and stucco for the exterior infills. Furthermore, the compatible addition complements the role of the house because additions of this size became commonplace as the historic neighborhood developed and family needs expanded. Also, being common to the style, the addition softens the impact of the changes on historic integrity. The house retains integrity because this addition does not diminish the property in any significant way. This addition adds significance in its own right.

The Revival period beginning in the early 1920s began the trend for the demand of revivalist architecture. Born in part from American soldiers receiving exposure to European architecture during World War I, this trend assisted in the development of neighborhoods like South Curtis Oaks. With Tudor Revival architecture becoming one of the dominant styles during this period, many real estate developers began to design houses in this style with the aim to market their subdivisions. Woodlake, a community located close to South Curtis Oaks became a neighborhood promoting this style. Many houses in this subdivision were designed with Tudor features and English influences. For example, one of the houses was described as an English cottage for its Norman and English features such as the long, steep, side-gabled roof, half-timbered gable, pairs of casement windows, and uniformly spaced dormers. Additionally, another house took on the Tudor style because of its long side-gabled body, intersecting front gable, and multiple rows of casement windows. A third house became influenced by the style with its multi-tiered cross-gabled roofline, narrow eaves, use of half-timbering and weatherboard along with its fitted diamond-paned leaded glass windows. These houses together with developers like J.C. Carly assisted in the promotion of Tudor Revival architecture becoming common and widespread.⁶⁵

⁶³Paula Boghosian, “Historical Report: The Anne Hathaway Cottage 2640 Montgomery Way South Curtis Oaks”, 14.

⁶⁴Paula Boghosian, “Historical Report: The Anne Hathaway Cottage 2640 Montgomery Way South Curtis Oaks”, 13.

⁶⁵ Preservation Sacramento, *The 44th Annual Historic Home Tour Featuring Woodlake* (Self-pub., Preservation Sacramento, 2019), 7, 8, & 11.

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

For the neighborhood South Curtis Oaks, developer J.C. Carly used the popular demand of revivalist architecture to better market his subdivision. Capitalizing on the nationwide program, Better Homes in America, Carly used 'The Anne Hathaway Cottage' as a model house to advertise South Curtis Oaks and Montgomery Way as a community with beauty and serenity, conveniently located close to downtown Sacramento. Part of his marketing strategy to promote South Curtis Oaks as a neighborhood that possessed this country-town feel, J.C. Carly benefitted from the Better Homes campaign by 'The Anne Hathaway Cottage' winning sixth prize in the Better Homes week national contest. By participating in the Better Homes campaign, Carly successfully boosted sales leading to the development of the area.

With the goal of promoting South Curtis Oaks, Carly chose to highlight 'The Anne Hathaway Cottage' as an example that set the tone for the rest of the neighborhood. Associating the subdivision with the country-town image that Sacramento promoted to distinguish itself from the big metropolises of Los Angeles and San Francisco, Carly offered convenience without sacrifice for his future homeowners by highlighting churches, shopping, schools, utilities, and easy transportation. Advertising the neighborhood as a place that possessed this "rural virtue", Carly successfully packaged South Curtis Oaks with the purpose of securing growth. This correct mix of rural and urban aided in Carly's goal of local community planning and development. Through this rural image, Sacramento and the surrounding region appealed as an area that had moral fortitude romanticized through nature giving the impression that Sacramento was a city focused on ethics and familial values. By serving as a model house for the development of South Curtis Oaks, 'The Anne Hathaway Cottage' played an instrumental role in the promotion of revivalist architecture for the city of Sacramento. The demand for revivalist architecture brought about neighborhood and residential development for Sacramento assisting in its ability to become a city of homes. Carly's partnership with Charles and James Dean, a local prominent architectural firm allowed Carly to frame his firm's intent on creating a neighborhood espousing the goals and ideas of the Better Home movement.⁶⁶

Mr. Carly chose Charles & James Dean based on their architectural skill from which they could design from "small in scale to grand".⁶⁷ Montgomery Way is the only portion of South Curtis Oaks subdivision #1 that is a "completely architect-designed tract in Sacramento" that were design by Dean & Dean and built by the J.C. Carly Company.⁶⁸ For Mr. Carly's vision of Montgomery Way, many homeowners, although not required, were encouraged to have Dean & Dean design their houses because of their "proven record, and assured acceptance by the Carly company".⁶⁹ In addition, there was a "\$4500 minimum" deposit with all designs having to be "approved by Carly's company".⁷⁰ With these grand visions for South Curtis Oaks, and more specifically Montgomery Way, Mr. Carly sought the best in order to bring his vision to life by hiring James and Charles Dean.

Charles and James Dean were born and raised in Texas, where their father, R.K. Dean was an engineer and builder. Both boys went on to attend and graduate from Texas A&M University, where Charles "took classes in engineering and drawing" before moving on to work for an architectural office in

⁶⁶ Christopher J. Castaneda & Lee M.A. Simpson, *River City and Valley Life: An Environmental History of the Sacramento Region* (Pittsburgh, Pennsylvania: University of Pittsburgh Press, 2013), 159 & 176.

⁶⁷ Calpo, "Historical Report: Geo. W. Barr House", 6.

⁶⁸ Calpo, "Historical Report: Geo. W. Barr House", 6.

⁶⁹ Calpo, "Historical Report: Geo. W. Barr House", 6.

⁷⁰ Calpo, "Historical Report: Geo. W. Barr House", 6.

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Sacramento County, CA

Name of Property

County and State

San Antonio.⁷¹ Upon leaving San Antonio, Charles then went to work in Chicago for Schmidt, Garden, and Erikson, a Chicago architectural firm started by Richard Ernest Schmidt, Hugh Mackie Gordon Garden, and Carl Anthony Erikson that specialized in health and educational projects. James, the younger brother went on to attend the Massachusetts Institute of Technology (MIT), wherein upon his graduation he arrived in California to work with his brother in San Francisco.⁷² The State Architect at the time, George C. Sellon traveled east looking for architects to bring to California because the state needed architects to help with the damage caused by the 1906 earthquake in San Francisco. Mr. Sellon recruited Charles Dean to come work for him with the intention to help "expedite the reconstruction of the devastated city" of San Francisco in 1908.⁷³ In 1912, two years after James graduated from MIT, he joined Charles, and would later be "appointed architect for the City of Sacramento".⁷⁴ In 1922, Charles and James Dean founded their architectural firm, Dean & Dean Architects, where they immediately started working with Sacramento City School District. The firm was reassigned to design many public schools, where at least "ten schools were planned for the City School District" including names like, Jefferson, David Lubin, American Legion, El Dorado, and Sierra.⁷⁵ Over time the firm became known for its commercial projects such as the Memorial Auditorium, Westminster Presbyterian Church, and the Sutter Club that serve as outstanding examples of their work. Charles and James profited from the timing because "they played a significant role in the transformation of the City of Sacramento into a regional center with numerous important public buildings executed in the Revival styles of the 1920s and 1930s".⁷⁶ This translated into Dean & Dean designing multiple residential projects such as houses including those located in South Curtis Oaks.

The houses in South Curtis Oaks, specifically on Montgomery Way are fine examples of the multiple period revival architectural styles that swept the United States during the early 1920s. J.C. Carly's vision of Montgomery Way serving as the entrance to South Curtis Oaks and Curtis Park came to life because of his ambition to produce a street indicative of the architectural styles of the time. Predicated on his dream, Mr. Carly "announced that his company planned soon to commence building 20 dwellings, each with a different elevation and distinctive architectural lines".⁷⁷ By reserving the best houses for Montgomery Way, and employing Dean & Dean, Mr. Carly's vision of promoting South Curtis Oaks subdivision #1 as a great place to live became a neighborhood for the promotion of different architectural styles. One of these styles was Tudor Revival, an architectural style that began in the early 1910s that took its origins from the Tudor architectural style from the Tudor period of the sixteenth and seventeenth centuries. Sometimes called "Elizabethan" or "Half-Timbered" houses, the Tudor Revival style brought the main character defining features of steeply-pitched gabled roof forms, single shingles roofs, half-timbered exteriors along with framed stucco walls, casement windows with tall and narrow frames, and tall chimneys placed predominantly in the house. With designs coming from Dean & Dean, the houses on Montgomery Way became some of the most beautiful examples of these styles. *The Architect and*

⁷¹ Paula Boghosian, "Historical Report: The Anne Hathaway Cottage 2640 Montgomery Way South Curtis Oaks." (Private collection of Paula Boghosian: Historic Environment Consultants, August 2018), 8.

⁷² Center for Sacramento History, Nicholas A. Tomich Collection, 1989/005, Period I: 1922-1930 Dean & Dean, 1.

⁷³ Center for Sacramento History, Nicholas A. Tomich Collection, 1989/005, 1.

⁷⁴ Center for Sacramento History, Nicholas A. Tomich Collection, 1989/005, 1.

⁷⁵ Center for Sacramento History, Nicholas A. Tomich Collection, 1989/005, 1.

⁷⁶ Calpo, "Historical Report: Geo. W. Barr House", 6.

⁷⁷ Calpo, "Historical Report: Geo. W. Barr House", 3.

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Engineer magazine stated "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 the most apparent in both house and garden and such versatility in execution in 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".⁷⁸ 'The Anne Hathaway Cottage' is an excellent example of the popular Tudor Revival architectural style that came to define the early twentieth century Revival period.

'The Anne Hathaway Cottage' is significant under Criterion C for its Tudor Revival architectural style executed by the regionally prominent architectural firm Dean & Dean. Its significance is in the character defining features such as the half-timbered exterior siding with stucco framed infills, casement windows with tall and narrow frames, its hipped single shingle roof form along with its two falsely-thatched "eye-brows" beneath the front facing roof line. 'The Anne Hathaway Cottage' serves as the work of master architects Charles and James Dean, who were known for their commercial projects such as the Memorial Auditorium, Westminster Presbyterian Church, and the Sutter Club. Their design for 2640 Montgomery Way emits the English cottage variant of Tudor Revival architecture forever linking it to the Tudor style during the Tudor period in England of the sixteenth and seventeenth centuries.

⁷⁸ John J. Donovan, "Recent Work of Dean and Dean Architects," *The Architect & Engineer* Vol. 90, no. 1, July 1927, 41.

'The Anne Hathaway Cottage'
Name of Property

Sacramento County, CA
County and State

9. Major Bibliographical References

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

Benson, Virginia O., and Richard Klein. *Historic Preservation for Professionals*. Kent, Ohio: Kent State University Press, 2008.

Better Homes in America National Headquarters. "Better Homes In America: GuideBook for Better Homes Campaigns In Rural Communities and Small Towns, Foreword by Herbert Hoover." *Better Homes In America*, no. 11-12 (April to May 1927): 1-48. The Library of Congress, Prosperity and Thrift: The Coolidge Era and the Consumer Economy, 1921-1929. <https://memory.loc.gov/cgi-bin/ampage>.

"Better Homes Movement." Prosperity and Thrift: The Coolidge Era and the Consumer Economy, 1921-1929. Accessed January 19, 2019. <https://memory.loc.gov/ammem/coolhtml/coolenab.html>

Boghossian, Paula. "Historical Report: The Anne Hathaway Cottage 2640 Montgomery Way South Curtis Oaks." Private collection of Paula Boghossian: Historic Environment Consultants, August 2018.

"Business Slump Is Healthy Says Schwab." *Sacramento Union* (Sacramento, CA), Dec. 12, 1920.

Calpo, Janice C. "Historical Report: Geo. W. Barr House 2672 Montgomery Way Curtis Park, Sacramento." Unpublished document, private collection of Sharyn Kaplan, April 2005.

Castaneda, Christopher J. & Simpson, Lee M.A. *River City and Valley Life: An Environmental History of the Sacramento Region*. Pittsburgh, Pennsylvania: University of Pittsburgh Press, 2013.

Center for Sacramento History, Nicholas A. Tomich Collection, 1989/005, Period I: 1922-1930 Dean & Dean.

"Committee Named to Save Big Oaks." *Sacramento Bee*. NewsBank. Accessed February 10, 2019. https://0-infoweb-newsbank-com.www.saclibrarycatalog.org/apps/news/document-view?p=AMNEWS&t=favorite%3ASBC%21Sacramento%2520Bee%2520Collection%2520with%2520Historical&sort=YMD_date%3AA&fld-base-0=allt.

Donovan, John J. "Recent Work of Dean and Dean Architects." *The Architect & Engineer* Vol. 90, no. 1. July 1927.

"Expressive of the English Influence." *The Home Designer Magazine*, March 1923.

Goff, Lee. *Tudor Revival Houses in America from 1890 to the Present*. New York: Universe Publishing, 2002.

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Greene, Fayal, and Bonita Bavetta. *The Anatomy of a House: A Picture Dictionary of Architectural and Design Elements*. New York: DoubleDay, 1991.

Hutchison, Janet. "Better Homes and Gullah." *Agricultural History* 67, no. 2 (1993): 102-18.
<http://www.jstor.org/stable/3744052>.

Hutchison, Janet. "The Cure for Domestic Neglect: Better Homes in America, 1922-1935." *Perspectives in Vernacular Architecture* 2 (1986): 168-78. doi:10.2307/3514328.

Meloney, Mrs. William Brown. "A Nation of Home-Owners." *The Delineator Magazine*, October 1922.

Meloney, Mrs. William Brown. "From the Editor's Point of View: Better Homes." *The Delineator Magazine*, October 1922.

Michael, Michelle, Adam Smith, and Jennifer Sin. *The Architecture of the Department of Defense: A Military Style Guide*. Champaign, IL: Department of the Navy, Construction Engineering Research Laboratory & U.S. Army Engineer Research and Development Center, 2011.

Morrow, Irving F. "Recent Work by Dean and Dean, Architects." *The Architect & Engineer* Vol. LXIX, no. 3. June 1922.

Murphy, Dan. *Images of America: Sacramento's Curtis Park*. Chicago: Arcadia Publishing, 2005.

Phillips, Steven J., *Old House Dictionary: An Illustrated Guide to American Domestic Architecture 1600-1940* (New York: John Wiley & Sons, Inc, 1994), 158.

Preservation Sacramento, *The 44th Annual Historic Home Tour Featuring Woodlake* Self-published, Preservation Sacramento, 2019.

"Residents of Curtis Oaks Organize Club." *Sacramento Union* (Sacramento, CA), June. 14, 1921.

Sacramento County Building Permits for 2640 Montgomery Way, Sacramento, CA.

Sacramento Directory CO'S. "Sacramento City Directory 1924." Sacramento (*Sacramento County, Calif.*) City Directory (1924).

Savage McAlester, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. 2nd ed. New York: Alfred A. Knopf, Penguin Random House LLC, 2013.

"South Curtis Oaks Homes: Selected as Show Places." *Sacramento Union* (Sacramento, CA), June, 23 1923.

"South Curtis Oaks: Sacramento, Calif. – distinctive home district." *The Home Designer Magazine*,
Sections 9-end page 22

'The Anne Hathaway Cottage'

Name of Property

March 1923, pg. 83.

Sacramento County, CA

County and State

"Takes Sixth Prize for Better Homes." *Sacramento Union* (Sacramento, CA), Oct. 28, 1923.

"Tudor Revival." Architectural Styles of America and Europe. Accessed February 11, 2019.
<https://architecturestyles.org/tudor-revival/>.

Tyler, Norman, Ilene R. Tyler, and Ted J. Ligibel. *Historic Preservation: An Introduction to its History, Principles, and Practice*. New York: W. W. Norton & Company: Independent Publishers Since 1923, 2018.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: Center for Sacramento History; California State Library; California State University, Sacramento; Sacramento Central Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.15 acres

'The Anne Hathaway Cottage'
Name of Property

Sacramento County, CA
County and State

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.546490 Longitude: -121.478600

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

The boundary of 'The Anne Hathaway Cottage' is defined by the assessor parcel number, APN: 013-0232-002-0000, which corresponds to the attached sketch map.

Boundary Justification (Explain why the boundaries were selected.)

'The Anne Hathaway Cottage' is on a historic parcel that serves as the boundary limit.

11. Form Prepared By

name/title: Matthew Walker
organization: California State University, Sacramento, Public History Master's Program
street & number: P.O. Box 2696
city or town: Elk Grove state: CA zip
code: 95759
e-mail: mattwalker94@gmail.com
telephone: (916) 897-4398
date: February, 2019

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.)

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Name of Property

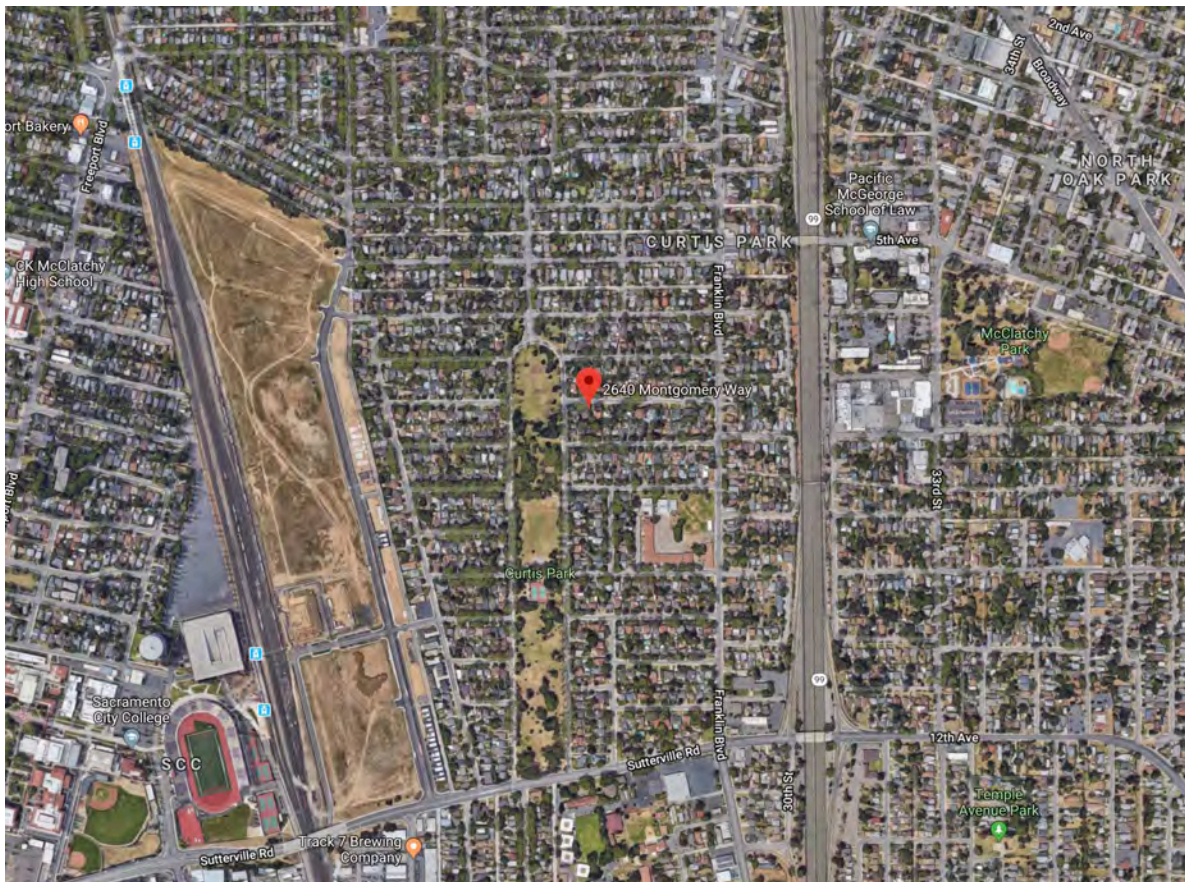
Sacramento County, CA

County and State

Location Map:

Source: Google Maps

Latitude: 38.546490, Longitude: -121.478600



'The Anne Hathaway Cottage'

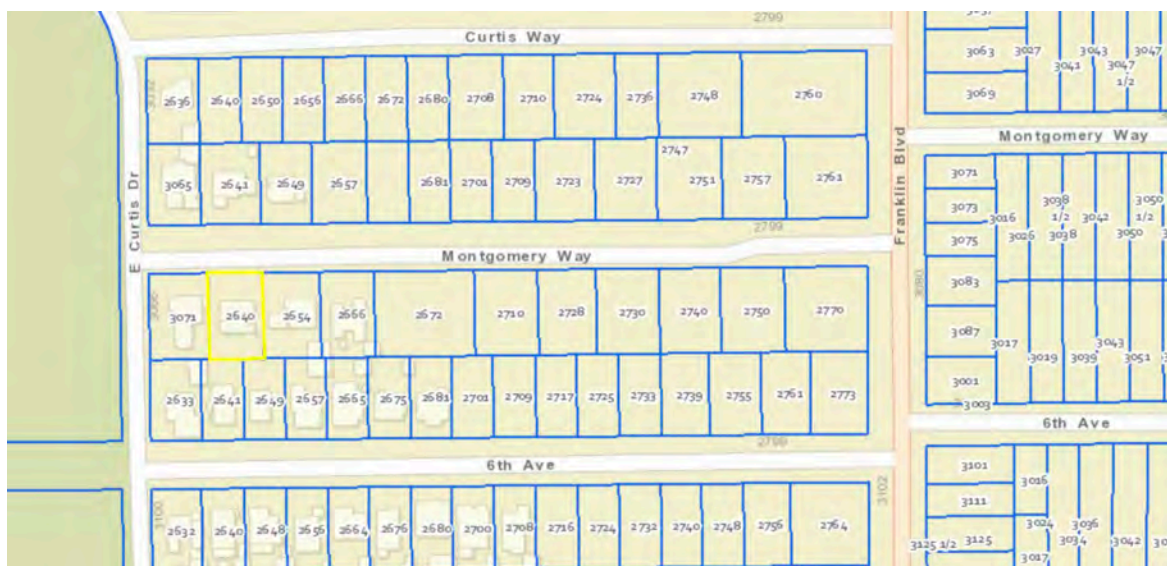
Name of Property

Sacramento County, CA

County and State

Sketch Map

Source: Sacramento County Assessor Parcel Viewer



United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

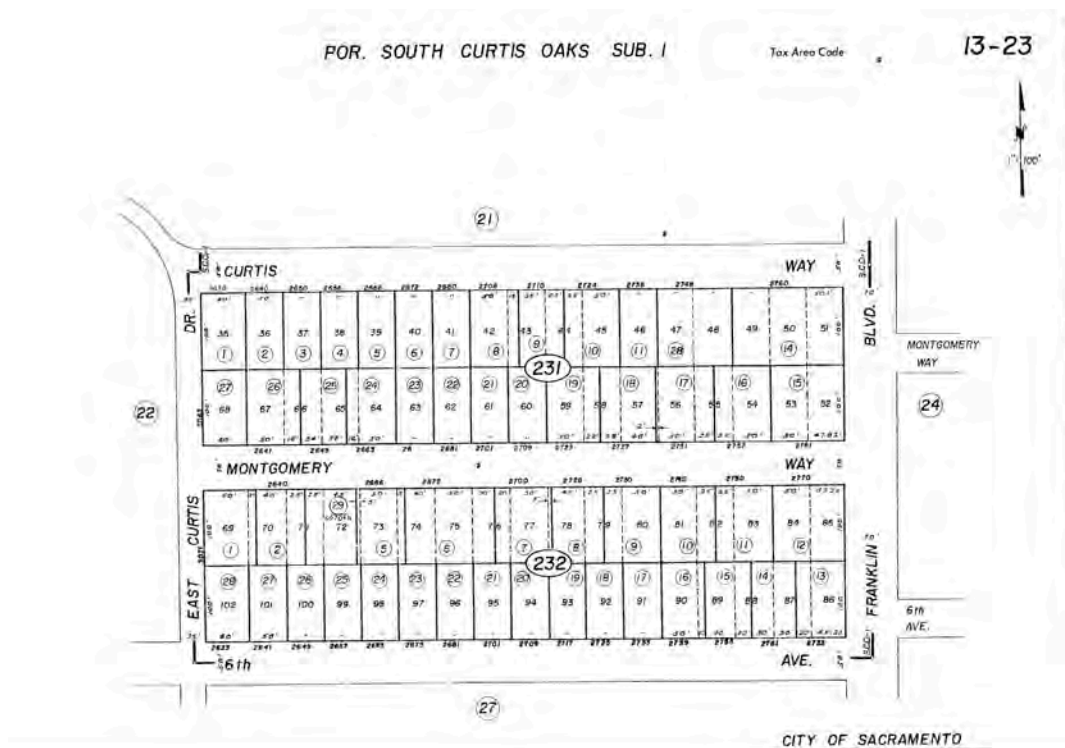
Name of Property

Sacramento County, CA

County and State

Sanborn Map

Source: Sacramento County Assessor Map Book 13, Page 23.



United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

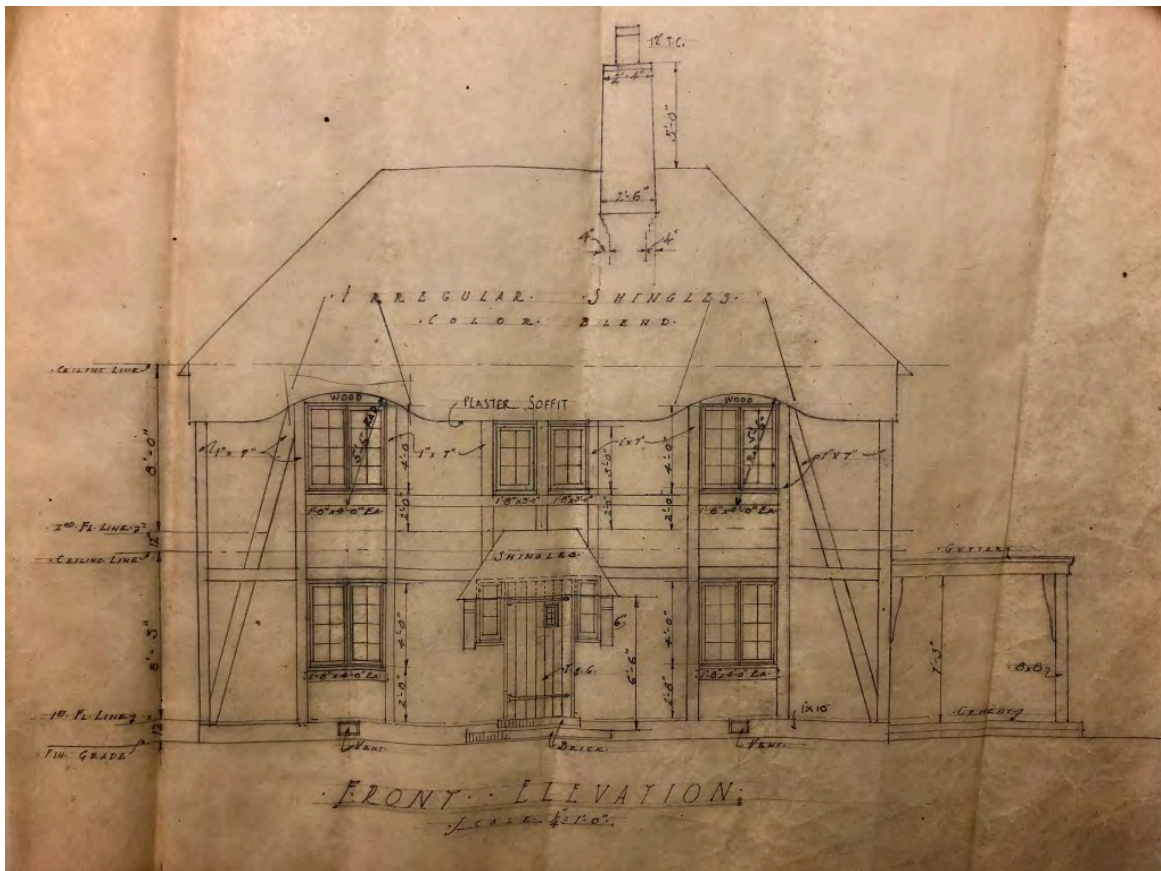
Name of Property

Sacramento County, CA

County and State

Historic Photographs:

Figure 1: Front Elevation of original rendering of 2640 Montgomery Way 'The Anne Hathaway Cottage' drawn by Charles Dean from the Center for Sacramento History.



'The Anne Hathaway Cottage'
Name of Property

Sacramento County, CA
County and State

Figure 2: Advertisement for J.C. Carly Company in *Sacramento Union* from Donald & Beverly Gerth Special Collections & University Archives-Sacramento State Library.

The Sacramento Union
SACRAMENTO DAILY UNION, SUNDAY MORNING, OCTOBER 26, 1923

HOME DISTRICTS BUILT BY REALTOR

Here Are Executives and Sales Force of J. C. Carly Co.

AV. CORBIM
SUPERINTENDENT
OF CONSTRUCTION
J. C. CARLY CO.

J. C. CARLY
PRESIDENT
J. C. CARLY CO.

CURTIS M. CUTLER
VICE PRESIDENT
J. C. CARLY CO.
MANAGER
CUTLER-PALL LUMBER CO.

W. D. DREWETTER
MAYNOR C. CRISLEY
W. C. MOORE
S. H. SPENCE
D. H. ANDERSON
MICHAEL H. HILLMAN

PRETTY HOMES MARK GROWTH OF BIG TRACT
South Curtis Oaks and Casita Being Built Up Rapidly
WAS WHEAT FIELD
Restricted Residence District Is Attracting Home Seekers

WALL PAPER ADDS SO MUCH AND COSTS SO LITTLE

Compare these two beautiful rooms with your bare walls. There is a right paper for every room in the house, and at prices that will not be excessive. You will be surprised at the results you will obtain at a small outlay. Call in your decorator and have him give you ideas and an estimate of the cost of the work.

Dining Room in Ann Hathaway Cottage in South Curtis Oaks. A copy of an old Chinese hand painting, in vogue during the time of Shakespeare.

Living Room in home of Mr. E. E. Moore, Casita Tract, Thirty-first and Thirty-fifth, M and F streets. This is a two-tone wood floor, having the texture and appearance of velvet.

SCHNEIDER, CHAPPELL AND JONES
Phone M-2010
W. J. ARNOLD, Manager
815 J Street

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Figure 3: Advertisement for Cutter Lumber & Mill Company in *Sacramento Union* from Donald & Beverly Gerth Special Collections & University Archives-Sacramento State Library.

When you think of Lumber
Think of CUTTER it's Easy.

On Your Visit to the
Better Home and
Electrical Home

note the workmanship and quality of material
found in these homes—all

**Lumber
and Mill Work**

—Building materials used in the
construction of these and all other
SOUTH CURTIS OAKS
homes

furnished by

CUTTER MILL LUMBER CO.

Curtis H. Cutter Manager

AGENTS FOR

Disappearing Roller Screens
Electro-Gas Floor Furnaces

1749 Stockton Blvd. Main 6752

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Figure 4: Advertisement in *Sacramento Union* article showing South Curtis Oaks deriving its name from the beautiful oaks trees. From Donald & Beverly Gerth Special Collections & University Archives-Sacramento State Library.



'The Anne Hathaway Cottage'
Name of Property

Sacramento County, CA
County and State

Figure 5: Map of South Curtis Oaks subdivision #1 showing Montgomery Way in *The Home Designer* magazine from Sacramento Central Library.



'The Anne Hathaway Cottage'
Name of Property

Sacramento County, CA
County and State

Figure 6: Better Homes in America in *The Delineator* magazine from Sacramento Central Library.



United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Figure 7: Advertisement for 'The Anne Hathaway Cottage' furnished by John Breuner's Furniture Company in *Sacramento Union* from Donald & Beverly Gerth Special Collections & University Archives-Sacramento State Library.

ANNE HATHAWAY COTTAGE SPLENDID BUILDING MODEL

Furnished and Decorated by Breuner's, It Offers Many Attractions.

In connection with the second annual winter home demonstration week which opened Friday last Anne Hathaway Cottage, at 2440 Montgomery, W. C. is an excellent example of the English type house, one of which has been selected in Sacramento recently. It has been completely furnished for the demonstration, and many beautiful ideas are displayed on better home planning and finishing. John Breuner's company did the decorating and finishing.

Its emphasis has been laid in the exhibit of the Anne Hathaway model home on any particular phase of the home, but there is a wealth of display on artistic arrangement and harmony of interior decoration.

COTTAGE DESCRIBED.

Entering the most inviting of halls, one suddenly stands in the door of a living room filled like a garden with soft color. There is an outdoor freshness in the furniture of strong line-work, clear of color so soft shade, comfortably upholstered in a harmony of dull red and blue and green. A console decorates the wall, the electric light is fast to dancing. You look down with pleasure at the cheerful rug of floral design, and up to the windows where the brighter colors show again in the shades of striped tufted against simple curtains of green. The general effect is that of restfulness and dignity. The wrought iron lamp and candle sticks, also the simple picture and mirror add a touch of refinement.

In the dining room you are back in old England — Anne Hathaway's England — with a console and a table of dull mahogany and chairs upholstered in a harmony of soft red and green. The window drapes, too, are soft toward green in harmonizing with the chairs and with the William Morris rug of soft green and old rose on a deal of thought is given to the interior. The walls are decorated in a color to blend with the draperies. The kitchen — and a Wagon-wheel range of simple white enamel stands on a floor of blue and white tile. The United States corner of the sunny windows runs diagonally against blue-colored glass — for the modern decorator may choose very decorative materials which in produce charming effects. And through the open door to a glimpse of a real back porch with laundry equipment, and sunlight flashing on the copper tub of a very efficient looking one-minute washer. An electrically equipped breakfast room is a very effective feature.

There is one bedroom furnished in a suite of old mahogany that is a masterpiece in the designing of beautiful furniture. It is done in the American Colonial style with highlights in various ways, and it is in every exquisite detail to the spirit of the time when Americans designed with following in their own simple, honest way, the ideas of Chippendale and Hepplewhite. The rich coloring is emphasized by blue lines drawn at the windows and valances of blue figured drapes which match the wallpaper. White and curtains complete daintiness with the dignity of the lovely room, while a large Wilson rug adds beauty.

The guest room is a yellow room — a suite of old ivory with wide bed and tall-mirrored vanity and lavatory with chairs — small-shaded glass and old-fashioned yellow chairs at the windows.

And in the third room, Breuner's decorator has shown just what can be done to make a real bedroom nursery and baby's play place for its little ones. The furniture is ivory and its apparent mission in life is to supply a pretty background to all the nursery charms in the world. And gay little people from the same Verano trail over the window drapes and the day writing desk to come to rest, perhaps on a rug from France — one of the daintiest we have ever seen, and one that you would much rather see than hear about.

We have it reluctantly and turn back to the library to go down — and then Breuner's next idea is to show you in the first line, following the corner of the stairs. It is a real old-fashioned "read and slumber" affair, rich with color and an interesting as a party face, and an old-fashioned baby's stick in the hall helps to bring back "Olden Days."

Name of Property

County and State

[illegible]

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Figure 9: *Sacramento Union* article showing 'The Anne Hathaway Cottage' winning sixth prize in the Better Homes Week National Contest from Donald & Beverly Gerth Special Collections & University Archives-Sacramento State Library.



'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Figure 10: Advertisement for 'The Anne Hathaway Cottage' as a model home in South Curtis Oaks from *Sacramento Union* from Donald & Beverly Gerth Special Collections & University Archives-Sacramento State Library.

Ask the Man Who Owns a Carry-Built Home

SOUTH CURTIS OAKS HOMES



Anne Hathaway Cottage
2649 MONTGOMERY WAY, SOUTH CURTIS OAKS

"The Better Home"

—Here, under the auspices of the Woman's Bureau of the Sacramento Chamber of Commerce, the ideal "Better Home" is exhibited, affording a liberal education in the materials, furnishings, arts and crafts that are joined together in the important tasks of creating and maintaining BETTER HOMES.

—The full meaning of a better home starts with the design, is carried out through the building into the furnishings and appointments. There is harmony, rest and peace suggested in every detail—a place that we love to call "home." These features have all admirably been brought out in this South Curtis Oaks "Better Home."

Selected as Showplaces

Here Will Be Conducted Electrical Home and Better Home Demonstrations—June 1 to 10

THE J. C. Carly Co. feel that no more sincere recognition of the character and type of homes we have built in this distinctive district could be expressed than in the selection of these two homes. One as a model for the advancement of Modern Electrical Home Appliances, the other in advocacy of the great Nation-wide movement for Better Homes.

—During the days of June 1 to 10 there will be thousands of visitors to South Curtis Oaks. People who are interested in homes—people anxious to improve their homes—better their surroundings—and to the obtaining of those added comforts and pleasures of which such environment is productive.

—As these thoughts centralize in the home itself it will only be natural that you should feel a desire to see other homes—homes that are distinctive—homes that convey those ideas and impressions which are but a sequence to the thoughts of better homes. Visit the Dutch Colonial home, 2649 Montgomery Way, the Old English home, 2672 Montgomery Way, and the numerous new homes on 6th Avenue. These are homes that are in every way Better Homes. And note the beautiful building lots South Curtis Oaks affords—the ideal place for your home.



The "Better Electrical Home"
2721 6TH AVENUE, SOUTH CURTIS OAKS

Advanced Appliances

—To demonstrate to what extent modern electrical appliances can be utilized in the home—both in labor-saving devices and appurtenances for comfort, entertainment, etc., the California Electrical Co-operative

—Ass has fitted up this "Better Electrical Home"—furnished by Dunn & Frasier—where every improved electrical means of increasing the pleasures of home life are displayed.

—It will be interesting to conceive to what extent electricity has advanced in home-making; the ease with which one's arduous tasks can be performed, the speed of accomplishments, and the wonderful field the currents of contact have opened up.

There will be a hostess to receive you at both these homes between the hours of 2 and 9 p. m. daily.

Our representative will be at our South Curtis Oaks Office, 2721 6th Avenue, every afternoon and evening to give you full information concerning homes and homeites in South Curtis Oaks.

Do not fail to see both of these demonstrations. Whether or not you are planning a new home they will be of instructive interest.

The opportunity afforded to visit these two homes will bring out more forcibly many of the exclusive features that are a part of wonderful development and assured future of this district

Creators of South Curtis Oaks

J. C. CARLY CO.

823 J Street, Phone Main 6030

'The Anne Hathaway Cottage'

Sacramento County, CA

Name of Property

County and State

Figure 11: Advertisement in *Sacramento Union* showing "Press the Button: Let Electricity Do the Rest" for 'The Anne Hathaway Cottage' from Donald & Beverly Gerth Special Collections & University Archives-Sacramento State Library.

Ask the Man Who Owns a Carly-Built Home

Press the Button

Let Electricity Do the Rest

DID you know that breakfast can be cooked right on your best dining room table in the morning in a very few minutes?

—That an electric mixer will whip cream and make the finest mayonnaise in a jiffy?

—That the family washing amounts to nothing more than placing your clothes in the machine and turning on the current?

—That all you have to do to get dinner is to place it in the oven at noon, set the alarm clock and it will be cooked to perfection when you return home at night?

—These are some of the demonstrations going on at the Electrical Home, 2724 Sixth Avenue, every afternoon and evening in



South Curtis Oaks

The Electrical Home
Furnished by Dunn & Frazier
No. 2724 Sixth Ave., South Curtis Oaks

—the home section where more people have visited this week than any new home subdivision in Sacramento. Where many new homes are under construction and wonderful homesites are being offered on the easiest terms and with the aid of the J. C. Carly Co. in financing the building of your homes.

Then the Better Home

—at No. 2640 Montgomery Way is a model of furnishing and the application of the decorative art to homes. From the cunningest of nursery rooms to the impressiveness of the living room this home is completely and tastefully furnished.



The Better Home
Furnished by John Brenner Co.
THE ANNE HATHAWAY COTTAGE
No. 2640 Montgomery Way

See These Homes and You Will See
What a Commendable Forward
Movement Is Being Made in Homes

Phone Main 5039 **J.C. Carly Co.** 623 J Street
Creators of South Curtis Oaks

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Figure 12: Advertisement in *Sacramento Union* showing "Thousands Have Visited" for 'The Anne Hathaway Cottage' serving as a model home from Donald & Beverly Gerth Special Collections & University Archives-Sacramento State Library.

Ask the Man Who Owns a Carly-Built Home

Thousands Have Visited South Curtis Oaks



THE BETTER HOME
(Furnished by John Brennan Co.)
THE ANNE HATHAWAY COTTAGE
No. 2640 Montgomery Way

Since the Opening of these two Demonstration Homes—the Better Home, Anne Hathaway Cottage, and the Electrical Home, 2724 6th Ave.

—The holding of these demonstrations in South Curtis Oaks has afforded the J. C. Carly Co. an opportunity to show these two homes in particular and the many other South Curtis Oaks homes in general to a host of people who are interested in homes—helping most materially to advance the Better Homes Movement by providing the very homes that are Better Homes.

Opening of 28th St. Brings South Curtis Oaks 2 Blocks Closer

—Step by step the barriers are being eliminated; step by step South Curtis Oaks is being developed into the most accessible, most beautiful of all Sacramento's Home Sections—a district restricted—where every inducement and advantage is being provided to either buy or build your home.

—Drive out Y street to 28th, thence over the new smooth boulevard to South Curtis Oaks.

—Again, the cutting up of the Heilbron Tract will extend 28th, 29th and 27th streets, which now terminate at 2nd avenue. This will make South Curtis Oaks even more accessible to the downtown business section and with the building of homes here South Curtis Oaks will be the more desired.



THE ELECTRICAL HOME
(Furnished by Dunn & Frasier)
No. 2724 Sixth Avenue

SEE THESE BETTER HOMES
—Our Representative will be at our South Curtis Oaks office all during this demonstration, No. 2727 Sixth Avenue.

Phone
Main 6030

J. C. Carly Co.

823 "J"
Street

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Figure 13: Etched drawing of 2640 Montgomery Way 'The Anne Hathaway Cottage' from private collection of Evelyn Fallon.



'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Figure 14: Portrait of Original Owner, Ernest M. Kimberlin in *Sacramento Union* article from the Donald & Beverly Gerth Special Collections & University Archives-Sacramento State Library.



United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

'The Anne Hathaway Cottage'

Name of Property

Sacramento County, CA

County and State

Figure 15: Photograph of current owner, Evelyn Fallon and her late husband Joseph J. Fallon.



Paperwork Reduction Act Statement: This information is being collected for applications 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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.













UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Hathaway, Anne, Cottage

Multiple Name:

State & County: CALIFORNIA, Sacramento

Date Received: 9/5/2019 Date of Pending List: 9/20/2019 Date of 16th Day: 10/7/2019 Date of 45th Day: 10/21/2019 Date of Weekly List:

Reference number: SG100004529

Nominator: Other Agency, SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input checked="" type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

☒ Accept ☐ Return ☐ Reject 10/21/2019 Date

Abstract/Summary Comments: The Anne Hathaway Cottage is locally significant under National Register Criteria A and C in the areas of Community Planning & Development and Architecture. Completed in 1923, the residence represents a fine local example of early twentieth century, Tudor Revival-style design, by the noted local architectural firm of Charles and James Dean. Prominently located at the entrance to the new South Curtis Oaks residential sub-development, the house served as a model home for the new affluent post-war suburban plats sprouting up on former ranch lands south of Sacramento's historic downtown. The house was directly associated with the Better Homes (in America) movement even achieving recognition in national contests, a factor uniquely capitalized on by the plats developer the J. C. Carly Company as a marketing tool to boost sales and development in the area, and frame the firm's intent to create a neighborhood espousing the goals and ideals of the popular Better Home program.

Recommendation/ Criteria: Accept NR Criteria A and C

Reviewer: Paul Lusignan

Discipline: Historian

Telephone: (202)354-2229

Date: 10/21/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**Anne Hathaway Cottage
Sacramento, Sacramento County
National Register of Historic Places
Staff Report**

The Anne Hathaway Cottage is a two-story rectangular Tudor Revival residence constructed in 1923. Topped by a moderate pitched hipped roof with slight eave overhang, roofed with square-butt split shake shingles and V-type ridge covers. The façade contains two falsely-thatched “eyebrows” on either side of the front entry. Walls are stucco with half-timbered wood siding. The asymmetrical primary façade features casement windows on both floors, containing six single glass panes. The front entry is covered by a trapezoidal portico supported by decorative brackets and topped by a small hipped roof. The front entry door is board-and-batten containing a small window with six single glass panes. A stucco covered ridge chimney is centered in the middle of the roof, topped with a splayed wash with two chimney pots and topped with a chimney cap. Some modifications to the secondary facades occurred between 1939 and 1999, but these modifications are minor and the property retains a high degree of historic integrity.

The property is eligible under Criterion A in the area of Community Planning & Development as part of J.C. Carly’s South Curtis Oaks development, an example of the “Better Homes in America” movement, part of the development’s featured boulevard, Montgomery Way, at the time the first completely architect-designed suburban tract in Sacramento. The property is also eligible under Criterion C as a locally significant example of the work of master architects Charles and James Dean. The home was advertised as the “Anne Hathaway Cottage” for its similarity to the home of William Shakespeare’s wife. The property was originally built for Ernest Kimberlin, manager of the Owl Drug Company, but the property’s significance is based on its Tudor Revival design and its featured role in South Curtis Oaks’ marketing campaign as the “Anne Hathaway Cottage.” The property’s period of significance is 1923, the year of construction.

The property is nominated by a student working on behalf of the property owner. The City of Sacramento, a Certified Local Government, was notified of the nomination and has provided a letter in support of listing.

Staff supports the nomination as written and recommends the State Historical Resources Commission determine the Anne Hathaway Cottage is eligible under National Register Criteria A and C at the local level of significance, with a period of significance of 1923. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to National Park Service for listing in the National Register of Historic Places.

William Burg
State Historian II
July 3, 2019

July 3, 2019

Julianne Polanco, State Historic Preservation Officer
Office of Historic Preservation
California Department of Parks and Recreation
1725 23rd Street, Suite 100
Sacramento, California 95816

SUBJECT: Sacramento Preservation Commission Review and Comment on the 2640 and 2672 Montgomery Way National Register of Historic Places (NRHP) Nominations

Good Day Ms. Polanco:

Pursuant to the Certified Local Government (CLG) Agreement between the Office of Historic Preservation (OHP) and the City of Sacramento, the City is writing on behalf of its Preservation Commission and is responding to a request from your office to review and provide comments on the nomination to the NRHP of the Fallon/Kimberlin House ("Anne Hathaway Cottage") and Barr-Wixson House, respectively located at 2640 and 2672 Montgomery Way.

This is to inform you that the Sacramento Preservation Commission, at its June 19, 2019 meeting, reviewed and commented on the NRHP nomination of the subject properties and voiced its support for the nominations moving forward through the listing process. Note that these two properties were also designated local historic landmarks for listing in the Sacramento Register of Historic & Cultural Resources on December 4, 2018.

The City understands the importance of providing comments on NRHP nominations and welcomed the opportunity to offer its input.

In the event you need further information do not hesitate to contact me.

Sincerely,



Carson Anderson, Preservation Director
Planning Division, City of Sacramento
916.808.8259
canderson@cityofsacramento.org

cc Preservation Commission



DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer

1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000

FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov

www.ohp.parks.ca.gov

September 4, 2019



Joy Beasley
Keeper of the National Register
National Register of Historic Places
1849 C St., NW
Room 3316
Washington, D.C. 20240

Subject: **Hathaway, Anne, Cottage**
Sacramento, Sacramento County, California
National Register of Historic Places

Dear Ms. Beasley:

Enclosed please find the **Hathaway, Anne, Cottage** nomination to the National Register of Historic Places. The enclosed disk contains the true and correct copy of the nomination for the Hathaway, Anne, Cottage to the National Register of Historic Places. This property is located in Sacramento, Sacramento County, California. On August 1, 2019, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criteria A and C at the local level of significance.

The property is nominated by a third party, Matthew Walker, on behalf of the property owners. One letter of support was received from the City of Sacramento, a Certified Local Government.

If you have any questions regarding this nomination, please contact William Burg of my staff at 916-445-7004.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Enclosures