

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Carly, J.C., House

other names/site number _____

2. Location

street & number 2761 Montgomery Way N/A not for publication

city or town Sacramento N/A vicinity

state California code CA county Sacramento code 067 zip code 95818

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 7 FEB 2006
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

[Signature] Signature of the Keeper
Edson H. Beall Date of Action
3/22/06

Carly, J.C., House
Name of Property

Sacramento, California
County and State

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

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

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling = House

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling = House

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS/Mission/Spanish Colonial Revival =
Mediterranean Revival

Materials
(Enter categories from instructions)

foundation CONCRETE

roof CERAMIC TILE

walls STUCCO

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1922-1933

Significant Dates

1922

Significant Person

(Complete if Criterion B is marked above)

Carly, James C.

Cultural Affiliation

Architect/Builder

Dean and Dean Architects

Primary Location of Additional Data

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

Name of repository:

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>10</u>	<u>632820</u>	<u>4267600</u>	<u>3</u>	_____	_____
2	_____	_____	_____	<u>4</u>	_____	_____

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Janice C. Calpo (M.S. Historic Preservation), with Spencer Lockson & Dan Murphy

organization Sierra Curtis Neighborhood Association, Heritage Committee date November 8, 2005

street & number 2635 Donner Way telephone (916) 455-3953

city or town Sacramento state CA zip code 95818

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Spencer Lockson & Thomas Lange

street & number 2761 Montgomery Way telephone _____

city or town Sacramento state CA zip code 95818

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Carly, J. C., House
Sacramento County, CA

SECTION 7

Narrative Description

Summary

The house, designed by Dean & Dean Architects and built in 1922, is Spanish Mediterranean Revival in style. Inspired by the Panama Exposition of 1915, the style incorporates the characteristics of simple massing with clean lines and details reminiscent of earlier Spanish settlements. The massing of the 2931 square foot structure is symmetrical, as is characteristic of the Italian influence in the Mediterranean, but the detailing and asymmetrical placement of windows and features are indicative of the Spanish influence both in the Mediterranean style and in earlier precedents set by Spanish settlements in California and Latin America. The successful adaptation of all of these influences is what made revival architects of the period, particularly Dean & Dean, so well noted.

The lot on which the house sits is the original large corner location that was sited specifically so the house could be seen at the grand entrance to the South Curtis Oaks tract. The original garage facing Franklin Boulevard is also part of the lot, and the original lot lines, now bordered by a rustic brick wall that was added in 1936, define the lot and the location. Mature trees, many of which date to the historic period of the house, and lush gardens, as were intended by the owner and architects, provide the appropriate setting for the house. The house and its setting, including the garage and gardens, retain a very high degree of integrity of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

Form and features

The form of the structure is composed of a primary two-story hipped roof element, rectangular in plan, with two secondary one-story flat roof wings, smaller and square in plan, projecting from each of the front corners. The hipped roof has narrow boxed eaves and is covered with Red Spanish tiles. Walls are sheathed in smooth plaster. Decorative features include stained glass, a carved recessed doorway, and stylized rustic plank shutters with inset louvers.

Front projecting wings

The front elevation of the house is balanced by the two projecting wings that flank its sides. Each wing is square in plan with a flat roof, giving it the form of a cube. A narrow cap of red tiles lines the edge of the flat roof parapet. The left (southwest) wing has open round arches on

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all sides. Both the front (south) and left (west) side arches have been partially filled in with a low brick wall. A secondary door (to the left of the main front entry door on the primary wing) leads into the house where the wing and the main house intersect. The right (southeast) wing is enclosed and accessed only through the interior. The wing has a set of French doors on the west side, pairs of 3-light casement windows on the south and east sides, and a single 3-light casement window on the narrower north side where the wall intersects the main house. Each of the windows or sets of windows is capped by a simple flared hood extending from the plaster.

Front (south) elevation

The front elevation of the house is proportioned approximately in thirds (excluding the wings) by the way the windows, doors, and design features are placed. The central third is marked by an upstairs balcony that is supported by scrolled iron brackets and lined with scrolled wrought iron railing. (The wrought iron balconies replaced the original wood balconies with turned railing in 1960s, and the wrought iron security doors were also added at that time.) A set of French doors flanked by rustic plank shutters opens onto the right portion of the balcony. The left portion of the balcony wall contains a small pair of 2-light casement windows. Directly below the balcony is a larger set of French doors opening onto a patio. The exterior of a full fireplace and chimney sheathed in plaster lines the right side of the patio upward through the right side of the balcony.

The left third of the front elevation contains the main entry door next to the projecting wing. The door is set deep within a flared recess that is loosely scrolled at the top. Two sets of windows, flanked by rustic plank shutters, are located above the door at the second story level and extend over the left wing. Each of the two sets of windows is composed of one upper 2-light awning sash over a pair of 2-light casements. To the right of the fireplace and chimney is the right third of the front elevation. A pair of French doors is located at the lower story in the narrow space between the fireplace and right wing. The upper story is lined with two sets of 3-light casement windows flanked by rustic plank shutters.

Left (west) side elevation

The left (west) side elevation contains no doors and several different types and groupings of windows. Left of this elevation can be seen the smaller side of an enclosed service porch that extends up to the second story level, slightly recessed from the main west elevation wall. Windows located on the upper story of the west elevation are, from left to right: one pair of 3-light casements; a single 2-light casement; and a set of four windows each composed of a 2-light awning over two 2-light casements. Near the right portion of this elevation, and set between the first and second floor levels against the interior stairwell, is a tall 10-light casement window that

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is inset with a round arched design of green and gold stained glass. Windows on the first story are, from left to right, a set of closed shutters (within the service porch attached to the rear of the house) a group of three pairs of 4/4 double-hung windows, and one pair of 3-light casement windows.

Rear (north) elevation

The rear (north) elevation overlooks the back yard and provides access and views with a variety of doors and windows. The service porch at the right (west) side of the elevation extends to the second story level and contains a small bathroom on the second floor. On the first floor, a pair of French doors is located at the left of the elevation, a pair of 4-light casement windows at the center, and a set of four 4-light sliding windows exists on the right service porch. A louvered entry door exists on the narrow east wall of the service porch. Windows in the upper story are, from left to right, a pair of 3-light casement windows flanked by rustic plank shutters, a small pair of 3-light casement windows, another pair of 3-light casement windows flanked by rustic plank shutters, a small pair of 3-light casement windows, and a very small pair of 3-light casement windows within the upper story extension of the service porch.

Right (east) side elevation

The right (east) side elevation is accessed from the back yard through a round arch connecting the (northeast) corner of the house to the garage (which faces Franklin Boulevard). The elevation is abutted by the southeast projecting wing at the left (south) corner. Windows and features in the upper story are, from left to right, two pair of 3-light casements flanked by rustic plank shutters, and one set of French doors fronted by a wrought iron balcony. Windows on the first floor are, from left to right (excluding the projecting wing), a group of four single-pane casements and a group of three single-pane casements.

Landscape features

Landscape features that surround the house provide an appropriate natural setting as J.C. Carly and Dean and Dean Architects had envisioned for their architecture. The house sits on a large lot which provides substantial yard space on all four sides. A low brick wall lines the left (west) side and (north) rear yards, and rises to full height along the right (east) side yard which faces Franklin Boulevard, a much busier street now than when the house was built. The high east wall contains a lion's head fountain built by Gladding McBean in the Art Nouveau style. The brick wall was built and the fountain added in 1936. A wood gate set in an arched arbor connects to the neighbors yard on the north (originally the Cutter family). Two of the trees that stand in the

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front yard - an oak near the southwest projecting wing and a pepper tree near the southeast projecting wing - can be seen in early photos of the 1920s when the house was built. A long-standing camellia tree is located at the southwest corner of the house.

Garage

A garage that was built with the house is located at the northeast corner of the property and opens onto Franklin Boulevard. The garage is designed in a simple form utilizing the finish materials of the house. It is square in plan, with smooth stucco walls and 3-light fixed windows. The garage is connected to the northeast corner of house by an arched wall which is passed through between the rear (south) yard and the (east) side yard. The garage door opening is on the east side and has been extended 3½ feet in the form of a shed addition with a narrow shed roof covered in red tiles. The addition was built in 1956 to accommodate the larger cars of the 1950s. Altogether, the garage and extension are 524 square feet in plan.

Interior

Main entry to the house is through the carved recessed doorway at the front (southwest) corner, which leads into an open foyer. The foyer contains a stairway leading up to the second floor landing and an arched entry leading to the right into the living room. The first floor is circular in plan, with the living room taking up the front right (southeast) portion of the house, the library extending from the front right (southeast) corner; the dining room, accessed through French doors, directly behind the living room in the rear right (northeast) portion; the small breakfast room at the rear center portion, and the kitchen at the rear left portion. The second floor has a central hallway plan with a sunroom off the stairway landing and bedrooms branching from either side of the hall. Features of particular note are: in the foyer the wrought iron stairway and the stained glass window; in the living room the scored plaster fireplace; in the library the built-in book cases; and in the dining room the beams and stenciled ceilings. Windows and doors in all the rooms contribute highly to the historic fabric of the house.

Integrity

The house and its surroundings remain very much intact as they were built, with changes to the buildings occurring only in the minor extension of the garage (1956), addition of wrought iron balconies and security doors on the house (ca. 1960s), and bathroom extension above the rear porch of the house at the northwest corner (ca. 1960s). For the most part, these changes incorporated period-appropriate materials in such a way that minimized the impact to the buildings. The only changes that are visible from the front public view are the wrought iron

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balconies and security doors. A low brick wall was built along the perimeter of the property in 1936, with the (east) wall facing the Franklin Boulevard thoroughfare extended to full height. The wall, especially between the neighboring yards, is very low key, and made of rough, rustic materials that fit the natural landscape and have minimal presence among the lushly lush gardens. From the public point of view, the house retains virtually all of its essential form and features, and the well-maintained, mature landscape provides the appropriate setting.

Contributing elements

The house and the garage are contributing elements of the property. Although all of the existing landscape features, including the 1936 brick wall, are important pieces in the appropriateness of the natural setting as J.C. Carly and Dean and Dean envisioned it, these features are not known to actually date to the period of significance when J.C. Carly lived at the house from 1922 to 1933. Therefore, the landscape features are not being counted as historic contributors.

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SECTION 8

Narrative Statement of Significance

Summary

For significance in the theme of planning and community development, and architecture, the J.C. Carly House is eligible for the National Register of Historic Places at the local level of significance under criterion B, for its association with J.C. Carly, and under criterion C, as an excellent example of the Spanish Mediterranean Style residential architecture designed by Dean and Dean Architects. The period of significance extends from 1922, when the house was built for J.C. Carly, through the years he lived there until 1933.

The J.C. Carly House meets criterion B as the house that best represents J.C. Carly and his accomplishments in Sacramento. J.C. Carly was the real estate developer whose vision shaped the character of some of Sacramento's most noteworthy post World War I tracts: South Curtis Oaks subdivisions 1, 2, and 3. Carly also played a major role in establishing some of the earliest tracts of the Curtis Park area – Curtis Oaks and West Curtis Oaks – and in setting the tone for Curtis Park's further developments with the standards he created when he developed South Curtis Oaks. His house on Montgomery Way is among those houses of South Curtis Oaks that were built to suit his ideal vision, with the incorporation of architectural character, natural surroundings, and a major park. South Curtis Oaks was to become one of Sacramento's most distinguished neighborhoods. Of the houses that J.C. Carly occupied during his years in Sacramento, this was the one that represented the culmination of ideas he had worked throughout his career to achieve, the first that was specifically architect-designed under his direction to suit such ideals. Its location at the grand entrance to South Curtis Oaks and Curtis Park was important too. The house represents, and sits at the head of, the success of everything he worked to accomplish in the development of his premier tract, South Curtis Oaks. Carly's greatest accomplishments in Sacramento, after his years as a land broker, and before the Great Depression hit, were made in this location, while he lived at this house.

The J.C. Carly House also meets criterion C, as an excellent example of the Spanish Mediterranean Style residential architecture executed by the perhaps the most important design firm of the period in Sacramento, Dean and Dean Architects. This house represents the work of a master with its Dean and Dean design. In addition to playing a significant role in the transformation of the City of Sacramento into a regional center with numerous important public buildings, the firm also produced many private commissions for individual clients, with more of

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their works concentrated in South Curtis Oaks than anywhere, as they were the firm of choice to fulfill J.C. Carly's vision of architectural and natural harmony. Dean and Dean's public and residential designs were featured in numerous publications, including Architect and Engineer, which noted, "Their houses are homes – not residences. A charm prevails or mantles them with an air of refinement which never tires. Simplicity in form and detail is most apparent both in house and garden, and such versatility in execution of the work of modern periods from the Colonial to the modern Spanish. Bits of interest sparkle here and there indicating devotion to each problem as it came to them for solution." J.C. Carly's House on Montgomery Way is the perfect success of the ideals of both J.C. Carly and the architecture firm of Dean and Dean.

J.C. Carly

James C. Carly was born in 1871 to James B. Carly, an English emigrant who worked for a lumber firm, and Clara Kidder Carly. Clara's father, Captain Nathaniel Kidder, came to Sacramento in 1849 and became the harbor master. The Carly family lived on 6th Street between N and O Streets in Sacramento. When the younger Carly finished school, he moved to Clipper Gap in Placer County to farm, but then returned to Sacramento to go into the real estate business. He was married to May Glenn, a native of Stockton. In the early 1890s, he joined the real estate company of Mills & Hawk. Upon the retirement of Mills he became an associate in the firm, and the firm was renamed Hawk & Carly Company. The name was later changed to J.C. Carly Company.

Prior to World War I, Carly's firm specialized in land transactions, including farm properties such as the portion of the former William Curtis Ranch that was subdivided and sold as individual lots in tracts known as Curtis Oaks, West Curtis Oaks, and West Curtis Oaks Addition. During these pre-World War I years, J.C. and May Carly lived in the central city, in a Four-square style house located at 1700 G Street. It was only after World War I that J.C. Carly was able to pick up with plans he had been working on to develop his own premier tract, in conjunction with the Curtis family, which would be known as South Curtis Oaks. South Curtis Oaks set a new standard in the Curtis Park area, with all the houses to be architect-designed and meet high standards that were set by Carly, and that would relate to each other as well as to the natural landscape. Initially, during the early development of South Curtis Oaks, J.C. and May Carly lived in one of the first houses built, among a group of smaller Dean & Dean-designed houses along the north edge of the tract on Donner Way. This was while J.C. Carly was having his own Dean & Dean custom house built at the grand entrance to South Curtis Oaks and Curtis Park, entering from Franklin Boulevard onto Montgomery Way, which was also the premier showcase street of the tract. This house was to be his showcase house at 2761 Montgomery Street.

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Carly was the quintessential Sacramento "boomer," tirelessly advocating the development of lands surrounding the core city of Sacramento. During the course of his career, he was responsible for such subdivisions as Curtis Oaks, West Curtis Oaks, South Curtis Oaks, Colonial Acres, Homeland, and Casita. His firm also subdivided Country Club Estates in 1938, one of the first of the big developments in the north area. He retired in 1950, May Glenn Carly died in 1953, and J.C. Carly died in 1959 at the age of 87.

The Development of South Curtis Oaks

J.C. Carly and his partners developed Curtis Oaks (1907) and West Curtis Oaks (1910), which were among the first tracts to be established in the (future) Curtis Park area. Curtis Oaks had been created from the northernmost portion of the William Curtis Ranch, shortly before Curtis died in January of 1907. In 1911, the same year that these tracts along with other suburbs of Sacramento were annexed to the city, J.C. Carly and his partners formed the East Curtis Oaks company, a corporation to buy and develop the remainder of the William Curtis ranch. Newspaper reports stated that this transaction "meant the cutting up of one of the last of the large farms contiguous to the city of Sacramento... It had been farmed for years by the late William Curtis, and latterly by his children, and has been one of the show places of Sacramento. Every real estate dealer in Sacramento has cast longing eyes on this tract, but it remained for the gentlemen who have formed the East Curtis Oaks company to secure the 'plum'."

Carly envisioned South Curtis Oaks as an elegant subdivision, with "parked streets, winding roads and wide imposing entrance gates." News items in the Sacramento Bee that year reported that grading work and street construction had commenced, but it was not until 1920 that the first subdivision map for South Curtis Oaks was filed and residential construction began. Presumably the delay was caused by World War I.

In the meantime, the interest of the people living in the already-established Curtis Oaks and West Curtis Oaks tracts prompted the Curtis Park Improvement Club in 1918 to name a committee to preserve "the beautiful oak trees around the streets in this district [that] are the community's most valuable asset." Sacramento already had an established history of appreciation and protection for its trees, as Architect and Engineer magazine noted, "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 to encroach upon them needlessly is nothing short of criminal."

In 1918, the connection between the Carly family and the Curtis family was solidified with the marriage of Curtis H. Cutter to J.C. and May Carly's only child, daughter Leita. Curtis Cutter

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was the grandson of William Curtis. His mother Carrie was Curtis's other heir and her husband was George Cutter, scion of another pioneer farming family. In November of 1919, the Cutter family purchased 70 acres of land south of Curtis Oaks adjoining Franklin Boulevard for \$70,000 from the William Curtis Company. J.C. Carly said that this was for the purpose of getting matters into shape for an imminent subdivision on the Curtis Tract south of Curtis Oaks and West of Franklin Boulevard. He announced that his company planned soon to commence building 20 dwellings, each with "a different elevation and distinctive architectural lines." J.C. Carly and Curtis H. Cutter partnered in the project. Carly handled the marketing and Cutter built many of the homes as well as managed the Cutter Mill Lumber Company which supplied the lumber and millwork.

That same year, the Cutters and the Hickman Investment Company (to whom William Curtis' other daughter, Edna, had transferred her interest in the Curtis Ranch lands) granted the land for William Curtis Park to the City of Sacramento. The deed prescribed the use of the land as a park, conditioned, among other things, upon the City expending specified funds for its improvement for that purpose. The subdivision map for South Curtis Oaks No. 1 was filed on January 26, 1920. The tract was bounded by Donner Way on the north, Franklin Boulevard on the east, 6th Avenue on the south and William Curtis Park on the west. Lot sizes were a standard 50 foot frontage.

By 1923, J.C. Carly's vision of South Curtis Oaks, with its sense of architectural aesthetics and preservation of natural beauty, was taking shape and being recognized. Home Designer Magazine that year touted South Curtis Oaks as Sacramento's premier place to live:

Every city, as soon as it has gained local importance, boasts of a superior residence section – where those wishing to establish such homes as will be expressive of good taste, and comport with their stations in life may do, in full security that there will be no discordant notes to mar the harmony of the scene and no unwarranted liberties in the way of building aberrations... It is here that the success of a community is manifested, here that the character of its leading citizens is exemplified in the type of homes constructed... In Sacramento this district is exclusively and essentially one of the residences in South Curtis Oaks. Here the spirit of Sacramento is best evinced.

While this section is comparatively new in point of development it has been years evolving in the mind of its founder, Mr. J.C. Carly, whose every act during the past fifteen years has borne either directly or indirectly upon the future of South Curtis Oaks and its transformation into a home section of which Sacramento and all of Northern California might feel justifiably proud... Here locational and natural advantages have

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been combined. Here the 26 acres that constitute the William Curtis Park – a gift to the city from Mr. J. C. Carly, Curtis L. Cutter, George and Carrie M. Cutter, and the Hickman Investment Company – have been accepted, plans drawn, and work commenced that will consummate a park of state-wide renown.

Acres of unimproved land have been transformed into building sites while the beauties that nature bestowed upon this section have been preserved and added to... with residences occupying wide lots and governed by restrictions that preclude the building of houses other than those that will be a credit to the district... South Curtis Oaks will be recognized and the beauties of modern architecture will find expression in homes creative of a distinctive atmosphere and portraying in every sense the full significance of South Curtis Oaks as a distinctive home district.

Dean and Dean Architects

Dean and Dean Architects, led by the brothers Charles and James Dean, practiced in Sacramento and the adjacent region from its founding in 1922 until Charles' death in 1956. During this time, the firm 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 1920's and 1930's. Although they designed several Tudor and Norman Revival buildings, they tended to favor the Mediterranean style in their more monumental works. Among their most important downtown Mediterranean buildings are the Memorial Auditorium, the Sutter Club, and Westminster Presbyterian Church. Among the many schools that they also designed, the Sierra School in Curtis Park is one example. Their public works often reflected the white washed style of Andalusia, favoring stucco walls with terra cotta trim, red tile roofs and iron balconies, grill work, and decorative tile. Although their many private commissions represented more of a diversity of contemporary revival styles, the Andalusian style was very prominent among them.

Dean and Dean executed a large number of residential commissions for individual clients and developers. A portion of South Curtis Oaks subdivision #1, with each house individually designed by Dean and Dean, is the only wholly architect designed tract in Sacramento. Dean and Dean's residential designs, in addition to appearing in feature articles in the Architect and Engineer in 1922 and 1927, were also featured in the Home Designer magazine in 1923 and in a pattern book published by House and Garden Magazine. Of their work, Architect and Engineer noted, "Their houses are homes – not residences. A charm prevails or mantles them with an air of refinement which never tires. Simplicity in form and detail is most apparent both in house and garden, and such versatility in execution of the work of modern periods from the Colonial to the

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modern Spanish. Bits of interest sparkle here and there indicating devotion to each problem as it came to them for solution.”

J.C. Carly's House

The house for J.C. Carly was designed by Dean and Dean Architects and located at the main entrance to South Curtis Oaks (northwest corner of Franklin Boulevard and Montgomery Way), at the site of the original William Curtis homestead. The house directly to the west was to be built for Curtis and Leita Cutter, and the neighbors adjacent to the north of J.C. Carly's house (southwest corner of Franklin Boulevard and Curtis Way) were to be George H. and Carrie Cutter. A South Curtis Oaks advertisement in the Sacramento Bee noted: "The fact that Mr. Carly chose South Curtis Oaks as the site of his new home is self-evident of the implicit confidence in the wonderful future of this incomparable Sacramento residents district. That Mr. Carly has made the investment represented in this new home is decisive proof of an intention to accomplish more than any property enhancement that might accrue from the building of a home of this character anywhere. A home that has taken the inspiration of its origin from a lifetime of building experience and a composite of the best."

J.C. Carly was granted a permit to build a "stucco dwelling and garage" at 2761 Montgomery Way, estimated at a value of \$6500, in March of 1920. The Bee reported in August of 1922 that Carly's and Cutter's houses were under construction, and by spring of 1923 Carly and his wife May Glenn Carly were living in their new home.

Carly's house was designed by Dean and Dean in the Spanish Mediterranean style. The style, which was inspired by the architecture of Bertram Goodhue at the Panama Exposition of 1915, incorporated the characteristics of simple massing with clean lines and details reminiscent of earlier Spanish settlements. It was the notable architects such as Dean and Dean who were able to successfully adapt and compose the many and varied influences that were part of the Mediterranean Revival movement of the 1920s. The massing of the house is symmetrical, as is characteristic of the Italian influence in the Mediterranean, but the detailing and asymmetrical placement of windows and features are indicative of the Spanish influence both in the Mediterranean and in earlier precedents set by Spanish settlements in California and Latin America. Design features that were incorporated into Carly's house included round arches, balconies, a carved recessed doorway, stained glass, plank shutters, and primary finishes of smooth plaster and red Spanish roof tiles.

The house was referenced in the "The Home Designer" of 1923 as the "residence of Mr. J.C. Carly, at the entrance to this beautiful tract; it has a wonderful setting among the trees, the stucco

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Continuation Sheet**

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**Carly, J. C., House
Sacramento County, CA**

walls and tiled roof blend in well with the natural surroundings.” The Sacramento Bee noted, “This home, built by the J.C. Carly Building Organization, deviates from the ordinary routine of building the house to lot, and has portrayed the impression that the home is part of the scenery. Unique in architecture, suggestive of quiet rest and the acquisition of the highest degree of home comforts – there is a perfect blending of art and hominess that invokes admiration.” The home was also noted in an article entitled “A Modern Heating System for Modern Homes,” whereupon extolling the virtues of electric heat, the author wrote “That is why Mr. J.C. Carly has chosen this system not only for his beautiful residence in Sacramento, California, but also for many of the houses in South Curtis Oaks.

J.C. and May Carly lived at the house until 1933.

Edwin J. Bedell

The house was purchased in 1935 by Edwin J. Bedell, the restaurateur who had opened the city’s first coffee shop at the Clunie Hotel and later went on to open “Bedell’s” restaurant at 11th and L Streets, a favorite of legislators and lobbyists for its 22-year span. Bedell was born in Colusa in 1893 and came to Sacramento when he was 8 years old. He attended local schools and then took a job in San Francisco selling advertising. Upon his return to Sacramento, he began a 42-year career in the restaurant business, including the operation of Bedell’s restaurant for 20 years. (The restaurant closed in 1961.) He retired in 1959 and moved to Pebble Beach, where he died in 1978 at the age of 85. Bedell and his wife Audria donated \$120,000 to Methodist Hospital in 1965.

The year that Bedell and his wife purchased the house, Edwin J. Bedell was granted a permit “to remodel dwelling” with “daywork,” estimated at \$2000. It was under the Bedells’ ownership that the brick wall was built along the perimeter of the property, along with the installation of the Gladding McBean lion’s head fountain. Bedell was also granted a permit in 1956 to extend the garage 3½ feet, as the cars of the 1950s were longer than those of the 1920s that Carly housed. The Bedells lived at the house until he retired in 1959 and moved to Pebble Beach.

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**Carly, J. C., House
Sacramento County, CA**

SECTION 9

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**Carly, J. C., House
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Carly, J. C., House
Sacramento County, CA

SECTION 10

Verbal Boundary Description

The property is located on parcel #013-0231-015, at the northwest corner of Montgomery Way and Franklin Boulevard.

Verbal Boundary Justification

The property includes the entire parcel historically associated with the J.C. Carly residence.

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Carly, J. C., House
Sacramento County, CA

THIS is the old Curtis Homestead, one of Sacramento's most famous residential properties a quarter of a century ago, which was pointed to with great pride because of its beautiful simplicity and the luxuriant growth of trees that adorned the site.

J. C. Carly, realtor and president of the firm of Carly, Bowen & McMahon, is seated in the aristocratic little carriage in the foreground. The horse, who was called Old Dan, doesn't appear to have liked the idea of having his picture taken.

The photo was taken in 1905, just after Carly and his associates purchased Curtis Oaks, now a select home section, from William Curtis, a large landowner and a supervisor of Sacramento County. About 300 acres were involved in the deal, comprising what is now known as Curtis Oaks, South Curtis Oaks and Oak Grove. South Curtis Oaks Hill, in which several large homes are now located, then was known as Whisky Hill because there were four saloons on the corners at Franklin Boulevard and Twelfth Avenue.

Curtis was the grandfather of Curtis H. Cutter, Carly's son-in-law and president of the Cutter Mill and Lumber Company.

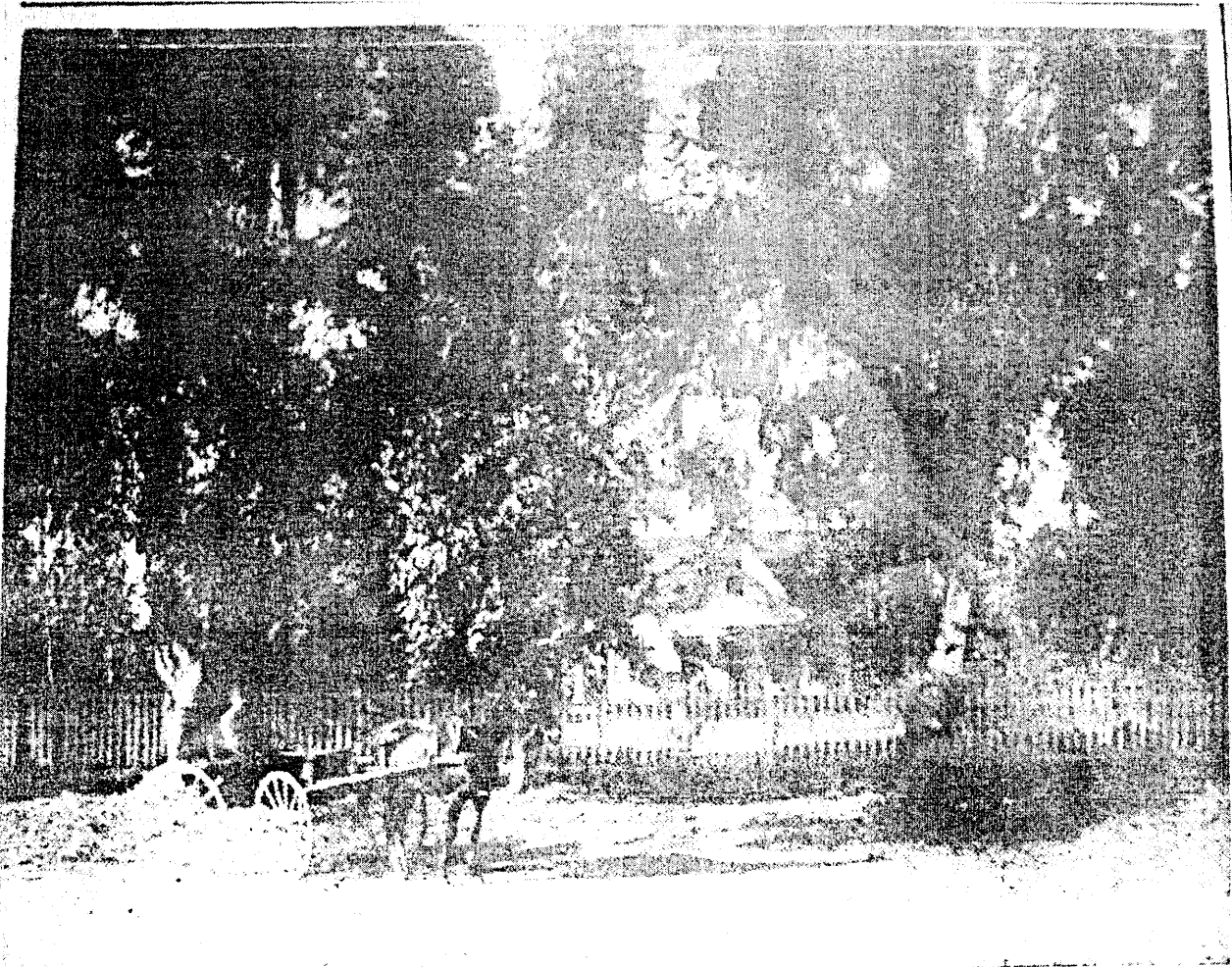
Carly's home now occupies the exact site of the old Curtis Homestead at 2761 Montgomery Way.

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Carly, J. C., House
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Carly, J. C., House
Sacramento County, CA

SOUTH CITY LOTS

The DISTINCTIVE HOME SECTION

Banner Map to 19th Ave., 25th St., to Franklin Boulevard

SHOWING Sacramento's wonderful history in a district where every improvement and advantage is possessed leading to the building of these homes that bring good to city, adding an accessibility to those most precious the good roads and interests of our lives. Here being open and adjacent to Win. Curtis Park and forming a connecting link with Win. Long Park are the most desirable homesites in all Northern California offered at moderate prices and with the co-operation of the J. C. Carly Co. in financing your home of choice.

You haven't seen Sacramento until you have seen South City Lots.

J.C. CARLY CO.

United States Department of the Interior
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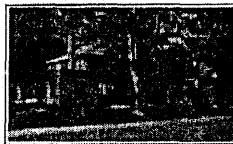
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Carly, J. C., House
Sacramento County, CA

Large Lots--Highly Improved
WITH PROTECTIVE BUILDING RESTRICTIONS

--The founders of South Curtis Oaks, looking far into the future, saw the great growth of Sacramento; and as a city grows so must its home sections expand, improve and be beautified. So the setting aside of South Curtis Oaks where natural advantages offered an unsurpassed back-ground for the homes that were to be.



GEO. H. CARTER HOME IN SOUTH CURTIS OAKS

--Thirty acres of this tract, that is now South Curtis Oaks, was donated to the city of Sacramento for a park that would be known as the Wm. Curtis Park, on which work is now under way. Running the full length of South Curtis Oaks, from Donner Way to 12th Ave. Wm. Curtis Park when completed will offer many forms of recreations to the residents of South Curtis Oaks; a wonderful playground to the children and a place of beauty that will add invaluable to the entire district.

--Continuing out 12th Ave. from South Curtis Oaks, will be a wide boulevard connecting Wm. Curtis Park with Wm. Land Park, thus forming a beautiful drive and giving Sacramento two of the finest parks in California--all of which will be to the advantage of the residents of South Curtis Oaks.

LOT VALUATIONS AND HOMESITES*

--Lots in South Curtis Oaks are large, from 25 feet to 75 feet frontage and include all improvements, sewers, sidewalks, gutters and tree planting, with the exception of street work, which will not be in excess of \$250* on any one lot.
--Building restrictions are placed at \$4500 and up, outside elevation and design of

which must meet with the approval of the J. C. Carly Co. that there may be no mark of detractor from the architectural harmony and distinguishing beauty that is one of the governing features of this section.
--South Curtis Oaks lots are priced as low as \$750 and can be purchased on terms of \$100 down, \$10 a month and 6 per cent interest.

NEW \$250,000 SCHOOL

--The city, at an expense of over \$250,000, has recently completed the new Bret Harte School, one of the most modern and impressive in Sacramento. This school occupies a portion of South Curtis Oaks, and is another appreciable addition to this section.

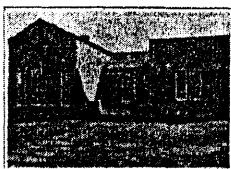
--Many new homes are now in course of construction on Montgomery Way and 8th Ave. Upon the completion of these other new homes will be started. The building campaign in South Curtis Oaks, outlined by the J. C. Carly Co. is a continuous one. While each new home increases the valuations in South Curtis Oaks, adding to the desirability and beauty of the district.

Our South Curtis Oaks Office

--Located at No. 2727 6th Ave., where a representative will be on duty every afternoon and will be pleased to give you full particulars and information regarding lots, homes and the J. C. Carly Co.'s plan of helpful home building.

FINANCIAL AID
IN BUILDING

Upon the completed purchase of a lot in South Curtis Oaks the J. C. Carly Co. will assist you in the financing of your home. Select your own architect and contractor; you are not obliged to have your home built by our organization; and we will lend you every possible assistance toward the completion of your home.

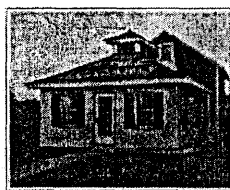


THE SPANISH BUNGALOW, Montgomery Way

--See South Curtis Oaks and you will better appreciate the wonderful opportunities this Home Section Offers.

J. C. CARLY CO.
creators of
South Curtis Oaks

Phone: Main 6030 823 J St

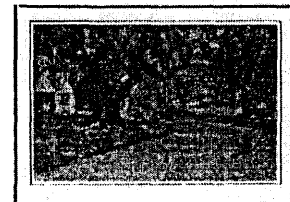


J. C. CARLY CO. TRACT OFFICE, South Curtis Oaks

South
Curtis Oaks

Sacramento's Distinctive Home District

Located in the Heart of the City's Playground--Bordering on Wm. Curtis Park--and Dedicated to the Highest Attainments in Home Beauty and Surroundings.



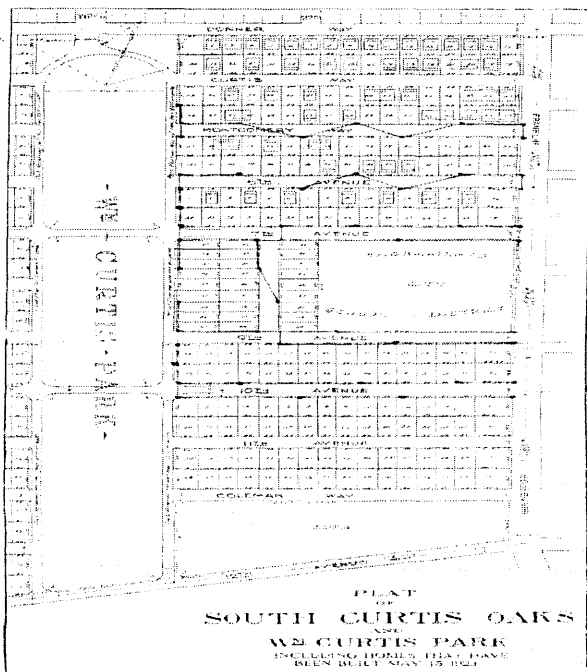
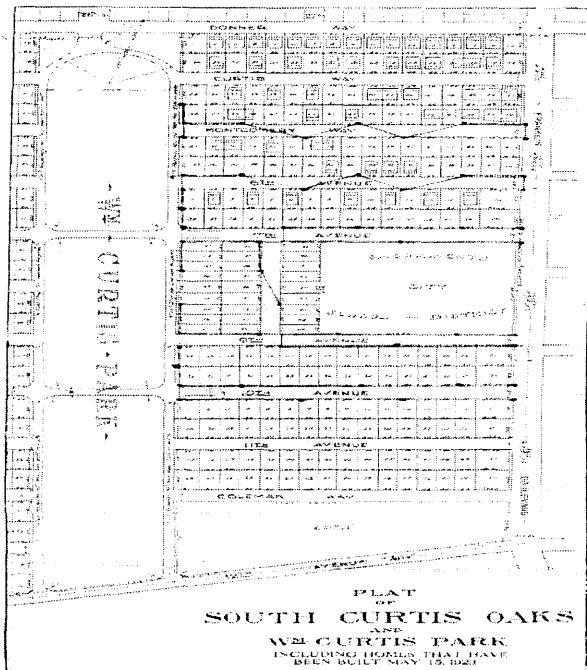
26th St. to Franklin Blvd.
Donner Way to 12th Ave.

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Carly, J. C., House
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Carly, J. C., House
Sacramento County, CA

NOVEMBER 18, 1922

FOR SALE—CITY PROPERTY. FOR SALE—CITY PROPERTY. FOR SALE—CITY PROPERTY.

PROPERTY EXCLUSIVE REALTORS IN SACRAMENTO

Where Home Quality is Emphasized by the Beauty of Surroundings
26th St. to Franklin Boulevard—Donner Way to 12th Avenue

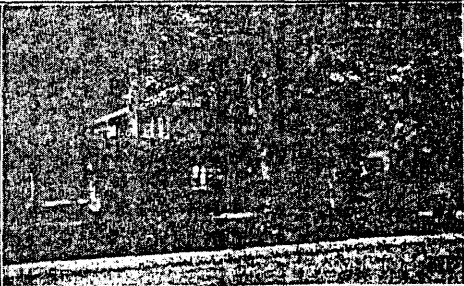
Another Beautiful Home Gives Distinction to South Curtis Oak

—New Residence of J. C. Carly, of Unusual Attractiveness—Decidedly Picturesque in Structure and Setting

Sacramento's Select Home Section

—The fact that Mr. Carly chose South Curtis Oaks as the site of his new home is self-evident of the implicit confidence placed in the wonderful future of this incomparable Sacramento residence district.

—That Mr. Carly has made the investment represented in this new home is decisive proof of an intention to accomplish more than any property enhancement that might accrue from the building of a home of this character anywhere. A home that has taken the inspiration of its origin from a lifetime of building experience and a composite of the best.



HOME OF J. C. CARLY
Franklin Boulevard and Montgomery Way—
DEAN and DEAN, Architects

—This home, built by the J. C. Carly Building Organization, deviates from the ordinary routine of building the house to lot, and have portrayed the impression that the home is a part of the scenery. Unique in architecture, suggestive of quiet rest and the acquisition of the highest degree of home comforts—there is a perfect blending of art and hominess that invokes admiration.

Compare the Character of South Curtis Oaks Homes—It's Desirability and Other Features.

—and the low prices at which these lots are offered will convince you, both as to value and the advantage of an unusually profitable investment.

—See the wonderful homes that have been built and you will appreciate the indescribable natural beauty of this select section to an extent never before realized.

Today South Curtis Oaks marks the coming of a Distinctive Home District that has never been attempted in cities double the size of Sacramento. It will soon be a mark of distinction to live in South Curtis Oaks—decide now, before there is a premium to calling this section your Home.

We Will Help Build and Finance Your Home
On Any One of These Exceptional Lots.

What is the comparative value of South Curtis Oaks Lots?

—On Curtis Way restricted homesites are being offered at prices that will make a notable impression on anyone desiring the ideal location for a better home.

—These present prices, considering the improvements—assured property protection and the already guaranteed development work on Wm. Curtis Park make these lots the greatest values in Sacramento—with the assurance of a rapid rise to valuations which now appear only unbelievable.

RUCK
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Has never been
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Sacramento

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Trucks
several good used
3 1/2-ton; all in
tical condition.
on easy monthly
no cash payment

Sales Corp'n.
Sacramento, Calif.

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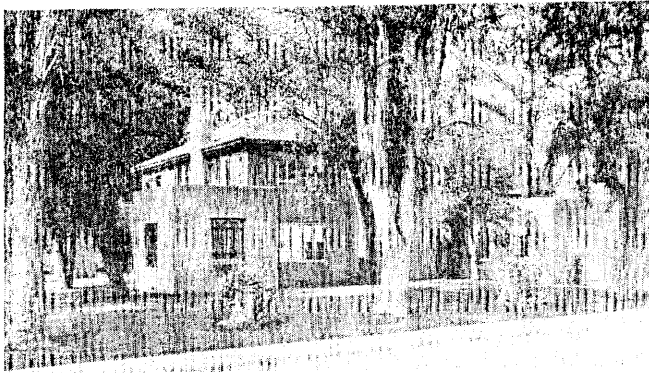
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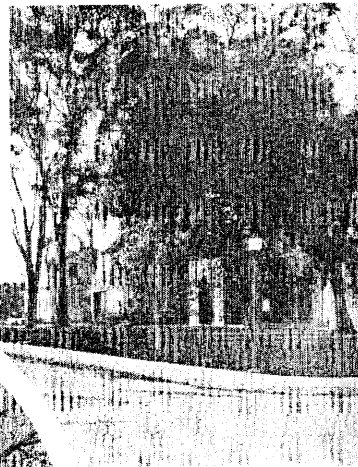
Carly, J. C., House
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[82]

THE HOME DESIGNER



Residence of Mr. J. C. Carly at South Curtis Oaks, Sacramento, California, is located at the entrance to this beautiful tract, it has a wonderful setting among the trees, the stucco walls and tiled roof blend in well with the natural surroundings.—Dean and Dean are the Architects.

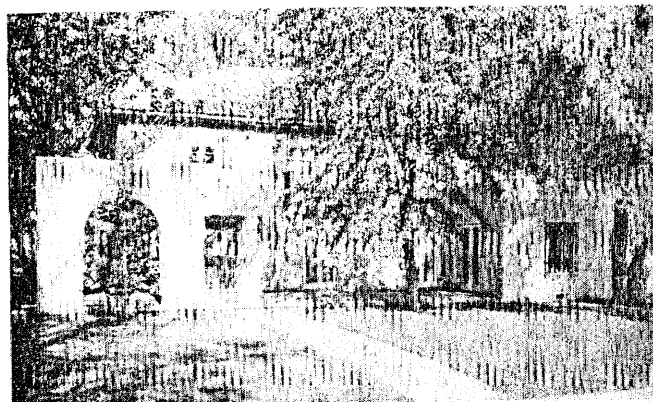


Views About
the Entrance
to South
Curtis Oaks,

Sacramento, Calif.



Here is shown the main street leading from the entrance of South Curtis Oaks, to the right is shown another view above; Carly residence, which is shown above, this home is located at the entrance of South Curtis Oaks.

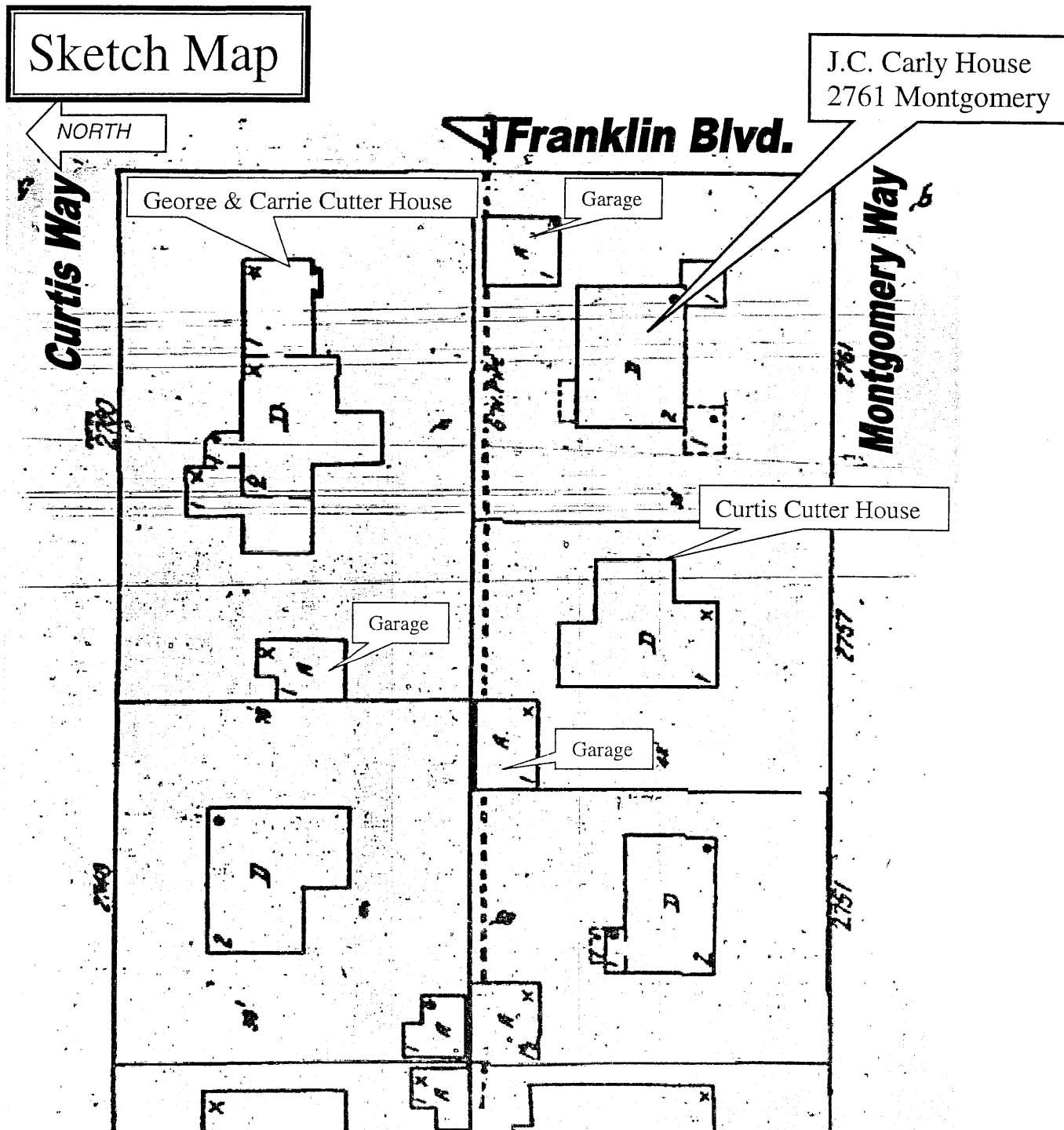


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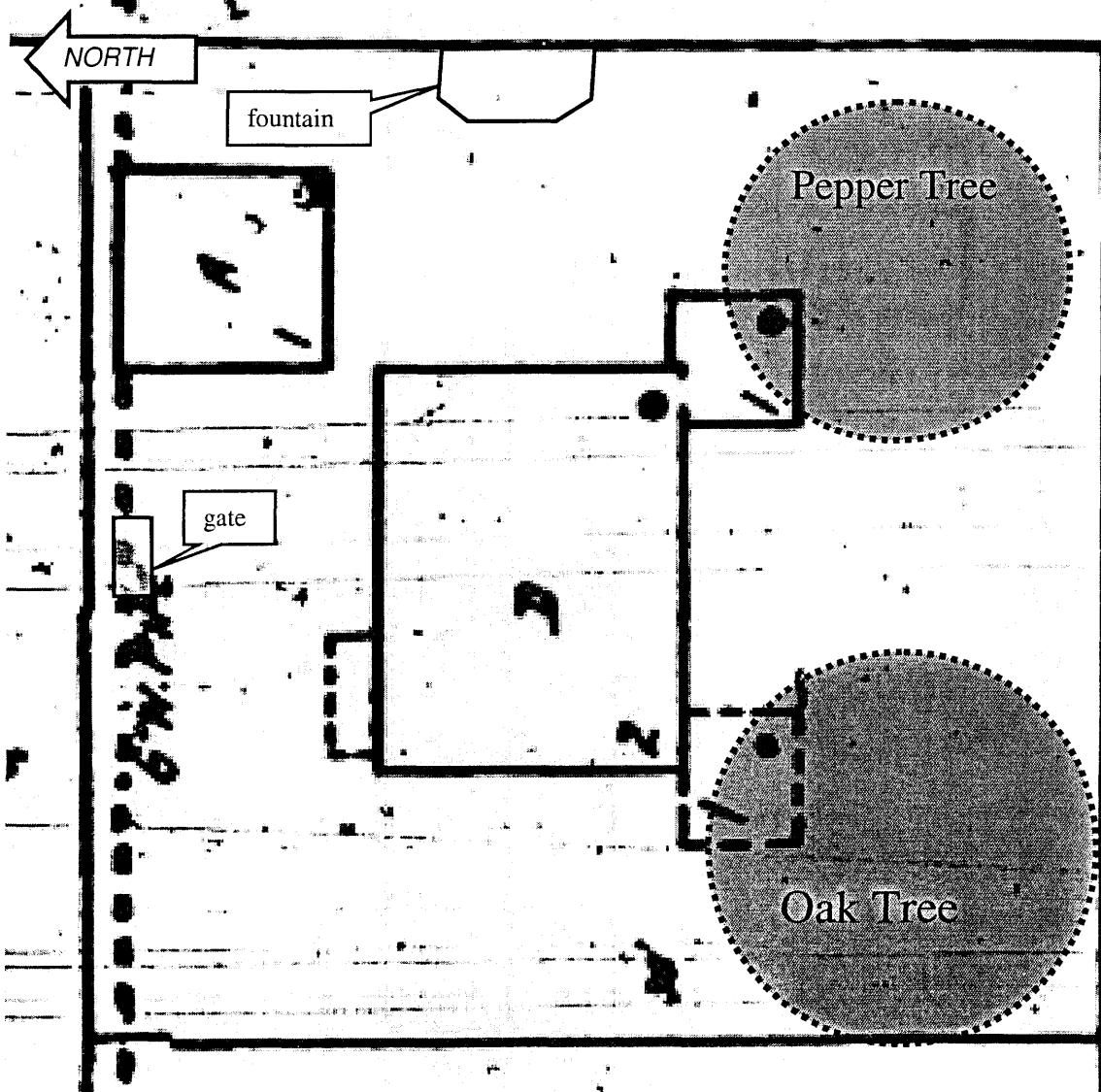
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Carly, J. C., House
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Site Plan with Landscape Features



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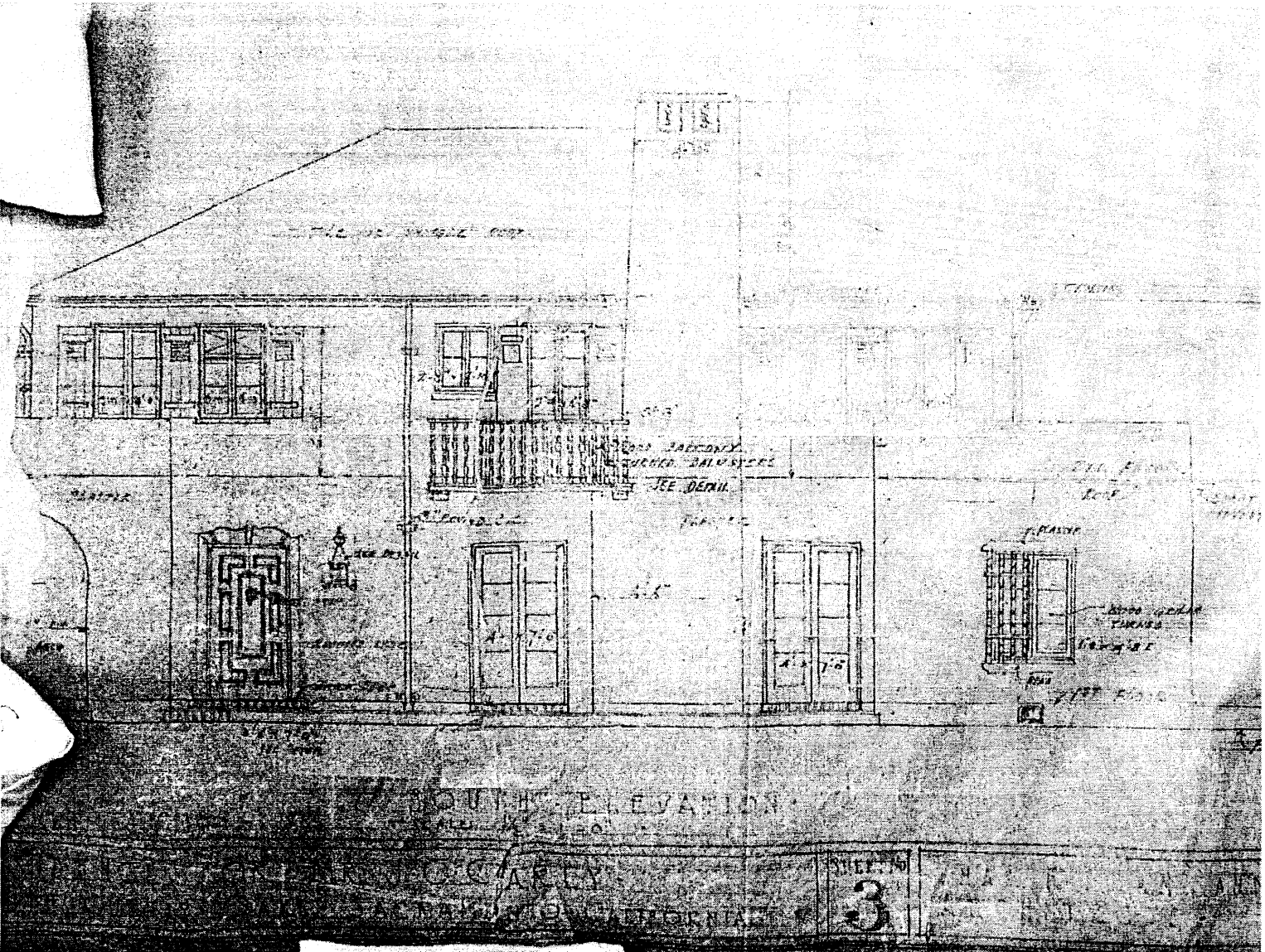
J.C. Carly House, circa 1920s

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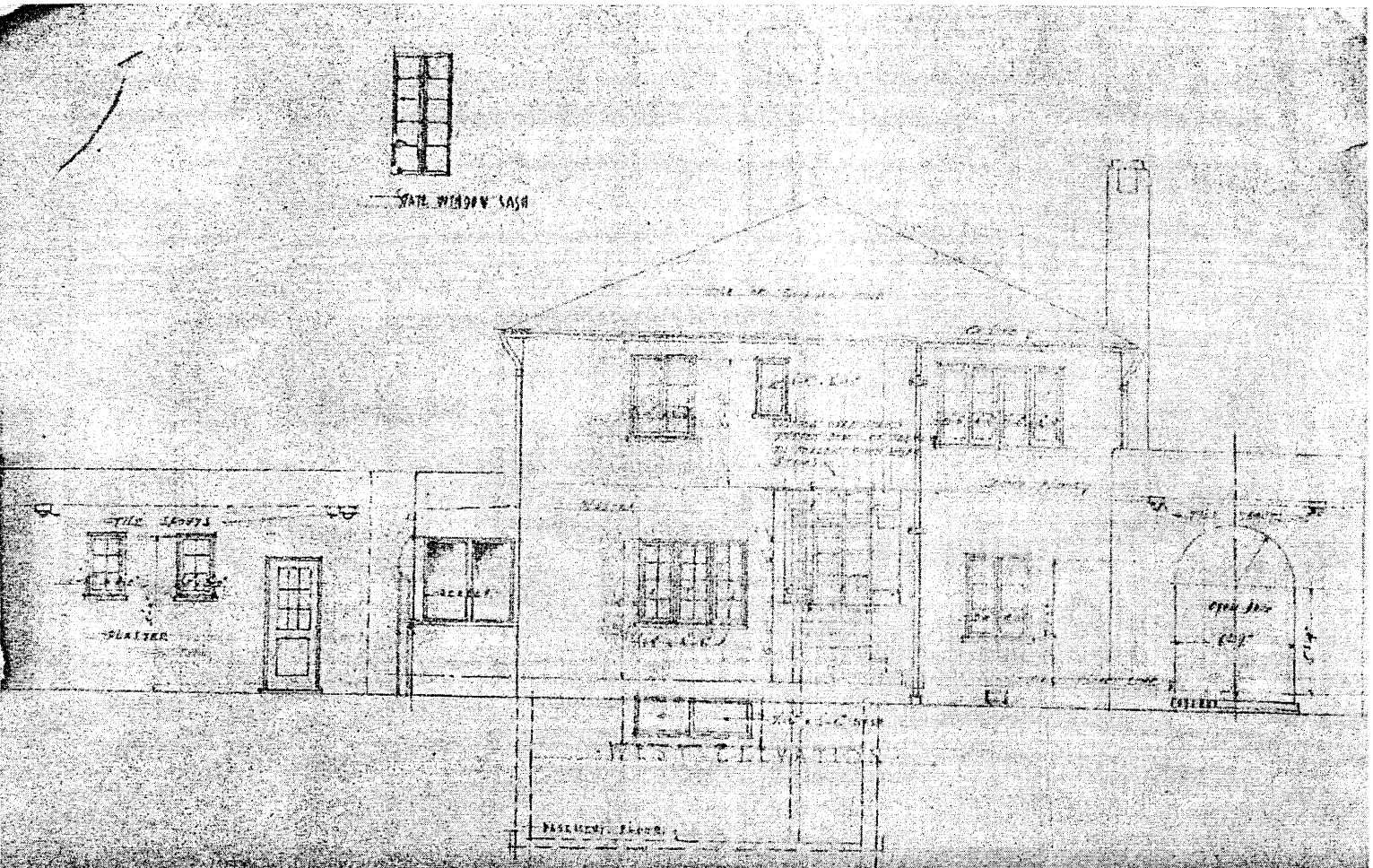
Front (south) elevation

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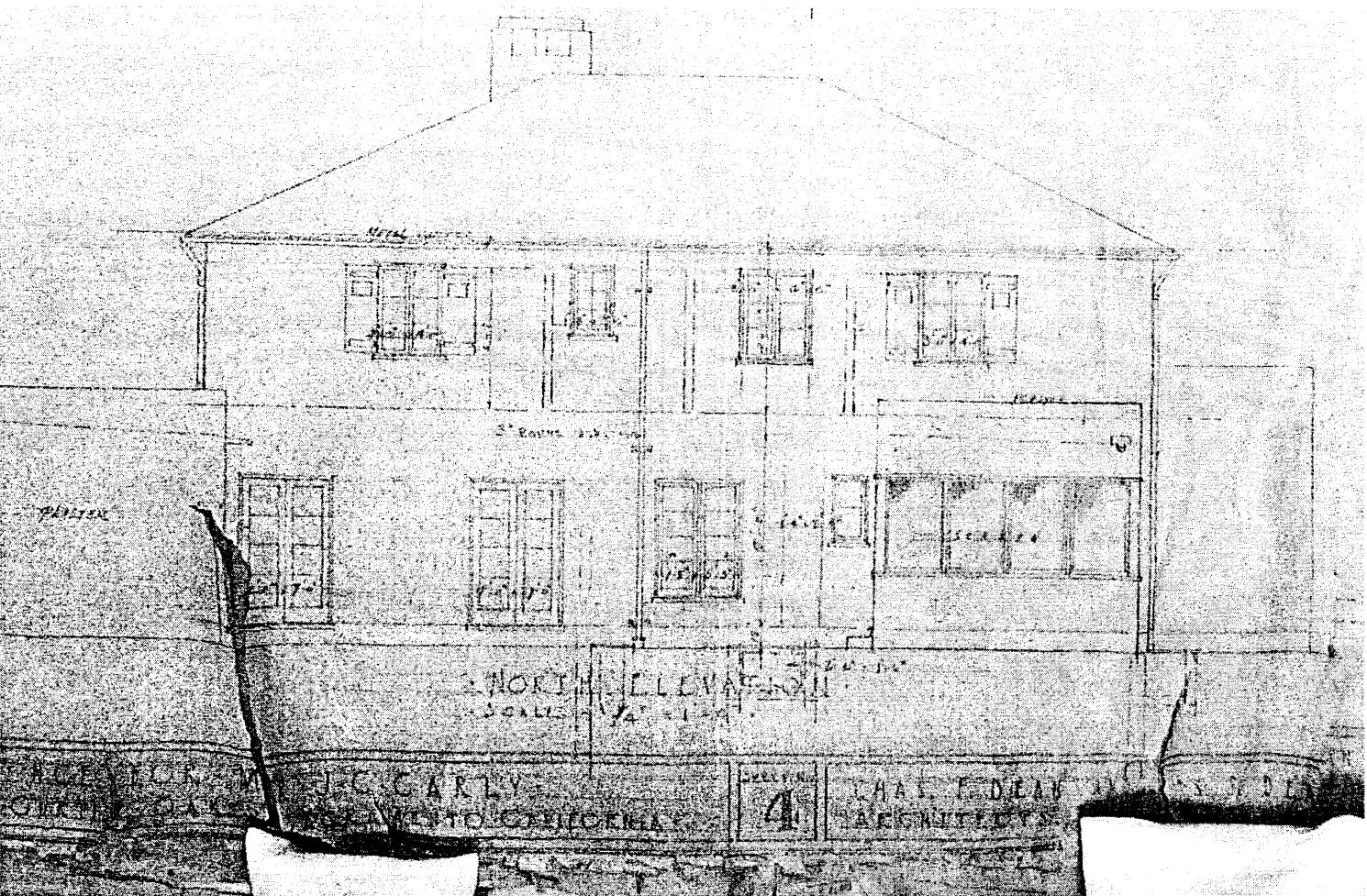
Side (west) elevation

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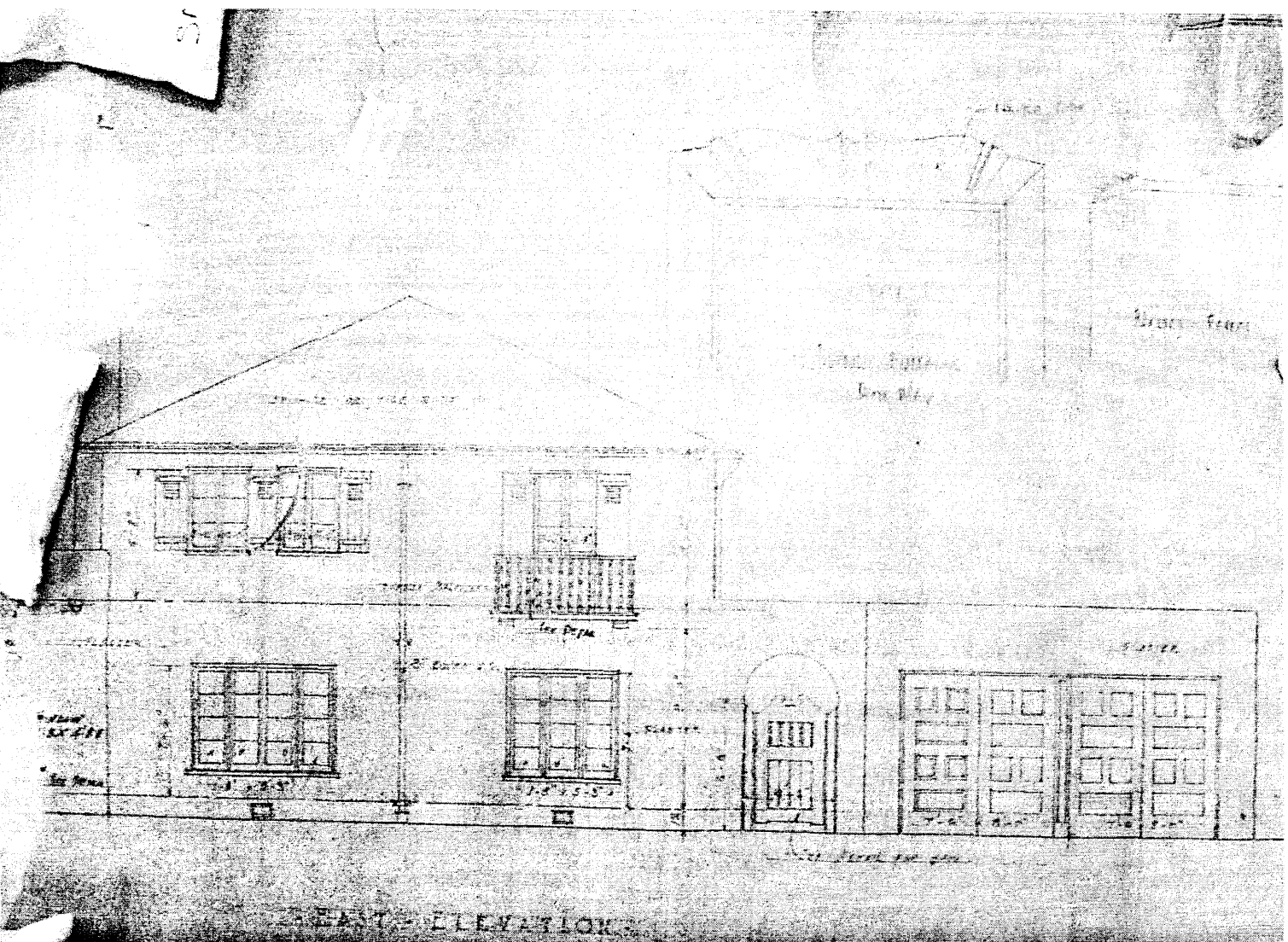
Rear (north) elevation

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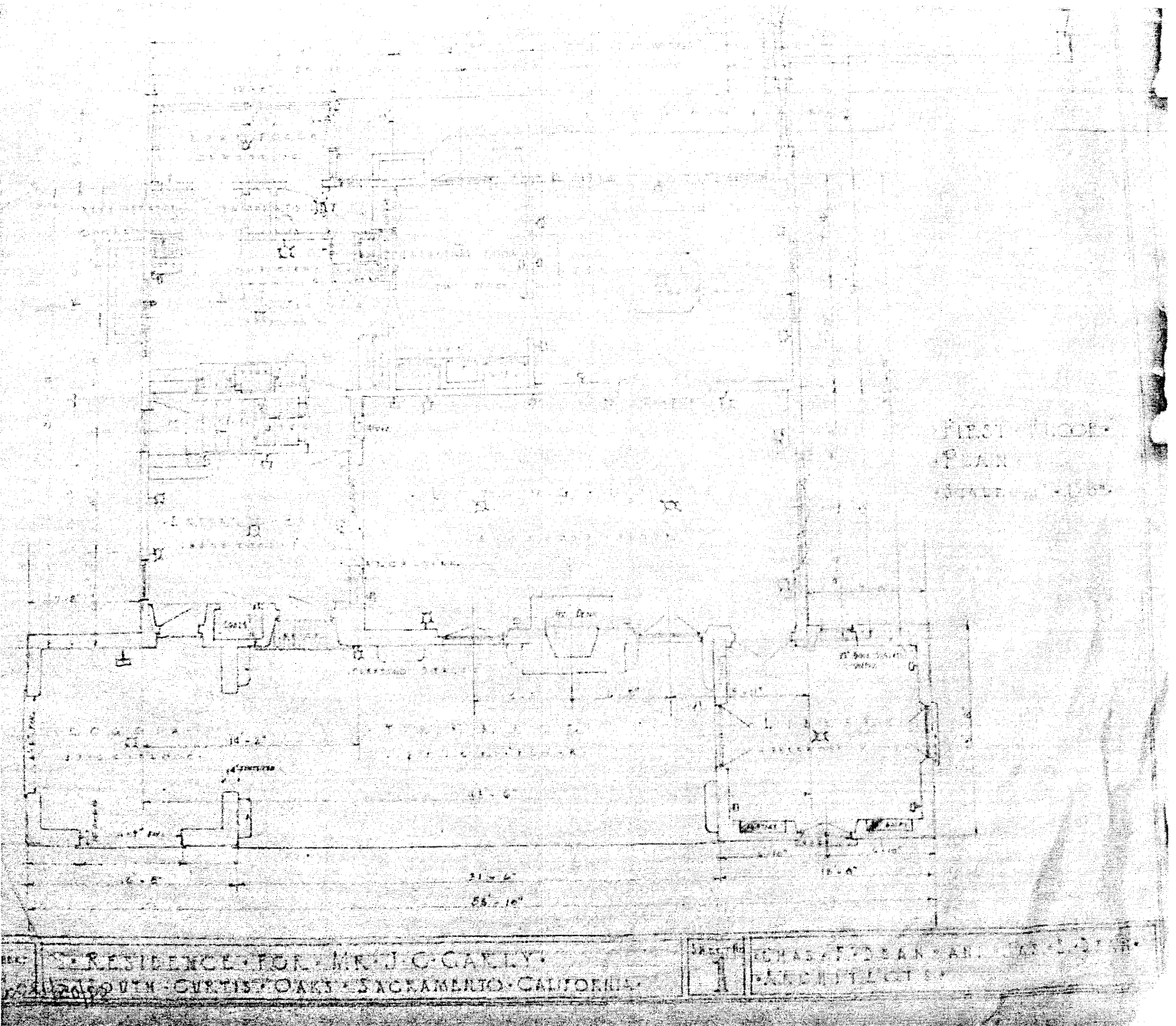
Side (east) elevation

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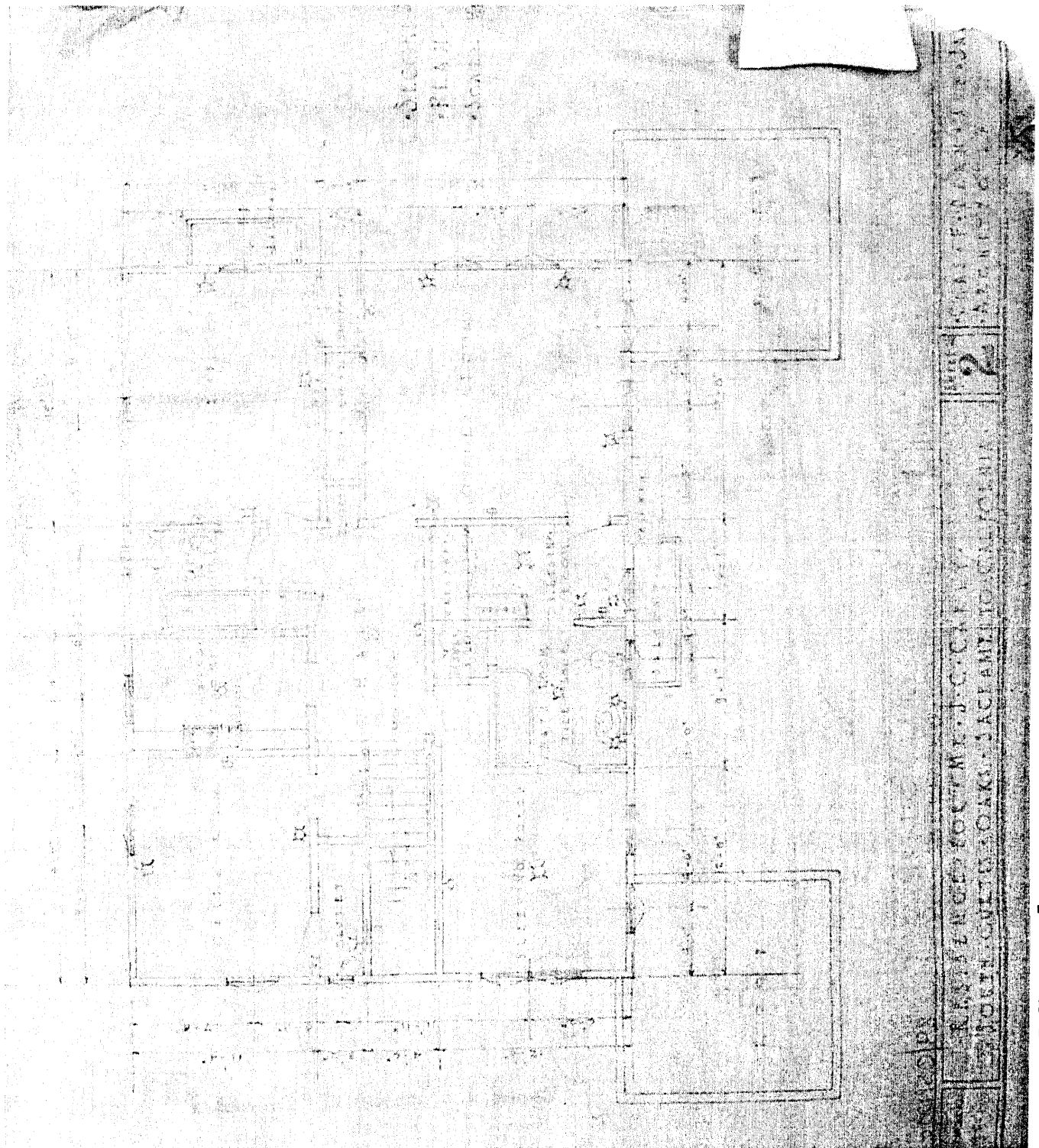
First floor plan

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Carly, J. C., House
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Second floor plan

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Photograph 1:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of house in double-lot setting, camera facing northeast
7. Photograph 1

Photograph 2:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of front (south) elevation; camera facing northwest
7. Photograph 2

Photograph 3:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of old Pepper Tree in front, camera facing north
7. Photograph 3

Photograph 4:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of front (south) elevation; camera facing north
7. Photograph 4

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Photograph 5:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of front (south) recessed door, camera facing north
7. Photograph 5

Photograph 6:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of front (south) elevation; camera facing northeast
7. Photograph 6

Photograph 7:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of front (south) courtyard; camera facing northeast
7. Photograph 7

Photograph 8:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of side (west) elevation, camera facing southeast
7. Photograph 8

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Carly, J. C., House
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Photograph 9:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of open loggia, from side (west) elevation, camera facing southeast
7. Photograph 9

Photograph 10:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of rear (north) elevation and garage, camera facing southeast
7. Photograph 10

Photograph 11:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of rear (north) elevation, camera facing south
7. Photograph 11

Photograph 12:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of side (east) elevation; camera facing southwest
7. Photograph 12

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Carly, J. C., House
Sacramento County, CA

Photograph 13:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of side (east) elevation from Franklin Blvd., camera facing west
7. Photograph 13

Photograph 14:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of back gate between Carly & Cutter yards, camera facing north
7. Photograph 14

Photograph 15:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of brick wall and Gladding McBean fountain in side (east) yard, camera facing southeast
7. Photograph 15

Photograph 16:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of Gladding McBean lion's head, camera facing east
7. Photograph 16

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Carly, J. C., House
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Photograph 17:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of foyer from front entry, camera facing northeast
7. Photograph 17

Photograph 18:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of foyer from living room, camera facing northwest
7. Photograph 18

Photograph 19:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of stained glass window at stairway, camera facing west
7. Photograph 19

Photograph 20:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of living room, camera facing southwest
7. Photograph 20

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Carly, J. C., House
Sacramento County, CA

Photograph 21:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of fireplace, camera facing south
7. Photograph 21

Photograph 22:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of dining room, camera facing northeast
7. Photograph 22

Photograph 23:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of stenciled ceiling in dining room, camera facing north
7. Photograph 23