

# Appendix CR-1

Historical and Architectural Evaluation of 4434 Mapel Lane,  
Carmichael, County of Sacramento, CA

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August 2018 | NSP-01



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# 1.0 MANAGEMENT SUMMARY

On behalf of HELIX Environmental Planning, Inc. (HELIX), Kathleen A. Crawford, M.A., Crawford Historic Services, prepared this Historical and Architectural Evaluation of the Property Located at 4434 Mapel Lane, Carmichael, County of Sacramento, California (Evaluation). The property is an approximately 5.4-acre parcel located at 4434 Mapel Lane, Carmichael (Assessor's Parcel Numbers 247-0010-001, -008, and -009).

The owner of the property, Nicksam Properties LLC, proposes to construct multiple new residential lots on the parcel. The parcel currently contains a 7,505 square foot residence which will remain unaltered on the parcel. The tasks for this Evaluation included a review of historic records and files at multiple repositories, including the County of Sacramento Assessor's Office, the County of Sacramento Building Department, the Fair Oaks Historical Society, the Sacramento Central Library's Sacramento Room, and local Carmichael area resources. Additional information regarding the property was obtained from the report entitled "Cultural Resource Assessment of 4434 Mapel Lane, Carmichael, Sacramento County, CA" prepared for John Roseberry, Nicksam Properties LLC, by Carrie D. Wills, M.A., RPA, HELIX Senior Archaeologist on August 3, 2018 (HELIX 2018).

The project location is in the northeastern portion of unincorporated Sacramento County, at 4434 Mapel Lane, in the community of Carmichael, a census-designated place (CDP) (Figure 1). The project is in Section 10 of Township 9 North and Range 6 East, Mount Diablo Meridian, on the U.S. Geological Survey (USGS) 7.5-minute "*Citrus Heights, CA*" 7.5-minute quadrangle map (Figure 2). The surrounding area is predominantly single-family residential properties. However, O'Donnell Heritage Park (approximately 9.4 acres), formerly part of the subject property, is immediately adjacent to the northeast boundary (Figure 3). The project parcel consists of the area surrounding the residence, associated outbuildings, and miscellaneous elements. The property contains a large number of oaks, palm, and eucalyptus trees, as well as non-native bushes. All figures are presented in Appendix A.

Ms. Crawford conducted a pedestrian survey and building evaluation of the subject property on July 17, 2018; her resume is attached in Appendix B. The property is predominantly flat with good ground surface visibility in most areas, although some portions of the property were covered with heavy vegetation. The property contains one large residence that was constructed in two parts. The original residence was constructed c. 1874-1875 and is approximately 2,000 square feet and the large addition (approximately 5,500 square feet) was constructed on the south elevation of the original residence in c. 1985. Numerous modern sheds, outbuildings, a hot tub, and a tennis court/basketball court complex are present on the grounds. The evaluation of the residence concludes that the residence does not meet any of the four criteria for significance under local, state, or federal criteria. The residential building and the other structures on the property are not considered to be eligible for any type of potential designation process, therefore, it appears unlikely that project development would have an impact on historic properties or historic resources. Therefore, no additional historical studies or archaeological work is recommended.

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## 2.0 PROJECT BACKGROUND

### 2.1 PROJECT DESCRIPTION

Nicksam Properties LLC (Nicksam) is proposing to subdivide the 5.4-acre subject property into ten individual building sites for single-family residences. The c. 1875-c. 1985 single-family residence on the parcel will remain and will not be altered as part of the proposed project, according to the information provided by Nicksam at the time of the preparation of this report. The various non-historic outbuildings and other elements will be removed as part of the proposed development.

### 2.2 PROJECT LOCATION

The project is located at 4434 Mapel Lane, in census-designated Carmichael within unincorporated Sacramento County, California. The community of Carmichael is a suburb in the Greater Sacramento Metropolitan Statistical Area (Appendix A: Figure 1). The project area is depicted on the U.S. Geological Survey (USGS) "Citrus Heights, CA" 7.5-minute quadrangle map (Appendix A: Figure 2) and on an aerial overview map (Appendix A: Figure 3).

## 3.0 RESEARCH METHODOLOGY

### 3.1 ARCHIVAL RESEARCH

Historic research undertaken as part of the Evaluation included an examination of a variety of resources. The current listings of potentially eligible resources were checked through the National Register of Historic Places (NRHP) website. The historic research also included a review of the following federal, state, and local resource inventories to identify resources within the study area:

- National Register of Historic Places (National Park Service 2017)
- California Register of Historical Resources (California Office of Historic Preservation 1992)
- California Inventory of Historic Resources (California Department of Parks and Recreation 1976)
- California Historical Landmarks (California Office of Historic Preservation 1996)
- California Points of Historical Interest (California Office of Historic Preservation 1992)

Historic aerial photographs and historic USGS quadrangle maps were reviewed and the evolution of the subject property was examined on [Historicaerials.com](http://Historicaerials.com). Historic aerial photographs dating from 1947, 1957, 1964, 1966, 1993, 1998, 2002, 2005, 2009, 2010, 2012, through 2014 and historic USGS quadrangle maps starting in 1902, 1910, 1911, 1952, 1956, 1957, 1965, 1969, 1977, 1978, 1980, 1984, 1997, 2012, and ending in 2015 were reviewed for information related to the subject property. In addition, the online map files provided by the Fair Oaks Historical Society were also reviewed for any additional information they could provide regarding the subject property. These maps included: maps of Fair Oaks and the general area from 1880, 1890, 1892, 1894, 1897; USGS maps, 1902, 1903, revised 1911, and a Sacramento County map from 1930.



The Fair Oaks Historical Society files also provided general information about the area, its history and development, and Carmichael pioneer families. Oral interviews were conducted by Kathleen Crawford with Jim Pierce, President of the Fair Oaks Historical Society; Sally Dunbar, local Carmichael realtor and author of the Old Homes articles for the Carmichael Times; and Tom Phillips, local Carmichael realtor.

In addition to the archival data provided by the previously listed sources, the property records of the County of Sacramento Assessor's Office, the County of Sacramento Recorder's Office, and the County of Sacramento Building Department Records, including building permit records, were obtained and reviewed.

The archival research files of the Sacramento Central Library, Sacramento Room, were explored for additional information regarding the history, development, and ownership of the subject property, as well as the surrounding Carmichael and Sacramento County areas. Various vertical files, historic compilations of pioneer biographies, miscellaneous books on Sacramento County history, and ephemera were consulted for background data. Also, the author's personal library of California history and materials provided additional information.

## **4.0 FIELD SURVEY METHODOLOGY**

A field examination of the project area was undertaken on July 17, 2018 by Kathleen Crawford and consisted of a pedestrian survey and building evaluation. The survey was designed to document the historic building environment, both current and past. A search for elements that related to the current use of the property as well as the previous use of the property as a 160-acre wheat farm in the late 1800s was undertaken. The survey included an examination of the area surrounding the main residential building and the various out buildings and structures on the grounds of the property. Additional examination of the property for any elements related to the former farming use was explored. Photographs were taken of the entire exterior of the current two-part residence; all exterior elevations were recorded (Photographs No. 1-8). In addition, the interior of the residence was accessed, and interior photographs were taken of the main architectural details and key elements of the interior of the residence, both the old and new sections. These photographs, both interior and exterior, were used extensively to document any potential alterations, renovations, and additions to the residential building.

After a thorough examination of the primary residence and grounds, photographs were taken of each of the various outbuildings, hot tub area, back yard fountain, and the general landscaping of the property.

## **5.0 HISTORIC OVERVIEW**

Following is a brief overview of the historic background, providing a context in which to understand the background and relevance of the subject property. This section is not intended to be a comprehensive review of the current resources available; rather, it serves as a general overview.

### **5.1 SACRAMENTO COUNTY**

Early Spanish explorers and the Franciscan and Jesuit missionaries who followed them were the first Europeans to reach northern California. The interior of the Sacramento Valley, away from the easily defended and more accessible chain of coastal missions and pueblos, was left largely untouched by the Spanish and "Californios" (Hoover et al. 1990). Settlement of the Sacramento area did not begin until

the late 1830s and early 1840s, when entrepreneurs such as John Sutter and Jared Sheldon obtained land grants from the Mexican government, typically in exchange for an agreement to protect Mexican interests in these remote regions (Beck and Haase 1977). In 1839, John Sutter built the earliest Euro-American settlement within Sacramento County. Named Sutter's Fort, it was a well-known outpost that brought with it an increase in Euro-American trappers, hunters, and settlers to the Sacramento area. As a result of the Mexican War (1847-1848), California became part of the territory of the United States. In 1848, gold was discovered at Sutter's Mill in Coloma which resulted in a torrent of gold seekers flooding into the Sacramento region. As the population soared and the gold decreased, many of the settlers who decided to stay turned to alternative vocations, particularly agriculture. Many found that the local land was relatively cheap and provided good crops. Raising grain, livestock, and produce to sell to the thousands of miners heading to the gold fields proved a profitable venture. These combined events hastened the settlement of the area and the development of Sacramento as an economic and transportation center. The designation of Sacramento as the state capital, in 1854, also resulted in the area's increase in socio-political importance.

## 5.2 HISTORY OF CARMICHAEL

Carmichael is a small community of 13.79 square miles in the unincorporated area of Sacramento County. The community is part of the Greater Sacramento Metropolitan area and currently has a population of approximately 61,000 residents.

The 1957 *Polk Suburban Directory* describes the Carmichael area as follows:

...Carmichael is a rural community designed by nature to be a place for gracious, leisurely country living. It encompasses over one-hundred square miles, of which an exclusive area bordered the beautiful American River. Slightly rolling hills weave their way backward from the River, with the Sierra Nevada Mountains to the Eastward. The setting provides an ideal and cultured setting for quiet living, with schools, churches, and recreation establishments available.

Prior to the arrival of Europeans in the late 1700s, the area was home to Native American groups. The arrival of the Spanish in the late 1700s to colonize and Christianize Alta California led to major changes in the culture and lifestyle of the indigenous groups. By the 1820s, California had transitioned from Spanish to Mexican control and large land grants, or ranchos, were given to various residents of the Sacramento area and across California.

The Carmichael area was originally part of two Mexican ranchos, the Rancho San Juan and the Rancho Del Paso, whose history and development are intertwined. In 1846-1848, Mexico was engaged in the Mexican War with the United States. At the end of the war, the Treaty of Guadalupe Hidalgo transferred California, as well as other parts of the Southwest to the United States of America. With the advent of California's statehood in 1850, the land was soon opened to American businessmen, farmers, ranchers, and residents of all types. These newcomers established farms, ranches, orchards, businesses, and towns that transformed California, and Sacramento County, into a new land.

### 5.2.1 Rancho San Juan

The Rancho San Juan was a Mexican land grant comprising 19,983 acres of undeveloped land. The land grant was awarded to Joel P. Dedmond in 1844, by Governor Manuel Micheltoarena, the last Mexican

governor of California. The grant bordered Rancho Del Paso on the east. This Rancho was owned by Captain Eliab Grimes, a native of Massachusetts and a merchant and trader in Hawaii. The two land grants were sited along the north side of the American River. The two ranchos eventually became the location of the communities of Orangevale, Fair Oaks, and Carmichael (Bancroft 1885).

Joel P. Dedmond was an American businessman and developer who owned property in San Francisco. He claimed to have arrived in California in 1838 and obtained Mexican citizenship, a common practice for Americans seeking to make their fortune in California.

In 1847 Dedmond sold out his land to Hiram Grimes. Hiram Grimes was nephew of Captain Eliab Grimes. Hiram Grimes later owned Rancho Del Paso and Rancho Pescadero (Bancroft 1885:673).

At the end of the Mexican war between the United States and Mexico, the Treaty of Guadalupe Hidalgo confirmed that the land grants given by the Mexican government to American citizens would be honored. As required by the Land Act of 1851, a claim for Rancho San Juan was filed with the Public Land Commission in 1852 and the land was officially patented to Hiram Grimes in 1860 (Bancroft 1885).

The rancho lands of California were sold and re-sold many times to various entrepreneurs with a variety of plans for the land. Rancho San Juan was purchased by James Ali Ben Haggin and Lloyd Tevis, both lawyers. They established a large horse racing and breeding operation on the property. In 1868, Frederick C. Cox, a senator in California and the president of California National Bank bought Rancho San Juan (*New York Times*, October 8, 1905).

### 5.2.2 Rancho Del Paso

The Rancho Del Paso, located directly west of the Rancho San Juan and sharing a boundary, was a 44,571-acre land grant given to Eliab Grimes in 1844 by Governor Micheltorena. The former rancho lands encompass the present-day areas of North Sacramento, Del Paso Heights, Rio Linda, and parts of Carmichael.

Captain Eliab Grimes, and his nephew, Hiram Grimes, operated a firm named E & H Grimes. John Sutter had given the land to Eliab and Hiram Grimes and John Sinclair prior to the official granting of the patent by the governor. Sinclair, who had worked for Sutter in 1840, lived on the rancho and raised cattle and wheat for the Grimes family until the grant was legally given to the Grimes family in 1844.

Grimes, who had subsequently become an important trader and political figure in San Francisco, died in 1848, leaving his share of the rancho to his nephew, Hiram Grimes. Three months later, in 1849, John Sinclair sold his share of the property to Hiram Grimes. In 1852, Grimes sold the entire Rancho Del Paso to San Francisco trader Samuel Norris who was an immigrant from Denmark who arrived in California in 1839. After the Land Commission decisions of the 1850s, Norris was officially granted the Rancho Del Paso in 1858. During this period, Norris was in a major legal battle with the Grimes family over the estate and, in 1860, the U.S. Supreme Court awarded the rancho to Norris. As a result of the lengthy legal battle, Norris was heavily in debt to his lawyers, James Ali Ben Haggin and Lloyd Tevis. In 1862, Norris sold the Rancho Del Paso to the two men.

Rancho Del Paso became nationally prominent during the 1880s for its extensive horse breeding facilities. Haggin stopped using the ranch as a horse breeding operation in 1905 and concentrated his

breeding efforts at his Elmendorf Farm in the blue grass area of Lexington, Kentucky (*New York Times*, October 8, 1905).

### 5.2.3 Carmichael Area

As there is no Carmichael Historical Society, the files of the Fair Oaks Historical Society were accessed for history of the subject property, the Carmichael and Fair Oaks communities, and the San Juan Rancho area. The following information was written by local pioneer Ed Muldrow in 1939 and is titled “An Early Settler Gives an Accurate Account of San Juan Area History” (Fair Oaks History Center website, page 79).

The Rancho San Juan was originally granted to Joel Dedmond by Manuel Micheltorena, governor of California under Mexican rule, December 21, 1844. The grant covered 19,982.70 acres, Hiram Grimmes obtained a patent to this land, July 1860.

That any right ownership has been given DXX appears not to have been generally known, and when California was ceded to the Americans, at the close of the Mexican war, quite a number of families settled on the land, supposing it to be government land. They remained in possession without disturbance for several years. They earned a livelihood much from the sale of wood and charcoal and possibly many had dairies, it being a good place for cattle. Little attention was given to farming for various reasons; the clearings were small, and the land was thought to be unfit except along the river bottom.

There were no churches, and no schools except one small school on the Del Paso side of the line near where the Carmichael Community Church now stands where the children might attend if there was no work at home.

These squatters wantonly destroyed much fine timber, cutting down large trees, working up the tops and leaving the main trunk to rot on the ground.

### 5.2.4 Squatters Evicted

Finally, after a lapse of 16 to 18 years, the owner determined to rid the land of the squatters. The resolve to bring about a new order was problematic and some of the people, not overly satisfied with their lot, went off easily when notified, when others who had evidently done better for themselves, refused to go. However, when it became clear to them that the rights obtained under Mexican rule were still good, they gave up the fight and went away, one by one leaving their houses behind. Old wells from which they had drawn water, or a heap of decaying rubbish marked the spots where their homes had stood for many successive years.

When the last settlers were driven off, the grant reverted to its original state as grazing land. People came from different places, bringing sheep, hogs, horses, and cattle where they found good pasture through the winter months to be taken away again in the spring. A few families came and went at odd intervals, but they were primarily renters. The owners seemed content to hold on looking for higher prices which they were convinced would come later. Some mining on Mississippi Bar, mainly by Chinese, and the old cherry orchard on Sacramento Bar returned a good interest, especially in the orchard, for fruit was not over planted in those days.

Here it may be mentioned that the orchard was originally set out in 1852 by two men, White and Hollister, and it formerly went under the name of White and Hollister orchard, but gradually changed into the more familiar name of the cherry orchard on account of the delicious cherries grown there. White and Hollister were driven off at the time of the general exodus of the squatters. Their house, and a very good one for the time, stood on the banks of the American River. It was the last of the old squatters' houses to be taken down. It was still there and occupied when the Eastern company came into possession of the land about 1895.

Hastings and Curry had now succeeded to ownership with Bruce Lee, the current agent. A division of land was at length determined upon, and Bruce Lee was given a grant of 5,000 acres on the lower end.

### **5.2.5 Early Sales**

Land having advanced to what was considered a good price of \$12 an acre, the new owners offered a strip along the north side of the Lee grant. Their first sale was to James Muldrow, already a resident of the San Juan, in December 1874. The following year came Thomas Kelly from Sacramento. Then Jacob Heintz from Lathrop, San Joaquin County. Then came Michael Kelly from Walnut Grove, then came John Vincent, also from Walnut Grove and Phillip Sherry from Yolo County. Sometime afterward Joseph Heintz bought 200 acres adjoining on the south and east of Sherry. Robert and Finley McMillan also purchased land in the San Juan, but not on the Lee grant. There were no more sales. These people were to encounter the same hindrances to agricultural pursuits as the early settlers, the clearings were small. However, they went one better, they had faith in the soil.

Wild grain was planted in these days and a jack rabbit dinner was quite a common thing. Gradually the timber was removed, the clearings made larger, and the raising of wheat and barley became correspondingly more extensive.

In 1880, principally through the efforts of Jacob Heintz, Thomas Kelly, and John Coyle, the San Juan School was established. There being no house ready, the first term of two schools was at the house of Thomas Kelly. The first teach employee was Miss Etta Berg of Sacramento. The first trustees were Thomas Kelly, John Coyle, and James Muldrow.

Several years passed now without anything occurring worthy of note. The little colony of eight families formed a group of themselves we may suppose with as much contentment as it is generally accorded to human nature.

The Rancho San Juan was destined for yet another change. Clarke and Cox finally sold their interest to an eastern company who proceeded at once to survey the ground and sell it in small tracts in 1895. It took on the name of the Sunset Colony. Men were out to work clearing away the forest, and soon fruit-bearing trees took the place of centuries-old oaks.

Improvements followed rapidly, including the laying out of a town named Fair Oaks and the whole aspect of the county changed.

### 5.3 DEVELOPMENT OF THE CARMICHAEL COLONIES

In the late 19<sup>th</sup> century, Daniel W. Carmichael moved to the Sacramento County area. The Carmichael family was of Scottish descent and emigrated to America in the early 17<sup>th</sup> century. The family settled in Georgia and became farmers. Daniel Carmichael's father, William, and his eldest brother, Thomas, moved to California in 1875. The father returned to the east coast but encouraged his younger sons to try their luck in California as they reached maturity. Daniel Carmichael, born in Atlanta, Georgia in 1867, arrived in Sacramento in 1885. He worked on his brother's farm in Sacramento, but wishing to acquire a business education, he enrolled in the Stockton Business College in 1886. After completing his education, he obtained a job working at a printing firm in Sacramento. He moved to a bookkeeping position shortly afterward, and in 1895, he decided to pursue a career in real estate and insurance. After discovery of oil in the 1890s in the Bakersfield area, "he was one of the first to realize the possibilities in this direction and securing a tract of one hundred and sixty acres in the heart of the oil region in Kern County was among the first to strike oil (Irvine 1905)."

Carmichael was a registered Democrat who served as a delegate to the presidential convention in 1900; a Mason and member of the Odd Fellows and Elks Lodges; and became City Treasurer of Sacramento in 1895-1897. In 1895, he formed the real estate company of Curtis, Carmichael, and Brand. The business focused on land development projects in the Sacramento Valley (Irvine 1905: 613).

Carmichael began his developments in the Carmichael area in 1908 but never actually lived in Carmichael. He served as mayor of Sacramento in 1917 (Muther 2004).

In 1908, Daniel W. Carmichael purchased 2,000 acres of the former Rancho San Juan for real estate development purposes. He named the property Carmichael Colony No. 1 and began selling ten-acre parcels. The price was \$1,500, and terms of sale required ten percent down and \$10 per month until the final payment. Carmichael placed advertisements in national newspapers and magazines, such as *Sunset* (Muther 2004).

Carmichael had plans for expansion of the Colony, and in 1911, he purchased an additional 1,000 acres to the west of the first colony and named it Colony No. 2. Colony No. 2 had originally been part of the Rancho del Paso, a 44,000-acre Mexican grant. The property he acquired had been part of the land homesteaded by James Ben Ali Haggan and used for his horse breeding operation in the 19<sup>th</sup> century. The new Colony land shared the western boundary with the land encompassed in the original Colony (Muther 2004).

The first permanent settlers in the Carmichael Colony No. 1 were Mary and Charles Deterling. They established a 400-acre ranch named Rancho San Juan Meadows. Originally planted in alfalfa, the ranch developed a substantial orchard of pears, peaches and plums (Muther 2004).

The land along the north side of the American River was good bottom land, but newcomers who purchased land on the higher ground found that it was "hard-pan." Dynamite was used to blast through the dirt to loosen it enough to successfully plant orchards and row crops (Muther 2004).

Carmichael was always considered to be a place for families. Early homes were built of logs, adobe, or wood frame. The homes were simple in design, one-or two stories in height, and constructed of locally produced materials. Most of the early homes were built by the owners with help from family and

friends. Most of the early homes were built along what is now Fair Oaks Boulevard, as well as Palm Drive and California Avenue. Fair Oaks Boulevard was the only paved road until the 1920s. It was a narrow two-lane road all the way to Sacramento (Muther 2004).

Daniel Carmichael's original premise for the colonies was that the farms would be self-sufficient. However, due to difficulties with the soil, farmers had to find additional means to making a living in a rural community. Due to the drop in agricultural prices after World War I, farmers had to diversify to survive. They were farmers, ranchers, orchardists, and dairymen (Muther 2004).

Early families in the Carmichael area included the Barretts, for whom Barrett Road is named. The Barrett family came in 1900 and became part of the Carmichael community. Another family, the Thomas C. Mapel family became real estate developers. Thomas and his wife, Winnona, brought their family from Sacramento to Carmichael in 1926. Mapel had worked in real estate in Sacramento and, in 1946, he purchased a 100-acre parcel to create the first tract housing in Carmichael, known as Mapel Grove. Mapel Lane is named for the family. Mapel served in the Carmichael Irrigation District and Mrs. Mapel was active in the local schools and community events (Muther 2004).

H Street, now Fair Oaks Boulevard, was the business center of the community. Road side stands offered fruit, vegetables, and eggs. In the 1920s, the Arrowhead Store and the Williams family grocery store provided most of the local consumer needs. With the appearance of cars and tractors, service stations and garages were needed. The Triangle Service Station, the Clark's Garage and Sunnydale Garage (owned and operated by Glenn Huges) addressed the community needs. Other stores were gradually added but it was not until 1963 that a shopping center was built. Known as the Crestview Center, it was located at the corner of Manzanita Way and Winding Way (Muther 2004: 45-54).

Education was always important to the residents. The earliest school was the San Juan School, a one-room schoolhouse. The school was located on Winding Way near Dewey Drive and was used from 1880-1917. A new school was built in 1917, on land donated by Daniel Carmichael. It served as the only elementary school in the community until the 1950s. Eventually the system grew to 12 elementary schools, three middle schools, and a high school (Muther 2004).

In 1927, the first church was built, the Carmichael Community Church. The church is now affiliated with the Presbyterian church. As was typical with most small farming communities, the church was the social center of community life. More churches would follow in the coming years, creating a rich diversity of religious opportunities for the residents (Muther 2004).

As is necessary in all communities, a variety of organizations were developed over the years to address the needs of the community. The Carmichael Irrigation District was formed as water was vital to farming operations. The Carmichael Improvement Club and the Carmichael Utility District brought many positive changes to Carmichael as the years went on and the community evolved. Parks, libraries, recreation areas and community organizations were developed over the years, each enhancing the community. Carmichael has developed into a thriving community in the 21<sup>st</sup> century and still retains its agricultural heritage and remains a good place to build a home and a life (Muther 2004).

## 5.4 HISTORY OF 4434 MAPEL LANE, CARMICHAEL, CA

The subject property, a single-family residence named Shelterwood by the O'Donnell family, is addressed as 4434 Mapel Lane, Carmichael, Sacramento County, California, (Assessor's Parcel Numbers 247-0010-001, -008, and -009). The property is in an unincorporated area of Sacramento County in the community of Carmichael. The parcel size is listed in the Assessor records as 5.04 acres.

The following information was taken from a document located in the Sacramento Center Library in Vertical File #Carmichael. The information was prepared by Jim O'Donnell on October 1, 1998. The document is entitled "Shelterwood – A History of the O'Donnell Property."

The ten-acre park currently owned by the Carmichael Park District and soon to be developed for the enjoyment of all who enjoys a rich local history that reaches back to the mid-1800s and California's emerging statehood. It was part of a quarter-section of land (160 acres) purchased by my great-grandfather, Edward O'Donnell in 1898 – and held in the family for three generations until being sold to Marc Turteltaub in 1985, some 87 years later.

The property was originally part of the Rancho San Juan, a parcel of land covering nearly 15,000 acres, granted in 1844 to Joel Dedmond by last Mexican governor, Manuel Micheltoena. For nearly twenty years, this land remained nearly undeveloped, populated only by squatters whose income was largely derived from the sale of wood and charcoal. Eventually, the squatters were driven off and the land use shifted to grazing.

In the early 1870s, two developers, Hastings & Curry, came into ownership of the Rancho San Juan. Bruce Lee, a resident agent, was granted the northernmost 5,000 acres to sell, and it is there that the first farms were carved out of the native land, including the parcel that would eventually become the O'Donnell property. Some of the names of the original owners present today, are found on the names of local streets, schools, parks and housing developments. Included among them are the families Coyle, Barrett, Dewey, and Kelly.

In 1874, Phillip Sherry purchased 160 acres from Bruce Lee, built a two-story home and, after clearing the land, began to farm it for wheat, as did many of his neighbors. Land prices at that time hovered around \$12 an acre. The parcel that would soon come to be the O'Donnell property covered the acres bounded by Barrett Road on the west, Winding Way on the north, Lincoln Avenue on the south, and a line near Schweitzer School on the east. Shortly thereafter, ownership of the Rancho San Juan passed to two wealthy cattlemen, Crawford Clark and Frederick Clark, who later sold most of their land to an eastern developer who, near the turn of the century, created dozens of ten-acre parcels. Daniel Carmichael, a Sacramento area realtor, played a pivotal role in the sale of these parcels to easterners who were looking to move west for their piece of the American Dream.

Edward J. O'Donnell purchased the Sherry Ranch in 1898, having emigrated from Donegal, Ireland several years earlier. After stops in Minnesota and Washington states, Mr. O'Donnell, a blacksmith by trade, settled into the business of farming the land of the Rancho San Juan. At the northernmost corner of his property stands a small, one-room schoolhouse named the San Juan School, having been founded a decade earlier by Thomas Keely, Jacob Heintz, and James Muldrow. The school, originally intended to serve the families in and around the Lee grant, began to flourish as residents of the fast-growing Carmichael Colony began to send their



children to the school. Edward O'Donnell served as a trustee of the school, donating time for its operation and improvement until a larger school was built in the Colony in 1917. One of his daughters, Della O'Donnell, served as a teacher in the San Juan grammar school and was appointed the first teacher of the newer school, later serving as its first principal. She also founded one of the first parent-teacher associations in Sacramento County in 1915 or 1916. Dubbed *Shelterwood* by its owner in the popular fashion eastern estates, the O'Donnell family prospered in the early part of the twentieth century. Wheat farming was a collaborative effort among the locals, and harvesting was accomplished in a cooperative effort between many of the "neighbors," even though at that time a trip to the next house was often more than a mile round trip. The harvest was conveyed by a horse-drawn flatbed cart to Sacramento's active river port (known to us today as Front Street in Old Sacramento). It was an all-day trip one-way. Ownership of the farm passed to the next generation of O'Donnells – four siblings who each received a quarter-share of the land. The eldest, Edward, received the portion of the land that include the home and surrounding outbuildings. The other siblings, all sisters, quickly sold off their shares. A portion of the forty acres held by the junior O'Donnell was sold to Thomas Mapel, a real estate developer, in 1949 for \$49 an acre. Land prices had quadrupled in the preceding seventy years.

Edward O'Donnell who had operated the farm on behalf of his father during the twenties and thirties, eventually became an employee of the California State Department of Highways (later known as CalTrans). The property, now reduced to fifteen acres in the O'Donnell's name, became primarily a residence and local landmark for the extended family and friends who had grown up with the land and seen the emergence of Carmichael, along with the neighboring communities of Orangevale and Fair Oaks.

Development of the northern Sacramento County was a boom industry in the post-war era, and by the early 1960s the San Juan Unified School District identified its eastern half as most likely to require additional schools to serve the population growth. Through a process of eminent domain, the district acquired two-thirds of the O'Donnell property to accommodate its expansion. The area's population growth curve flattened out, however, over the next decade and San Juan's plans to develop the site never bore fruit. Nearly 10 years after title to the 10-acres passed into government hands, it passed again, this time to Carmichael Park and Recreation District, in a transfer that was described at that time as "value neutral." Even though the property, taken by eminent domain, would not be used for its original purpose, there was no attempt at that time to return its original owners.

In 1965, ownership of Shelterwood, now reduced to five acres of the original 160, was passed to its third generation of O'Donnells, - and, coincidentally, the third owner to have the given name of Edward. Edward Jr. along with his wife Eve and their four children now moved into the family home in July of that year and began a 20-year stint that would end with the sale of the property to Marc Turtleaub.

Ed and Eve spent a good number of years remodeling and restoring the 89-year old home to its original grandeur. Adhering to the architectural style of the period and using materials from similarly constructed homes of the region as well as making much of their own, they added several rooms and renovated the home to current code while maintaining its vintage appeal. Much of the furniture that had adorned the home throughout the O'Donnell tenure remained,

the major pieces having traveled from New York around Cape Horn prior to the turn of the century.

Shelterwood entered the current era of ownership in November 1985, when the home and property were sold to Marc Turteltaub, who like the senior O'Donnells so many years before, was moving westward to find a gentle, comfortable place to live and work.

The following biographical information regarding the life of Edward J. O'Donnell was in the 1923 edition of the *History of Sacramento County: Biographical Sketches*, by G. Walter Reed, located at the Sacramento Central Library.

Edward J. O'Donnell, Sr. – A well improved and valuable farmer in the San Juan belt pays tribute to the care and labor bestowed upon it by its owners – Edward J. O'Donnell, Sr., who has resided within the borders of the Golden State for a quarter of a century. He is a representative of one of the old and prominent families of Ireland and traces his ancestry in a direct line to the owners of Castle Donegal. There the family have lived for four generations and it was at Ardara that Mr. O'Donnell was born, on June 9, 1855. He is the youngest son and the only surviving member of the family of James and Ellen (Carbarin) O'Donnell and was reared and educated at Ardara. Mr. O'Donnell remained on the Emerald Isle until he reached the age of 22 years and then sought the opportunities of the New World, taking out his first citizenship papers at Rochester, Minn. in 1877. On leaving that state he went to the Puget Sound country located in Seattle, Wash.; and in 1895, while a resident of that city, became a naturalized American citizen. For three years Mr. O'Donnell was employed at the Lake Stevens lumber mill on Lake Stevens, in the capacity of steam engineer. Thereafter he purchased a farm which he continued to operate until 1898. He then came with his family to California and is now the owner of a productive farm of 160 acres, situated 11 miles northeast of Sacramento, in the San Juan belt. He has made a close study of soil and climatic conditions here, and specializes in the growing of grain, in which he has been very successful, his methods being both practical and progressive. Mr. O'Donnell was the only member of his family to come to the West, but he has never had occasion to regret his choice of his location. His brother, Patrick O'Donnell, preceded him to America, settling in Hartford, Conn., where he conducted a blacksmith shop until his death, which occurred about 20 years ago.

In 1898, E.J. O'Donnell married Miss Lucy L. Morris, who was born in Indiana and who was but five years of age at the time her parents made the journey to Minnesota. Mr. and Mrs. O'Donnell have five children: Edna D. who married George C. Strickland of Santa Cruz; Edward J. Jr. who assisted in operating the home ranch; Rosalie Ellen, the wife of Joel F. Barrett; Alice, who married J.E. Stanley, of Lake County, Cal.; and Della L. who is the wife of E.M. Tucker and resides in Northern Sacramento. There are now 14 grandchildren in the family circle.

Mr. O'Donnell is a progressive Republican of the Roosevelt type, and has always taken a deep and helpful interest in community affairs. He is a strong advocate of the cause of education and served for four years as a trustee of the San Juan School. He is a lover of good literature and keeps abreast of the times in every way. He has worked diligently and persistently as the years have passed, and his present success is well merited, for it has been won through methods that neither seek nor require disguise (Reed 1923)."

## 6.0 ARCHITECTURAL DISCUSSION

### 6.1 ARCHITECTURAL DESCRIPTION OF 4434 MAPEL LANE, CARMICHAEL

The subject residence, named Shelterwood by the O’Donnell family, is sited on an approximately five-acre parcel addressed as 4434 Mapel Lane in the community of Carmichael in the County of Sacramento. The residential building consists of the original, two-story, c. 1874-1875 residence constructed by Phillip Sherry and the c. 1985, three-story addition constructed by Marc Turtleaub. The original residence comprised 2,022 square feet of space; the c. 1985 addition added 5,483 square feet of space to the original residence, resulting in a residence that now totals 7,505 square feet of space. In addition, there are multiple outbuildings, structures, and additional elements on the grounds of the property. The property currently contains a tennis and basketball court, a large hot tub structure, multiple sheds, several small buildings used for multiple activities, and eight storage buildings. None of these buildings or structures date to the period when the O’Donnell family owned the property. It appears that all the O’Donnell related buildings – barns, sheds, animal enclosures or other farm-related buildings and structures, were removed at an unknown time. The grounds contain numerous heritage trees, including oaks, eucalyptus, palm, and cypress. Department of Parks and Recreation (DPR) forms were prepared for the subject property and are found in Appendix C.

### 6.2 ORIGINAL RESIDENCE – SHELTERWOOD

#### 6.2.1 Exterior of the Shelterwood Residence

The original residence on the property was built in c. 1874-1875 by Phillip Sherry. The building is a two-story, Folk Victorian with Queen Anne influences style, single-family residence. The building consists of 2,022 square feet of living space.

#### West/Primary Elevation



Photograph No. 1: West Elevation of c. 1875 Residence.

The building is basically rectangular shaped and has a symmetrical primary elevation, painted wood horizontal siding exterior, a large wrap around porch on the four elevations, and a hipped roof with wood shake shingles, exposed rafters, and skylights. A chimney projects from the center of the roof area. The foundation of the building is wood piers. The front face of the area below the porch is faced with trellis siding. Simple wood steps lead to each of the elevations.

The west, or primary, elevation contains a large porch with a flat roof that is supported by pairs of wood, round, carved, columns with simple capitals and bases. The floor and ceiling of the porch are wood with dovetailed joining at the corners. Simple wood steps lead up to the front porch. Wood trellis type facing is present around the lower edge of the porch to hide the foundation elements. Non-historic ceiling lights have been added to the roof of the porch.

The primary elevation includes a centered entrance flanked by two pairs of large, wood framed, four-pane, double hung sash style windows. The main entrance includes a carved wood door with an oval stained-glass window in the center of the door. Brass hardware is present on the door and includes a small handle that turns and functions as the doorbell. A rectangular shaped, wood framed transom window is present above the front door. The transom contains a stained-glass window. Raised paneling is located on the side walls of the recessed entrance area. A decorative carved section with a tulip motif is present over the transom window and the other windows. This detail is repeated at various points around both the old and new sections of the residence. Small, metal lights are present on each side of the entrance door.

The north facing/south wall of the primary elevation forms an L-shape with the main portion of the façade and contains an additional entrance with a non-historic, carved wood door with stained glass inserts and sidelights. A small wood box structure with multiple compartments is present on the front porch, presumably to store shoes. This appears to be a non-historic addition.

#### North/Side Elevation



Photograph No. 2: North Elevation of c. 1875 Residence.

The north, or side, elevation includes the same detailing as seen on the primary elevation – open porch with flat roof, pairs of round columns, horizontal siding, and wood framed, multi-lite, double hung sash style windows. The west portion of the residence, both first and second floors, forms a block and includes the open porch that wraps around from the west elevation. The east half of the elevation steps back from this front section.

The second floor of the elevation is basically U-shaped as the center section steps back from the front of the façade. The second floor contains multiple window units that are wood framed, rectangular shaped, four-pane, double hung sash style windows. The ends of the building contain single windows; the center section contains two pairs of windows. The center of the wall contains a single window section which is located directly below a round window. A small, rectangular shaped, slider style window is present on the upper section of the north side wall. Carved detailing that matches the ground floor windows is present over the windows.

The ground floor includes a side entrance with a wood door with upper glass section. This door leads from the interior onto the porch. The major component of the east section of the ground floor of the side elevation is a large glass solarium structure which has been added to the north elevation. The glass walls are metal framed and are curved at the top of the walls to form a roof that attaches to the house walls. This glass structure encloses the east half of the original open porch area on the north elevation. Doors are present into the solarium area from the east and west ends; a short flight of simple wood steps leads to the east entrance area.

The second floor of the north elevation includes multiple windows and a balcony. The west portion of the second floor over the wrap around porch area includes three, large, rectangular shaped, casement style windows. These non-historic windows have semi-circular arched window sections directly over each window. They are placed in a contiguous row. The east half of the second floor, the area directly over the solarium, includes a balcony with a turned wood railing, a slanted shed roof, and a wood framed, multi-lite French door which leads onto the balcony area. Air conditioning units and skylights are noted on the roof.

The east, or rear, elevation, contains the same open porch details with wood columns supporting the flat roof, wood horizontal siding, and multiple single wood and glass door entrances. Some of the entrance doors have decorative carved wood screen doors at each entrance. Simple wood steps lead to the porch area. The same rectangular shaped, four-pane, double hung sash style windows are present. The windows have the same carved wood detailing over the windows as seen on the other elevations. The ceiling of the porch contains non-historic ceiling lights.

The second floor of the residence steps back, leaving a wide, flat porch roof expanse. The second floor contains multiple wood framed windows. Two of the windows are rectangular in shape with arched, fan light window sections above the main, multi-light window. The other window is the same as seen on the other portions of the house – wood framed, rectangular shaped, double hung sash style with four panes of glass and the carved decorative section over the window.

East/Rear Elevation



Photograph No. 3: East Elevation of c. 1875 Residence.

The south, or side, elevation is the location of the large addition constructed in 1985. Only a portion of the original south elevation remains as approximately half of the west end of the south elevation was removed to facilitate the construction of the addition. The remaining east half of the south elevation contains the same exterior siding and open porch details. An additional single wood and glass door entrance is present at the juncture of the old and new portions. Wood stairs with a wood railing lead to the porch area and door entrance area. A large, three-sided, wood framed, full height, fixed pane, multi-lite window section is present on the side wall of the house. Three large window sections comprise this window element, creating a quasi-bay window effect. This area provides a wide viewing area from the dining area on the interior of the house. Double hung sash style windows with the same four-pane configuration, and the carved wood detailing, are present on the south wall.

The second floor is L-shaped. Each section contains a rectangular shaped, multi-lite window with an arched, fan light detail window over the lower portion. This L-shaped area attaches to the new addition on the upper floors.

### South/Side Elevation



Photograph No. 4: South and East Elevations of c. 1875 Residence.

### **6.2.2 Interior of the Shelterwood Residence**

The interior of the residence includes many original features. As one enters the residence through the main entrance, it leads to a simple hallway with entrances to the parlor area and the rear of the house. A staircase with carved wood bannisters and carved spiral newel post is present in the entrance hall area. The doors are framed with carved wood moldings. The parlor contains a carved wood and marble fireplace placed on the diagonal across the corner of the room. The ground floor contains the parlor, dining areas, and a large kitchen with storage areas. The walls and ceiling are plaster; some walls are wallpapered with period designs. A room on the south end of the residence contains a mosaic tile floor with a shell border design. Chandeliers and period ceiling lights are present throughout the ground floor rooms. The kitchen has been remodeled and does not retain any of the original historic character of the interior.

The second floor contains multiple bedrooms and a bathroom. Similar wood detailing is present around the doors and windows but has been painted. Skylights are present over the various rooms and hallways. The bathroom has been completely remodeled and retains none of the original features.

### **6.2.3 Alterations to the Original Residence**

#### West Elevation

The west elevation has undergone changes with the addition of what appears to be an historic door, however, this door does not appear to be original to the home. The stained-glass transom window may also be non-original. The side entrance door is non-historic as the opening has been enlarged to accommodate the door.

While no permits were located for many of the changes, it appears that the original windows have been changed. The windows are in pristine condition, which is unlikely in a building that is 143 years old. The windows were replaced with windows that appear to replicate the original windows. Ceiling lights were

added to the porch ceiling. The small shoe storage compartment was added. The trellis facing around the porch bottom was added.

The roof has been re-roofed with wood shake shingles. Also, numerous skylights were added to the roof. Air conditioning units are present on the roof.

#### North Elevation

The ground floor of the north elevation has been altered by the construction of the metal and glass solarium which obscures the original open porch. New casement windows were added. The window openings appear to have been altered to accommodate the semi-circular fan light detail. The windows on the ground floor also appear to have possibly been changed due to deterioration. The trellis facing was added to the porch base.

#### East Elevation

The rear elevation appears to have undergone the same door and window changes as seen on the other elevations. Screen doors were added to the door openings. The second-floor windows have been changed with non-historic windows with arched detailing. Trellis facing was added to the base of the porch.

#### South Elevation

The west half of the south elevation was removed to accommodate the construction of the 1985 Turtletaub addition. The original south wall on the remaining portion of the façade has been altered by the construction of the large, three-sided, full-height, multi-lite windows, creating a bay window effect. A new staircase with a wood railing has been constructed to reach the west end entrance into the side of the residence.

The second-floor windows have been replaced with non-historic windows. The windows are a different shape than the originals, requiring a reshaping of the original openings.

### **6.3 TURTLETAUB ADDITION**

Marc and Paula Turtletaub purchased the residence in 1985 and were responsible for the construction of the large addition that was constructed on the south elevation of the original residence in c. 1985-1986. The addition includes 5,483 square feet of space and consists of a three-story section with multiple rooms, a three-story elevator on the rear of the building, and a four-story tower section on the primary elevation.

The building has horizontal wood siding, similar to the original residence. The addition features many curvilinear design elements which are displayed in the window treatments, the curved balconies, balcony railings, and the tower design. A chimney is present on the north elevation. The building has a hipped roof with shake shingles. Skylights are present within the roof system.



West/Primary Elevation



Photograph No. 5: West Elevation of Turtletaub Addition.

The west, or primary, elevation contains numerous components on the various levels of the residence. The main entrance is centered on the west elevation and contains a carved wood door with stained glass inserts and rectangular transoms. The entrance is recessed under an open porch area. The roof of the porch is supported by pairs of round, wood columns with simple capitals. The underside of the porch roof contains exposed rafters. A secondary entrance with glass panels is located north of the main entrance. Metal lights are present at various points along the ground floor elevation.

The dominant feature of the west elevation is a four-story, round tower with fish scale shingles. The upper portion of the tower includes a round, metal railing and small balcony area. Windows are present on each level of the tower and the windows contain the same carved detailing as seen on the original residence windows.

The second floor contains multiple windows which match the rectangular shaped, four-pane, double hung sash style windows on the original residence. Balconies with turned wood railings are present on both the second and third floors. Large equipment units are present on the roof system. A small dormer window with a front gable roof and decorative carving is present on the roof of the west elevation. A cupola style element is present on the top of the tower and includes dormer style windows.

The south, or side, elevation includes two short sets of stairs, one at the west end to access the front porch area, and the other at the east end of the elevation to provide access to the rear elevation. The south side of the porch section has a curved roofline.

The ground floor of this elevation contains two large, rectangular shaped windows, flanking a smaller, vertically oriented window with multiple lights. The window on the west end of the façade contains multiple panels and arched detailing at the top of the window. The window located on the east section of the façade is a curved, bay window with multiple windows with multiple lights.

South/Side Elevation



Photograph No. 6: South Elevation of Turtleaub Addition.

The second floor contains a wood balcony with a turned wood railing. The balcony extends along the width of the façade and is supported by wood braces. Access to the balcony is from a bathroom with a hot tub on the second floor. A large bay window with multiple lights is present on the east end of the façade; a rectangular shaped, multi-lite window with carved detailing is present in the middle of the façade; a large section houses a sauna and steam room; and a dark wood framed, multi-lite door is present on the west end of the elevation.

The third floor contains two large, curved balconies with turned wood railings and wood supports. Rectangular shaped, multi-light windows are present along the elevation. Two front gable roof sections project above the main roof line above the rectangular window sections.

East/Rear Elevation



Photograph No. 7: East Elevation of Turtleaub Addition.

The east, or rear elevation contains an open porch on the ground floor with a flat roof supported by round columns with simple capitals. Arches fill the spaces between the columns. Large, wood framed, French doors lead onto the porch from the interior. A large, wood framed window with multiple lights is present on the ground floor of the rear elevation.

A three-story elevator with a fish scale shingle pattern is present at the southeast corner of the elevation. The elevator is housed in a square shaped structure and extends up the side of the rear elevation. A wood staircase with turned wood railing wraps around the various elevations of the elevator. Each level has a landing to access the interior of the house.

### North/Side Elevation



Photograph No. 8: North Elevation of Turtletaub Addition.

The second and third floors have large balconies with turned wood railings. Multi-lite French doors lead onto the balconies from the interior. The second-floor balcony has round wood columns to support the third-floor balcony. Arches separate the columns and match the ground floor column detail. The second-floor balcony is rectangular shaped; the third-floor balcony is curved.

The third-floor balcony is covered by a front gable style roof. A large ceiling fan and electric lights are present over the third-floor balcony.

The north, or side, elevation has two components. The west half of the north elevation is not present as this is the location of the addition and the north wall opens into the original residence. The east half of the elevation contains a side entrance door. The door leads onto a small brick terrace which is covered by a flat, semi-circular roof. The roof contains horizontal wood supports constructed in a fan shape and this portion is covered with screen. Underneath this roof section is a large bay window with wood framing and multiple windows.

The upper floors contain large, rectangular shaped, multi-lite window sections. A front gable roof is present at the top of the third floor.

### 6.3.1 Interior of the Turtletaub Addition

The Turtletaub Addition includes multiple rooms used for multiple purposes as living spaces. The ground floor contains an open area accessed from the original residence. An entry hall with black marble columns is present and is accessed by the secondary front door or the non-historic door on the south wall of the original residence. From this area, one steps down marble steps into a large room with gold incised columns. This room contains the main entrance into this portion of the resident. This large space is basically divided into a U-shaped space by the presence of a wet bar area with an L-shaped counter, preparation areas, and storage spaces. This room has a large, recessed, dome shaped, stained glass window with ornate designs. The area on the back of the bar section on the east side of the room contains a wood and black marble fireplace. Multiple doors lead onto the north and east porch areas. A narrow, curving staircase leads from the ground floor to the second level. This staircase contains a small window in the east wall and is painted with a mural of Italy. The staircase opens out into the second-floor landing.

The second floor contains multiple rooms including three bedrooms, a bathroom, an additional bathroom with a hot tub and an adjacent outdoor sauna/steam room reached by the outside balcony, and a library. The bedroom at the rear of the second floor contains a fireplace, wood French doors leading onto the east elevation balcony and multiple lighting fixtures (13 to be exact). The other bedrooms contain large Murphy beds and one is used as an office as well. The library has a large marble fireplace with carved Egyptian figures supporting the mantle. An additional marble figure is located in the main hallway outside the library. The south wall of the library contains floor to ceiling bookshelves with a library ladder and light fixtures. The west wall contains a large multi-lite window and the curving staircase of the tower which leads to the upper levels of the tower. The north wall of the library contains wood bookshelves that disguise a secret opening in the bookshelves. When the bookshelves are opened, it leads into a laundry room space. A staircase leads from the library to the upper floors. The third floor contains more bedrooms, a space used for massage purposes, and additional bathrooms.

### 6.3.2 Alterations to the Turtletaub Addition

A variety of permits were filed for additions and renovations for several years in the 1990s. Some of the permits and available drawings detail the complete renovation of the kitchen which is located in the original residence. Not enough detail was provided in the available permits to determine which changes happened to which section of the residence. The exterior of the Turtletaub addition appears to be basically intact, without any major changes noted. However, due to the lack of documentation available, changes may have been made from the original design which are not apparent upon visual inspection.

### 6.3.3 Outbuildings and Additional Structures

There are a number of outbuildings on the subject property in the eastern portion of the property. None of the buildings appear to be of historic age. No original building permits were located for any of the buildings or structures on this portion of the property.

A fenced tennis court and basketball court is located north of the residence. This tennis court was constructed by the Turtletaub family in 2002.

Two, small, rectangular shaped, one-story, out buildings are located on the south side of the residence. The buildings have wood shingle exteriors, shed style roofs, and metal framed windows that vary in size and shape. The buildings are in poor condition.

A group of eight, wood, one-story, rectangular shaped storage buildings are located at the southeast corner of the property. These buildings have wood walls, gabled roofs, and wood floors. The buildings are numbered from one to eight. The buildings appear to be in good condition.

A two-story building is located directly east of the residence, a short distance from the back-porch area. The building is rectangular in shape with wood exterior siding, a gambrel roof system, and a wood staircase leading to the second-floor area. A large open shed area is attached to the rear of the structure and is filled with outdoor equipment. The shed has a wood roof with wood supports and is open on three sides. The building appears to be in poor condition.

A small wood shed is located behind the two-story building. The one-story, rectangular shaped wood shed has a gabled roof and wood walls. The shed appears to be in good condition.

A tall, wood framed, hot tub structure is present to the north of the gambrel-roofed residence. The hot tub rests on a concrete slab. It is unclear if the hot tub is functional at this time. It appears to be in fair condition.

A small, one-story, rectangular shaped out building is present to the north of the hot tub in the area behind the original residence. The building has wood framed windows, a gable roof, red painted wood horizontal siding exterior and multiple entrances. The interior of the building contains mirrored walls, a pool table, and a disco ball hanging from the ceiling. The building has been altered extensively and is in fair condition.

An additional storage shed is located in the northeast area of the property behind the original residence. The wood shed is rectangular shaped, with a gable roof and wood walls. Large equipment is present in front of the shed. The shed appears to be in fair condition.

An additional storage shed, painted white, is present near the northeast corner of the house. This structure has wood walls, a gable roof and wood entrance doors. The building is in fair condition. A fenced, wood structure that appears to have been used for chickens or other types of poultry is present behind the shed. The structure is in poor condition.

A circular, concrete foundation is present behind the house and is located near the rear elevation. The fountain has multiple levels of water basins. The fountain is encircled with curved concrete benches.

## **6.4 OWNERHSIP INFORMATION**

The original residence on the property was built in c. 1874 by Phillip Sherry, according to the family history completed by Jim O'Donnell and the document prepared by Ed Muldrow in 1939. The information contained in the document prepared by Ed Muldrow stated that the residence had been constructed in 1875. No other information was located regarding Mr. Sherry or his time of residency on the property. The property, including the original residence and 160 acres of land, were purchased from Phillip Sherry by Edward J. O'Donnell Sr. in 1898, according to the O'Donnell family history.

The property was held by Edward J. and Lucy O'Donnell Sr. who raised wheat on the 160 acres. The O'Donnells had four children – Edward Jr, Alice, Rosalie, and Della. Eventually, in the 1940s, the farm passed to the O'Donnell's son, Edward J. O'Donnell Jr. and his three sisters. Each of the four siblings received a quarter-share of the land. Edward O'Donnell Jr. received the quarter-share of the original 160-acre property that included the main family home, Shelterwood, and the surrounding outbuildings. The sisters each sold their individual quarter-shares, thereby removing 120 acres from the ownership of the O'Donnell family. A portion of the property, approximately 25 acres, held by Edward O'Donnell Jr. was sold to Thomas Mapel, a local Carmichael real estate developer, in 1949. Mapel proceeded to build a housing tract on the former O'Donnell property.

In the early 1960s, the San Juan Unified School District was in a process of expansion due to a rapid rise in local population. The District took approximately 10 acres of the O'Donnell farm through a process of eminent domain for the construction of a new school. The school was never built, and the land was not returned to the O'Donnell family but, instead, was transferred to the Carmichael Recreation and Parks Department. The approximate 10-acre parcel is currently used as the O'Donnell Heritage Park. The Park contains a gravel nature path, a butterfly garden, a playground, a picnic area, drinking fountain and stone marker.

According to the O'Donnell family history document referenced in this report, Edward O'Donnell, grandson of Edward J. O'Donnell Sr., took possession of the c. 1874-1875 Shelterwood residence and the remaining five acres of land with his wife Eve and their four children in 1965. The O'Donnells spent several years renovating and remodeling the home, with materials either salvaged from local homes or elements that they constructed themselves to replace missing pieces of the c. 1874-1875 residence. Various permits were filed in the 1960s for their remodeling projects and the O'Donnell family history document also comments on their efforts.

Edward and Eve O'Donnell sold the original residence and the remaining five acres of land to Marc and Paula Turtletaub on October 16, 1985 (Sacramento County Recorder Office document). Marc Turtletaub owned the family business, The Money Store, a money lending operation specializing in real estate loans. Mr. Turtletaub operated the business from a large ziggurat style building designed by Edwin Kado in Sacramento. Mr. Turtletaub sold the business in 1998 and now is a producer and director of independent films.

Over the next several years, the Turtletaubs embarked on the construction of a massive addition to the original residence. The Turtletaubs constructed a 5,483 square foot, three-story addition with a four-story tower, a three-story elevator and numerous rooms. The addition was added to the original building on the south elevation which resulted in removal of a large portion of the original c. 1874-1875 south façade. The construction project was estimated to have cost \$9.2 million. No architect or contractor were identified as the persons or firms responsible for the design and construction of the addition to the original residence (Dunbar, n.d.).

According to the Sacramento County Assessor Office, the following owners held the subject property. On November 30, 1966, Edward and Eve O'Donnell became the owners of the family property. The O'Donnells sold the property to Marc and Paula Turtletaub on October 16, 1985. The Turtletaubs transferred the property into the Paula Turtletaub Trust in 2001. At this time, the Turtletaubs official residence was listed as 425 California Street, San Francisco, California. The Turtletaubs sold the property to the Bella Propriedad LLC on May 8, 2012.

On June 8, 2015, the Bella Propriedad LLC sold the property to Sunmark Capital LLC. On December 1, 2017, Nicksam Properties LLC acquired the property and remains as the current owner.

## 6.5 CONSTRUCTION HISTORY

Given the original rural nature of the property, and the limited government control over properties prior to the 1950s, no original building permits were filed for the property. Later changes to the building were probably also never formally recorded and were simply done by the O'Donnell family as they moved through their renovation process. No documents were located for the original construction of Shelterwood, few of the renovations and changes made by various members of the O'Donnell family over the decades, or the large-scale addition and renovation undertaken by the Turtletaubs in c. 1985-1986.

The single-family residence was constructed in two parts: the original two-story home was built in c. 1874-1875; and a three-story addition was constructed in 1985. According to the Assessor's records, the ground floor of the original residence contains 1,230 square feet; the upper floor area comprises 792 square feet. The square footage of the "additional area" (the c. 1985 addition) listed in the record states that it contains 5,483 square feet of space. The total living area of the combined residence is listed as 7,505 square feet. The residence contains nine bedrooms, eight bathrooms, one dining room, one family room, and nine miscellaneous rooms. The residence contains three fireplaces, one in the original residence and two in the addition.

The residence does not contain a basement or a garage structure. In addition to the main residence, the property contains multiple outbuildings. These buildings include a small residential structure, approximately 14 storage/shed buildings, a hot tub, and a combined tennis court and basketball court.

No architect or contractor was located for the construction of the original c. 1874-1875 residence. Due to the rural setting, and the realities of the late 19<sup>th</sup> century, it is presumed that Phillip Sherry most probably designed and constructed the residence. Given the communal nature of farming communities, it is likely that he received assistance from other area residents, but no information was located to determine how the residence was constructed or who was responsible for its design and construction. According to the Assessor's records, the effective year built for the main residence is 1990 which clearly reflects the c. 1985 addition to the original residence.

The Sacramento County Assessor's Residential Building Record includes the following information about the subject property. The Residential Building Record uses the year 1880 as the construction date for the original residence. The building is listed on the Record as two stories with a pier foundation, a hipped roof with shingles, and double hung sash style windows. The building is of standard frame construction. Fixtures are listed as standard. The residence has hardwood of tongue and groove grade and vinyl floor, combined with carpet. Walls and ceilings are plaster with wallpaper on many walls. The appraiser's notes dated January 24, 1969, state that the valuation of the land is \$35,000 and the value of the residence or "improvements" is \$1,000 for a total property value of \$36,000.

Additional records provided by the Assessor state the following information regarding "improvements" to the property. The "Miscellaneous Records" include the following data.

A Tack Room is listed as having a 14-foot slab foundation, wood exterior siding, gable roof with shake shingles, and was built in 1972. A Storage Room, with a wood exterior, was built at an unknown time. A

Vehicle Storage structure with a dirt floor was built at an unknown time. A Tank Storage House with a slab foundation, frame construction, wood siding, hip roof with shingles, and a dirt floor was built in 1900. A Tennis Court and Basketball Court, with a slab foundation and slab floor, were built in 2002.

The Residential Building Record included the information that permits were filed for the property. Permit #5111522 dated September 26, 1965 was filed for changes to the building. The valuation was \$5,913. No information was included as to the nature of the changes.

An additional permit, with no identifying number, was filed on June 1, 1967 for a “RENOV.” No valuation was given or further information as to the renovation project.

Permit #5120114 was filed on August 21, 1968. No valuation or project information was listed. Permit #RB064862 was filed on December 4, 2004. The valuation was \$24,000 for the project and no other information was listed.

The Record addresses the addition to the original building. The Record states that Permit #CBN19900351 was filed on January 20, 2000 for an “ADD” which was valued at \$43,000. The Effective Year was listed as 2006.

Permit #RB068021 was filed on June 5, 2007. The valuation was listed as \$1,000 with no further information listed as to the scope of the project.

The following information was taken from the Assessor’s Records regarding the Turtletaub Addition. The construction is “standard,” with a concrete foundation, a hip roof with shingles, and double hung sash style windows. Plumbing, heating, air conditioning, and electrical elements are of standard construction. The interior contains hardwood, marble and vinyl, and mosaic tile floors. The ceilings are nine feet. The addition has two wet bars and a central vacuum system. No information was located regarding the individuals or firm responsible for the design and/or construction of the Turtletaub addition.

### **6.5.1 Additional Construction/Permit History**

The files of the Sacramento County Assessor’s Office and the files of the Sacramento County Building Department were accessed for information related to the subject property. These files are presumed to relate to the Turtletaub addition of the mid-1980s and later construction projects.

The Sacramento County Assessor Office records include the following permits for the property. The Assessor Office stated that other permits may have been filed for the property but were not listed in their files at the time of retrieval of the following documents.

A permit was filed on November 20, 1999 for an “addition (Case No. RBO648620).” No further information was available regarding the size, location or configuration of the “addition.” A “miscellaneous plumbing permit was filed at the same time, with no further information regarding the project. The property owner was Marc Turtletaub.

A permit was filed in November 1999 for “water heater piping (Case No. RMO317450).” The property owner was Marc Turtletaub.



A permit was filed on January 20, 2000 for a “structure for generator/chiller area 8 (Case No. CBN2000-00043).” The property owner was Marc Turtletaub.

A 10-foot electric light pole was installed on the property in May 2004 (Case No. RBO708760). The property owner was Marc Turtletaub.

On December 22, 2015, a permit was filed for “RES – 5 Inspection, kitchen remodel, like for like hall, bathroom remodel, sink to move to opposite wall, adding pass through door to laundry. Master bathroom remodel, remove spa, tub, add double sink with tub/shower and fill in pocket door with wall (Case No. CBAR2015-01309). The property owner was Marc Turtletaub.

On January 6, 2016, a permit was filed for “A Boundary Line adjustment for parcels 247-0010-008, and 247-0010-009 (Case No. PLNB2016-0004).” The property owner was Sunmark Capital LLC.

On January 25, 2016, a permit was filed for a “residential 3 inspection tear off/reroof existing sheathing 12 squares of wood shakes this only partial part of roof (Case No. REROOF2016-00088).” The property owner was Sunmark Capital LLC.

On December 8, 2017, a permit was filed for “A Tree Permit to Remove (3) dead Oaks and Prune (1) Blue Oak (Case No. TREE2017-00624).” The property owner was Nicksam Properties LLC.

On January 30, 2018, a permit was filed for a “pre-application meeting to propose a subdivision of approximately 5 acres limited to ten lots with surrounding open space (Case No. PAMP2018-0008).” The property owner was Nicksam Properties LLC.

On May 10, 2018, a violation was filed for removal of multiple native oaks (Case No. TREE201800199). The property owner was Nicksam Properties LLC.

Permits located at the Sacramento County Building Department included the following information:

- A permit was filed on February 2, 1990 by property owner Marc Turtletaub for a “service change.” The construction valuation was listed as \$0.00 and no contractor information was included (Case No. RM0033660).
- A permit was filed on July 13, 2004 by property owner Marc Turtletaub for an “addition” to the residence. The construction valuation was listed as \$3,000. The permit was also listed as “expired” and no contractor was listed for the project (Case No. RB0854090).
- A permit was filed by property owner Marc Turtletaub on May 19, 2004 for the construction of a “10 fence elec/light pole” with a construction valuation of \$0.00. No contractor was listed (Case No. RB0708760).
- A permit was filed on December 22, 2015 by property owner Sunmark Capital LLC for “RES – 5 INSPECTION – kitchen remodel, like for like, hall bathroom remodel, sink to move to opposite wall, adding pass through door to laundry, master bathroom remodel, remove spa tub, add duel (sic) sink with tub/shower, and fill in pocket door with wall.” The construction valuation for these changes was \$30,000. The contractor was listed as “owner/builder.” Case No. for this project was CBAR2015-01309.

- A permit was filed on January 25, 2016 by property owner Sunmark Capital LLC for “residential – 3 inspections tear-off/reroof existing sheathing 12 squares of wood shakes, this only partial part of roof.” The construction valuation for the reroofing project was \$4,140.00 and the contractor was listed as California Cool Roofing and Demo (Case No. RERR2016-00088).

## 6.6 HISTORIC MAPS AND AERIAL PHOTOGRAPHS

The evolution of the subject property was reviewed on [Historicaerials.com](http://Historicaerials.com). Historic aerial photographs (1947, 1957, 1964, 1966, 1993, 1998, 2002, 2005, 2009, 2010, 2012, and 2014) and historic USGS quadrangle maps (1902, 1910, 1911, 1952, 1956, 1957, 1965, 1969, 1977, 1978, 1980, 1984, 1997, 2012, and 2015) were reviewed for information related to the subject property. In addition, the online map files provided by the Fair Oaks Historical Society were also reviewed for additional information regarding the subject property.

The 1947 aerial photograph shows the original c. 1875 residence in place at its current location. Surrounding the property on all sides are agricultural fields, clearly delineated. Orchards are present at some distance from the residence on the east side and may not be located on the O’Donnell property. The property is clearly a working, well established farm property.

The 1957 aerial photograph shows changes to the property. The property is still primarily agriculture, but some roads have been built through the general area. It appears that the 25 acres purchased by Thomas Mapel in 1949 now are the location of multiple single-family residences.

The 1964 aerial photograph shows that the agricultural use of the property has been essentially terminated. The Shelterwood residence now appears as an island in the midst of new streets and extensive housing development in the surrounding area. By this time, the 120 acres sold by the three sisters previously have been built on with new housing tracts, additional streets, and significant landscaping. The five acres surrounding the original house are basically open land, but it does not appear that any type of significant agricultural use of the property is taking place. The 1966 aerial photograph shows even more dense infill development of the former O’Donnell acreage with additional streets and homes.

The 1993 and 1998 aerial photographs show the acceleration of the infill process with extensive and dense development of the area surrounding the original residence. The property, now owned by the Turtletaubs, is shown as an island with more vegetation in the midst of very dense infill development. The large addition built by the Turtletaubs in the mid-1980s is present in the photographs. However, the vegetation is dense, and it could not be determined which outbuildings were present on the property. The remaining aerial photographs, from 2002-2014, show the same patterns on the property and surrounding area. Dense infill development was combined with increased vegetation which obscures much of the detail of the subject property, in addition to the surrounding area.

The USGS maps confirm the information seen on the historic aerial photographs. The original residence appears on the 1902 quadrangle map and remains in its current location through the entire series of maps. The area is agricultural with no roads appearing until the 1952 map. An unpaved road leads into the subject property and is seen on the maps up until the 1969 map when Mapel Lane has been added to the area. Originally the lane was spelled “Maple,” not the current Mapel. The name was changed to the current spelling in 2012.

The Fair Oaks Historical Society maps show general delineations of the former rancho properties and provide basic contextual information for the subject property. However, no specific information related to the subject property was gleaned from the map collection.

## 7.0 APPLICATION OF SIGNIFICANCE CRITERIA

### 7.1 RURAL HISTORIC LANDSCAPE DISCUSSION

Evaluation of the subject property as a potential “rural historic landscape” is part of the overall historic and architectural assessment of the property. The following information was taken from the National Register Bulletin, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*.

As defined by the Bulletin, a “rural historic landscape” is “one of the categories of properties qualifying for listing in the National Register of Historic Places as a site or a district.” For the purposes of the National Register, a rural historic landscape is defined as *the geographical area* that has historically been used by people, or shaped or modified by human activity, occupancy, intervention, and that possesses a significant concentration, lineage, or continuity of areas of land use, vegetation, buildings, structures, roads and waterways, and natural features.”

#### 7.1.1 Types of Rural Historic Landscapes

Rural historic landscapes usually fall within one of the following types based upon historic occupation or use:

- Agriculture (including various types of cropping or grazing)
- Industry (including mining, lumbering, fish-culturing and milling)
- Marine activities such as fishing
- Shellfishing, and shipbuilding recreation (including hunting or fishing camps)
- Transportation systems
- Migration trails
- Conservation (including nature reserves)
- Sites adapted for ceremonial, religious, or other cultural activities, such as camp meeting grounds.

The subject property, located at 4434 Mapel Lane, Carmichael, Sacramento County is a former farmstead property. According to historic records, the owners raised wheat on the original 160 acres. None of the other types of rural historic properties apply to the subject property. The property was used for farming purposes from the 1870s to approximately the 1950s. The property now includes approximately 5 acres of the original 160-acre farm. The main building on the property is a 7,505 square foot, single-family residence. The original residence, approximately 2,000 square feet, was built in c. 1875, and was significantly altered by the construction of a 5,000 square foot addition in c. 1985. No buildings or structures that date to the period in which the property was used as a working farm are still extant.

### 7.1.2 Characteristics of the Rural Landscape

A classification system of eleven characteristics have been developed for reading a rural landscape and for understanding the natural and cultural forces that have shaped it. Landscape characteristics are the tangible evidence of the activities and habits of the people who occupied, developed, used, and shaped the land to serve human needs; they may reflect the beliefs, attitudes, traditions, and values of these people.

The first four characteristics are processes that have been instrumental in shaping the land, such as the response of farmers to fertile soil. The remaining seven are physical components that are evident on the land, such as barns or orchards. Many, but not all, rural properties contain all 11 characteristics. When historic processes are linked to existing components, the rural landscape can be viewed as a unified whole.

### 7.1.3 Landscape Use and Activities:

*Land uses are the major human forces that shape and organize rural communities. Human activities such as farming, mining, ranching, recreation, social events, commerce, or industry, have left an imprint on the landscape. An examination of changing and continuing land uses may lead to a general understanding of how people have interacted with their environment and provide clues about the kinds of physical features and historic properties that should be present.*

*Topographic variations, availability of transportation, the abundance or scarcity of natural resources (especially water), cultural traditions and economic factors influence the ways people used the land. Changing land uses may have resulted from improved technology, exhausted soil or mineral deposits, climatic changes, or economic conditions, as well as previous successes or failures. Activities today may reflect traditional practices or be innovative, yet compatible adaptations of historic resources.*

The subject property was used as a farm from the 1870s to, possibly, the early 1950s. A review of historic aerial photographs and historic maps indicates that the property was used as a farmstead for many decades. The photographs clearly show the delineation of the fields and the arrangement of the fields. However, by the early 1960s, aerial photographs show that the agricultural use of the land has been terminated. Large sections of the original farmstead have been converted to housing tracts.

During the 1940s, with a change in ownership to the next generation of family members, 120-acres of the original 160-acres were sold. In addition, the family member who inherited the original family home and 40-acres, Edward J. O'Donnell, grandson of the original Edward J. O'Donnell Sr., sold 25-acres of his inherited 40-acre parcel to local real estate developer, Thomas Mapel. Mapel built housing tracts on the land. An additional 10-acres was taken in an eminent domain process for the purpose of building a new school which was never built. The 10-acre parcel is now used as a local park. What remains of the original farmstead is a five-acre parcel.

This five-acre parcel currently contains a large, single-family residence constructed in two time periods. The original residence was built in the 1870s; the large addition was built in the 1980s. The original residence has been substantially altered with both the over-large addition, and replacement or repair of its original design features. The original building has lost all integrity of design and does not reflect a c. 1870s residence. A survey of the property did not indicate the presence of any barns, outbuildings, or other structures related to the period in which the property operated as a working farm. While a variety

of outbuildings are present on the property currently, it does not appear from visual inspection and a review of the available records that any of the buildings or structures relate to, or date to, the period in which the property was a working farm.

As a result of the initial clearing of the land in the 1870s to begin farming, whatever natural terrain elements were there would have been reduced or eliminated. The land is essentially flat with large native oak trees. It does not appear that there was a local water source on the original property. The property is located too far from the American River for it to be used as a water source. There was no evidence of any type of irrigation system or water procurement system on the property at the present time. Also, no evidence of these types of systems was evident in the historic maps and photographs. It is assumed, given the information in the various historical record, that dry farming and reliance on the weather to provide water was how the property was irrigated.

The elements that would define this property as a historic rural environment, a c. 1870s-1950s working farm, no longer exist. All elements of an early working farmstead appear to have been removed in the process of building tract houses on the original acreage, the construction of the c. 1980s addition, and the construction of the current outbuildings.

#### **7.1.4 Patterns of Spatial Organization:**

*The organization of land on a large scale depends on the relationship between major physical components, predominant landforms, and natural features. Politics, economics, and technology, as well as the natural environment, have influenced the organization of communities by determining settlement patterns, proximity to markets, and availability of transportation.*

*Organization is reflected in road systems, field patterns, distance between farmsteads, proximity to water sources, orientation of structures to sun and wind. Large-scale patterns characterizing the settlement and history of a rural area may remain constant, with individual features, such as buildings and vegetation, changing over time.*

The current organization of the property reflects a random, haphazard, unplanned arrangement of elements. No elements from the working farmstead or the spatial relationship of the barns, livestock areas, outbuildings, and other elements necessary to successfully farm 160-acres, have remained. The original 155-acres have been obliterated with massive changes to facilitate the construction of housing tracts. The land has been extensively graded, natural vegetation has been removed, and virtually nothing remains of the original farmstead. The five-acre parcel that remains contains the original residence which has lost all integrity, and the various outbuildings and elements are of non-historic origin. These elements were placed on the land with no attempt at a coherent organization of the elements for use or logical placement of these elements. There are no road systems, connections to other farms of the era, connection to water systems or other elements that remain. The property has lost all the historic elements that would define a c. 1870s working farm

#### **7.1.5 Response to the Natural Environment:**

*Major natural features, such as mountains, prairies, rivers, lakes, and grasslands, influence both the location and organization of rural communities. Climate, similarly, influences the siting of buildings, construction materials, and the location of clusters of buildings and structures. Traditions in land use,*

*construction methods, and social customs commonly evolved as people responded to the physiographical and ecological systems of the area where they settled.*

*Early settlers frequently depended on natural resources, such as water, for transportation, irrigation, or mechanical power. Mineral or soil deposits, likewise, determined the suitability of the region for particular activities. Available materials, such as stone or wood, commonly influenced the construction of houses, barns, fences, bridges, roads and community buildings.*

None of the elements listed above that commonly define a working farmstead property are present, at this time, on the subject property. All early elements that would have connected the property to the natural environment, transportation networks, water systems, other community developments, and natural resources such as water that would be essential, are no longer in existence. The changes to the land over time have removed elements that were possibly present on the property, but no evidence remains of these early elements or their connections to the larger community or the natural environment in any way.

#### **7.1.6 Cultural Traditions:**

*Cultural traditions affect the way the land was used, occupied and shaped. Religious beliefs, social customs, ethnic identity, and trades and skills may be evident today in both physical features and use of the land. Ethnic customs, predating the origins of a community, were often transmitted by early settlers and perpetuated by successive generations. Others originated during a community's early development and evolution. Cultural groups have interacted with the natural environment, manipulating and perhaps altering it, and sometimes modifying their traditional responses to it.*

No evidence was located to indicate that the subject property represented any specific cultural traditions, religious practices, ethnic identities, social customs, or trades and skills. If there were such elements, they were removed at an unknown time. No evidence remains that would connect this property to any significant cultural traditions.

#### **7.1.7 Circulation Networks:**

*Circulation networks are systems for transporting people, goods, and raw materials from one point to another. They range in type from livestock trails and footpaths, to roads, canals, major highways, and even airstrips. Sometimes, such as farms or lumbering roads, internally serve a community, while others, such as railroads and waterways connect it to the larger region.*

No evidence was located to indicate that any type of circulation system is now, or was ever, present on the property. The site visit undertaken in July 2018 did not indicate the presence, or remains, of any type of circulation network system. In addition, the review of the historic maps and photographs did not reveal any indications that any type of system existed on the property or in its connections to the larger community environment.

#### **7.1.8 Boundary Demarcations:**

*Boundary demarcations delineate areas of ownership and uses, such as an entire farmstead or open range.*

No boundary demarcations were noted during the site visit or in a review of any of the historic maps and photographs. Again, if they were there originally, these elements have been removed at an unknown time.

### 7.1.9 Vegetation Relative to Land Use:

*Various types of vegetation bear a direct relationship to long-established patterns of land use. Vegetation not only includes crops, trees, or shrubs planted for agricultural or ornamental purposes, but also trees that have grown up incidentally along fence lines, beside roads, or in abandoned fields. Vegetation may include indigenous, naturalized, and introduced species.*

*While many features change over time, vegetation is, perhaps, the most dynamic. It grows and changes with time, whether or not people care for it. Certain functional or ornamental plantings, such as wheat or peonies, may be evident only during select seasons. Each species has a unique pattern of growth and life span, making the presence of historic specimens questionable or unlikely in many cases. Current vegetation may differ from historic vegetation, suggesting different uses of the land.*

The subject property, as it currently stands, appears to bear little resemblance to the property in earlier decades in terms of vegetation present on the land. Visual observation and review of historic aerial photographs, maps, and documents indicate that the land has undergone a variety of steady changes over the decades.

Prior to pioneer settlement in the 1870s, the Rancho San Juan area was home to squatters who cut down trees to make and sell charcoal, according to historic accounts. The subject property land was initially cleared in the 1870s to begin the farming process. There was no way to determine how much or what type of vegetation was removed in the process. Historic accounts of early settlers mention the need to clear the land of large trees to facilitate the planting process and obtain more usable land. Currently, there is little vegetation on the property in terms of shrubs, grass, or flowers on the property. Most of the property appears to have been cleared in a substantive way to remove brush, clear space for construction of new buildings or elements, and perhaps as a fire safety measure.

At this time, a large number of mature trees are present on the property. Several stumps of removed trees are located on the property. The trees represent native and introduced species. There are currently no orchards of fruit-bearing trees on the property.

In April 2018, “An Arborist Report and Tree Inventory Summary” was prepared by Acorn Arboricultural Services, Inc. to assess and evaluate the large trees that remain on the property. The report examined 104 trees currently located on the property. The species included in the report were: American Elm (2), Blue Oak (17), Brazilian Pepper (3), California Black Walnut (2), Canary Island Palm (1), Chinese Pistachio (9), Date Palm (1), Eucalyptus sp. (11), Incense Cedar (2), Interior Live Oak (36), Italian Cypress (2), Olive (10), Prunus sp. (1), Pyrus sp. (1), Spruce (1), Sweetgum (4), and Valley Oak (1). The trees are scattered across the property with no apparent pattern. None of the trees were planted as a windbreak for crops, for example. They appear to be randomly placed on the land.

Therefore, the various phases of removal of trees and surrounding vegetation have reduced the original vegetation level. Nothing in the current pattern of vegetation suggests patterns of activity, use of the land, or an attempt to create a cohesive design that enhances the property. Much vegetation has been

removed from the remaining five acres of the subject parcel, resulting in a landscape that is limited and does not display any significant historic features or elements.

### **7.1.10 Buildings, Structures and Objects:**

*Various types of buildings, structures, and objects serve human needs relative to the occupation and use of the land. Their function, materials, date, condition, construction methods, and location reflect the historic activities, customs, tastes, and skills of the people who built and used them.*

*Rural buildings and structures often exhibit patterns of vernacular design that may be common in their region or unique to their community. Residences may suggest family size and relationships, population density, and economic fluctuations. The repeated use of methods, forms, and materials of construction may indicate successful solutions to building needs or demonstrate the unique skills, workmanship, or talents of a local artisan.*

The buildings, structures and objects that remain on the subject property are of non-historic construction dates or have lost all integrity due to extensive alterations. The original c. 1870s residence has been altered significantly with the large c. 1980s addition and thus, does not reflect any historic use of materials, methods of construction or design concepts. The outbuildings, sheds, and other elements such as the tennis court and basketball court were built post mid-1980s and, therefore, are of no historic significance. They do not reflect any historic use of materials, methods of construction or elements that tie them to the historic period of the property. They are generic, nondescript elements placed haphazardly on the property.

### **7.1.11 Clusters:**

*Groupings of buildings, fences, and other features, as seen in farmsteads, ranching, or mining complex, result from function, social tradition, climate, or other influences, cultural or natural. The arrangement of clusters may reveal information about historical and continuing activities, as well as the impact of varying technologies and the preferences of particular generations. The repetition of similar clusters throughout a landscape may indicate vernacular patterns of spatial organization and land use.*

There are no clusters of buildings, structures, or elements that would reflect the historic period of occupation of the subject property. All original buildings and elements have been removed, with the exception of the much-altered original residence, and the elements that are now present have no historic significance. These elements do not convey any type of cluster effect as they were randomly constructed and sited on the property.

### **7.1.12 Archaeological Sites**

*The sites of prehistoric or historic activities or occupation might be marked by foundations, ruins, changes in vegetation, and surface remains. They may provide valuable information about the ways the land has been used, patterns of social history, or the methods and extent of activities, such as shipping, milling, lumbering, or quarrying. The ruins of mills, charcoal kilns, canals, outbuildings, piers, quarries and mines commonly indicate previous uses of the land. Changes in vegetation may indicate abandoned roadways, homesites and fields. The spatial distribution of features, surface disturbances, subsurface remains, patterns of soil erosion and deposition, and soil condition may also yield information about the past uses and evolution of the land.*



No prehistoric or historic sites were located on the property. No elements of a prehistoric or historic nature are present on the property (HELIX 2018). All evidence of any such activity or remnants of previous occupations or usage of the property were removed during the process of developing the farmstead in the 1870s, the continual maintenance and upgrading of the property during the 20<sup>th</sup> century, and the loss of the farmland and associated outbuildings and structures from the 1960s to the present.

### **7.1.13 Small-scale Elements:**

*Small-scale elements, such as foot bridges or road signs, add to the historic setting of a rural landscape. These features may be characteristic of a region and occur repeatedly throughout an area, such as limestone fence posts in Kansas, or cattle gates in the Buffalo Valley of Arkansas. While most- small-scale elements are long-standing, some such as bales of hay, are seasonal. Collectively, they often form larger components, such as circulation networks, or boundary demarcations. Small-scale elements also include minor remains, such as canal stones, road traces, mill stones, individual fruit trees, abandoned machinery, or fence posts – that mark the location of historic activities but lack significance or integrity as archaeological sites.*

No small-scale elements were located on the property. If they ever existed, they have been removed in the various changes that have taken place on the property over the last 140 years. No evidence of their existence was located in the review of historic documents, photographs or maps.

## **7.2 RURAL HISTORIC LANDSCAPE SUMMARY**

The property was evaluated as a rural historic landscape under National Register of Historic Places and California Register of Historical Resources criteria. The property meets none of the established criteria for association with an important event, person, design and construction or information potential. Of the seven aspects of integrity, the subject property has retained only the location aspect of integrity; the other six aspects of integrity have not been met. The removal of the original setting due to farming activities and the subsequent reduction of acreage in the post-1950s period of occupation have eliminated the key aspects of integrity of the property. The subject property, a c. 1870s working farm, does not meet the criteria as a rural historic landscape. Due to the extensive changes to the property over its 143-year history, the property no longer has the ability to convey its historic significance and has not retained its historic integrity. The removal of all elements related to the working farmstead of the 1870s have been removed due to the sale of 155-acres of the original property, the construction of tract housing on the former farm property, the massive alterations to the original residence, the removal of all elements connected to the farming activities of the property from the 1870s-1950s, and the construction of new outbuildings and structures which have irrevocably altered the original setting. Nothing remains that would suggest that the property was a working farm in the 19<sup>th</sup> and 20<sup>th</sup> centuries. Therefore, the subject property is not considered to meet the criteria as an example of a rural historic landscape.

## **7.3 COUNTY OF SACRAMENTO GENERAL PLAN**

The 2030 General Plan for the County of Sacramento was reviewed for information related to cultural resources, historic properties and other related topics. No guidelines or criteria for evaluation, assessment, and potential nomination of historic properties to a County of Sacramento historic register

was located in the General Plan. Further investigation revealed that there is no local County of Sacramento register of historic resources. Further consultation was undertaken with the State of California Office of Historic Preservation. Ms. Kathleen Forrest, Senior Planner, stated that, to her knowledge, the County of Sacramento had no historic guidelines or criteria in place to evaluate historic properties. Therefore, the property was not evaluated under any type of County of Sacramento guidelines.

## 8.0 APPLICATION OF SIGNIFICANCE CRITERIA

### 8.1 CALIFORNIA REGISTER OF HISTORICAL RESOURCES AND NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR SIGNIFICANCE

#### 8.1.1 California Register of Historical Resources Criterion 1: Event and National Register of Historic Places Criterion A: Event

*Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;*

The property was assessed under California Register of Historical Resources **Criterion 1: Event** and National Register of Historic Places **Criterion A: Event** for its potential significance as part of any historic trends or events that may have made a significant contribution to the broad patterns of our history.

The subject property, the Phillip Sherry/Edward O'Donnell Sr. farm and family residence, known as Shelterwood, was built in the mid-1870s. Sherry and three generations of the O'Donnell family farmed the land, raising wheat on the land as part of the local Carmichael community. The historical record has little to say about either of the families and their activities on the farm and in the local community, unlike other families who are well documented in various forms.

Carmichael was a small farming community, developed in the 1870s on the former Rancho San Juan lands. In the 1870s and 1880s, only eight families lived in the Carmichael area. A historical narrative written in 1939 by Ed Muldrow, son of the first land owner in Carmichael, Edward Muldrow, referring to the period between 1880 and 1900, commented that "Several years passed now without anything occurring worthy of note. The little colony of eight families formed a group of themselves we may suppose with as much contentment as it is generally accorded to human nature."

The subject property was located on land that had first been settled by Native American groups, then came under the control of the Spanish in the 1700s, then became part of the Mexican empire in the first half of the 1800s, and finally, transitioned to American control in 1848. The advent of statehood in 1850 created land claim issues between the old Hispanic families and the incoming Americans. During the confusion over land ownership during the 1850s and 1860s, squatters lived on the land. By the 1870s, most of the land claims had been sorted out, new settlers moved in, bought large sections of land and began creating small, rural farming communities. During the late 19<sup>th</sup> and early 20<sup>th</sup> century, real estate developers began developing communities, selling land for orchards, ranches and farms to Eastern newcomers. By the early 20<sup>th</sup> century, farming communities had been formed, churches and schools had

been built, and small local businesses began to develop. This pattern of land use and development was seen across the entire state of California and is the standard pattern of building small communities.

This pattern of land use and development characterized the development of Carmichael and subsequently, the development of the subject property. No significant event associated with the development of Carmichael or the Phillip Sherry and O'Donnell family occupation of the subject property was identified. The subject property reflects the standard process of land development in small, rural communities and there was no indication that events that were significant in any way were associated with the subject property.

No evidence was located to indicate that the subject property played a greater role or was more significant than the other farms or families in Carmichael in the 19<sup>th</sup> or 20<sup>th</sup> centuries. **Therefore, the property does not appear to meet the criteria for significance under Criterion 1: Event and Criterion A: Event.**

### **8.1.2 California Register of Historical Resources Criterion 2: Person and National Register of Historic Places Criterion B: Person**

*Associated with the lives of persons important to local, California or national history;*

The subject property was evaluated under California Register of Historical Resources **Criterion 2: Person** and National Register of Historic Places **Criterion B: Person** for its potential significance and association with a person of importance in national history.

The only information located regarding Phillip Sherry was that he came to Carmichael from Yolo County, purchased the subject property and built a home in approximately 1875, and farmed wheat on the property. This information is limited in scope and does not indicate that he played any type of significant role in the community.

Edward J. O'Donnell Sr. purchased the subject property in 1898. He served several terms on the local San Juan Elementary School Board, and his daughter, Della, was a teacher at the school for one year. She went on to become principal of the replacement school for a brief period. No other information was located regarding any members of the O'Donnell family to indicate that they played any type of significant role in the development of their property, the Carmichael area, the County of Sacramento, or the nation.

There is no evidence to suggest that any of the persons involved with the construction, development, and use of the subject property were considered important in the history of the state or nation. None of the persons associated with the property appear to be historically significant at the level necessary to meet the criteria for potential nomination to the California Register of Historical Resources or the National Register of Historic Places. **Therefore, the property does not appear to meet the criteria for significance under Criterion 2: Person and Criterion B: Person.**

### 8.1.3 California Register of Historical Resources Criterion 3: Architecture and National Register of Historic Places Criterion C: Design/Construction

*Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values;*

The property was assessed under California Register of Historical Resources **Criterion 3: Architecture** and National Register of Historic Places **Criterion C: Design/Construction** for its potential significance as a property which embodies the distinctive characteristics of a type, period, region, method of construction or style of Folk Victorian architecture, represents the work of a master architect, builder or craftsman, possesses high artistic values, or represents a significant distinguishable entity whose components lack individual distinction.

The “type of construction” refers to the form and materials clearly demonstrate, through the presence of essential physical features, a specific purpose and/or function. This aspect of Criterion 3 and Criterion C encompasses all architectural styles and construction practices.

Due to the time frame, and general architectural trends of the c. 1870s for this type of single-family residential building, it was determined that the building was designed and constructed as an example of the Folk Victorian style. The c. 1985 addition attempted to blend the new structure with the original building by bringing some of the original Victorian era design elements into the new construction. In addition, Queen Anne architectural style elements were added to the new construction. These Queen Anne elements did not appear on the original c. 1875 building. The subject property, both old and new sections, was evaluated for the purposes of this report accordingly.

#### **Folk Victorian Architectural Style** **1870-1910**

“Like that of the National folk forms on which they were based, the spread of Folk Victorian houses was made available by the railroads. The growth of the railroad system made heavy woodworking machinery widely available at local trade centers, where they produced inexpensive Victorian detailing. The railroads also provided local lumber yards with abundant supplies of pre-cut detailing from distant mills. Many builders simply grafted pieces of this newly available trims onto the traditional folk house forms familiar to local carpenters. Fashion-conscious home owners also updated the older folk houses with new Victorian porches. These dwellings make strong statements and therefore are treated here as distinctive styled houses, rather than pure folk forms... (McAlester 2015).”

The major character defining elements of the Folk Victorian style include: full- or partial-width porches; spindle work or turned detailing; variety of house shapes; symmetrical façade; hipped roof; cornice-line brackets; front or side gables; one or two-stories; wood horizontal siding exterior; round columns as porch supports; and rectangular shaped windows.

The five principal subtypes are: Front Gabled, two-story forms with front gables with Victorian detailing; Gable Front and Wing, both one and two-story versions; Side Gable Roof, One-Story, includes two versions of the hall-and-parlor one-room deep and the two-room deep configuration; Side Gable, Two-Story, usually one-room deep with Victorian detailing in various degrees of exuberance; and Pyramidal, both one and two-story versions with Victorian detailing (McAlester 2015).

The original c. 1875 single-family residence was probably designed and/or constructed by Phillip Sherry. No information was located to indicate who the architect, builder, or craftsman was who was responsible for the design and construction of the building. Given the rural nature of the property, and that it was a working farm, it was likely built by Phillip Sherry and/or in conjunction with local Rancho San Juan craftsmen.

The design of the building contains some of the Folk Victorian design concepts. The building's design includes:

- Wrap around porch supported by round columns with simple capitals
- Wood horizontal siding
- Rectangular shaped windows
- Hipped roof

However, the details seen on the current version of the residence may not be original to the building. Various permits were located that had been filed by the O'Donnell family in the 1960s for changes to the building. In addition, the family history of the property written by Jim O'Donnell in 1998 stated that Edward and Eve O'Donnell, the owners from 1965-1985, had embarked on a several year process of restoration and renovation of the old family home. Replacement materials were found locally and salvaged from old homes or, if not available, they were simply made from local materials.

At this time, the house would have been approximately 90 years old in 1965, and presumably, portions of the wood residence might have been subject to dry rot, termites, weathering, and general deterioration. Unfortunately, no historic photographs of the residence were located during the research phase for comparison purposes. It appears upon visual inspection that a variety of non-historic, or if historic, non-original elements were added to the residence. The original doors and windows have been replaced (sometimes with historic doors and hardware), screen doors were added, skylights have changed the roof system, the roof has been replaced with shake shingles, a solarium was added to the north elevation, and the windows on the second floor of the north and east elevations have arched elements and are probably not original to the house. The 1998 O'Donnell family history stated that additional rooms were added; it is not clear which rooms were added or what might have been changed. The interior was changed with kitchen, laundry room, and bathroom remodels. The fireplace in the parlor on the ground floor has been refurbished with non-original black tile on the front face of the fireplace. The original windows in the dining room have been replaced with a three-section, full-height, fixed pane, multi-lite windows to form a large viewing window.

### **Queen Anne Architectural Style**

#### **1880-1910**

"This style was named and popularized by a group of 19<sup>th</sup> century English architects led by Richard Norman Shaw. The name is rather inappropriate, as the historical precedent used by Shaw and his followers had little to do with Queen Anne or the formal Renaissance architecture that was dominant during her reign (1702-1714). Instead, it borrowed most heavily from the late Medieval models of the preceding Elizabethan and Jacobean eras (McAlester 2015)."

"...despite having been introduced by architects and illustrated in *AABN*, the Queen Anne style was not widely favored by architects, who favored the contemporaneous Shingle and experimented with early

Eclectic styles. Instead, the style owed its popularity to the public's enthusiastic embrace and the patent books and mail-order house plans that allowed them to build a Queen Anne style house. The expanding railroad network expedited this process by making pre-cut architectural details conveniently available through much of the nation...While the earliest American examples followed Shaw's early half-timbered designs, during the 1880s the inventive American spindle work became dominant. Between the 1880s and 1890s, a relatively few high-style urban examples imitated Shaw's later models, which were executed in masonry. In the 1890s, encouraged by Classical themes of Chicago's Columbian Exposition of 1893, the free classical adaptations became widespread. It was but a short step from these early Colonial Revival houses and the symmetrical Neo-Classical houses, which along with the other competing styles, fully supported the Queen Anne style until about 1910 (McAlester 2015)."

Character defining features of the Queen Anne style include: Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles; cutaway bay windows; other devices to avoid a smooth-walled appearance; asymmetrical façade with a partial or full-width porch; porch is usually one-story in height and extends along one or both side walls; spindle work detailing; wood exteriors and irregular shape (McAlester 2015).

Two principal subtypes are present: one is based on shape and the other is based on decorative detailing. These principal shape-based subtypes include: Hipped roof with lower cross gables, many with gables on multiple elevations flanking hipped center section; Cross-gabled roof, many without the hipped center section; Front-gabled roof, full-width front gable which dominates entire facade; and Town House, with front-gable roof, attached row houses (McAlester 2015).

The decorative detailing subtypes include: Spindle work, delicate, turned, lacy or knob-like woodwork added to gables, porches and other elements as type of frieze; Free Classic, using columns, Palladian type windows, cornice-line details, swags and garlands along with other Classical elements; Half-Timbered, wood timbering in gables or upper-story walls, heavy turned porch supports with spandrels; and Patterned Masonry, with patterned brickwork or stonework, little wood detailing, terra cotta or decorative panels inserted into walls (McAlester 2015).

The Queen Anne style elements that were used in the design of the c. 1985 addition include:

- Patterned, fish scale shingle details on tower and elevation
- Balconies with turned spindles
- Columns supporting the front porch
- Full-width front porch

The c. 1985 addition does not contain many of the key details of the Queen Anne style. The design, while enthusiastic, is unbalanced, with a large light-house style tower attached to the front elevation. The tower does not reflect the types of towers seen on better examples of Victorian architecture. The overall design is an exuberant conglomeration of a wide range of disparate elements. The intrusion of large air conditioning units, a three-story elevator attached to the back of the building, the variety of balcony styles and window styles, the multiple door styles and locations add to the confusion of the overall design.

The Folk Victorian and Queen Anne stylistic elements can be found in a wide range of Victorian architectural styles. The 5,000 square foot addition overwhelms the two-story original residence. These elements are not combined in the two parts of the residential building in a way that would reflect a

balanced, coherent, integrated architectural style. The disparities between the two side-by-side styles is evident. The Queen Anne detailing on the addition does not augment or contribute to the historic appearance of the original residence as the original residence does not contain any significant Queen Anne details. The Queen Anne elements on the addition do not enhance the original c. 1875 structure, and in fact, they detract from the overall original design with the attempts to create a “Victorian” looking house. The elements are limited in execution and do not convey the main design characteristics of the Victorian architectural styles to the level necessary to qualify for the California Register of Historical Resources or the National Register of Historic Places. The overall design of the subject building cannot be considered to exemplify the main character defining features of the Folk Victorian and/or Queen Anne architectural styles.

**The “type of construction,”** the subject building was originally designed and constructed as a single-family residence. The c. 1985 addition was constructed to provide more single-family living space. The subject property is a standard type of residential building construction that is seen in hundreds of similar buildings across the state. The Assessor’s Residential Building Record states that the various elements of the building are of “standard” construction. No unusual or innovative types of building practices were noted on the Assessor’s Record.

**The “method of construction”** means it is a rare or an important example of building practices, construction innovations, or technological advances during a specific time in history.

No information was located to establish that either phase of the subject building’s construction was a rare or an important example of building practices, construction innovations, or technological advances during a specific time in history.

**The “period of construction”** refers to the age and physical features reflect the era when the specific recognized architectural style, building type, or method of construction became popular.

The subject building was originally constructed in c. 1875 as a single-family residence using design elements from the Folk Victorian architectural style. The secondary construction of the c. 1985 addition uses elements from the Queen Anne style. The building is a limited example of this type of single-family residential architecture and does not serve as a significant example of either c. 1870s or c. 1980s architectural design concepts. The building does not display unusual or innovative elements in its overall design.

**“Master architect, builder, or craftsman”** means that the building was designed, constructed or created by a master in their respective fields.

No information was located to determine who the architect or contractor was who was responsible for the design and/or construction and alterations of the original building or the subsequent c. 1980s addition. Therefore, the subject building cannot be considered to represent the work of a master in their respective fields. Therefore, the building is not considered to be important under this element of evaluation.

In its current condition, the subject Folk Victorian with Queen Anne architectural style building does not meet the criteria for significance under Criterion 3 and Criterion C: Design/Construction as it is a limited example of the Folk Victorian with Queen Anne influences architectural styles.

Due to the fact that no indigenous materials went into the construction of the building, the subject building is not a valuable example of the use of indigenous materials or craftsmanship.

The Victorian design style of the subject building does not rise to the necessary level of significance to qualify for the California Register of Historical Resources or National Register of Historic Places as it is a limited example of Folk Victorian architecture. In addition, the various phases of alterations, renovations and remodeling have destroyed the architectural integrity of the subject property. **Therefore, the property does not appear to meet the criteria for significance under Criterion 3: Architecture and Criterion C: Design/Construction as a good example of the Folk Victorian with Queen Anne influences style of architecture.**

#### **8.1.4 California Register of Historical Resources Criterion 4: Information and National Register of Historic Places Criterion D: Information Potential**

*Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

The property was assessed under California Register of Historical Resources **Criterion 4: Information** and National Register of Historic Places **Criterion D: Information Potential** for its potential significance and its ability to convey information. The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion 4, they need to “be, or must have been, the principal source of information.” This is not the case with this property. **Therefore, the property does not appear to meet the criteria for significance under Criterion 4: Information and Criterion D: Information Potential.**

## **8.2 INTEGRITY**

In addition to determining the significance of a property under local, state and federal criteria, it is necessary to assess whether the property has integrity. Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the established criteria, it must also have integrity. In order to retain historic integrity, a property must possess several, and usually most, of the seven key aspects of integrity, which are location, design, setting, materials, workmanship, feeling and association.

1. Integrity is the authenticity of a historical resource’s physical integrity clearly indicated by the retention of characteristics that existed during the resource’s period of significance.
2. Integrity relates to the presence or absence of historic materials and character defining features.

Application of the seven aspects of integrity:

***Location:*** *Location is the place where the historic property was constructed or the place where the historic event occurred.*

The subject property, the former O’Donnell family residence and farm, remains in its original location in the Carmichael community. Therefore, the property retains this element of integrity.



***Design:*** Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The subject property which includes the c. 1874-1875 residence occupied by the O'Donnell family for 89 years and the subsequent addition constructed by Marc Turteltaub c. 1985 have not retained their original design elements. The c. 1874 Folk Victorian style residence is two stories in height and has retained limited elements of its original design, i.e., the horizontal wood exterior, a wraparound porch with double columns, and basic configuration of design elements. However, review of a variety of documents and aerial photographs, in addition to the visual inspection of the single-family residence, indicates that the building has undergone extensive, multiple renovations and remodeling efforts. The third generation O'Donnell family members renovated the home in the 1960s during their occupation of the residence. During the period of the Turteltaub ownership, additional renovations of the original home were done at the same time as the construction of the massive addition, in an attempt to blend the two very separate structures. During these various phases of renovation, many elements were replaced with salvaged materials or re-created the elements as necessary. The majority of the doors and windows have been replaced; a modern glass solarium structure was added to the north elevation, thereby enclosing the north open porch; skylights were added to the roof of the home; new rooms were added to the residence; and new door and window openings were added to the building.

In c. 1985, a 5,500+ square foot addition was constructed on the south elevation of the original residence. This construction necessitated the removal of more than 50 percent of the original south elevation. The new addition dwarfs the original, c. 1874-1875, approximately 2,000 square foot, residence. The new addition is three stories in height, and the design includes a four-story round tower with Queen Anne design elements and a three-story exterior elevator. The addition attempts to incorporate similar columnar design elements but they do not match the original. Since the entire addition is new, doors and windows have stained glass elements, but they do not blend with the stained-glass elements on the original home. They add a jarring note to the overall design. Balconies, air conditioning units, skylights, a semi-circular roof is present over an open area on the east elevation, and, while an attempt was made to incorporate "Victorian" elements into the design of the new addition, the new addition fails to successfully blend the old and the new into an integrated, coherent design. Therefore, the subject property has not retained this aspect of integrity.

***Setting:*** Setting is the physical environment of a historic property.

A review of historic aerial photographs, combined with historical documents, and the visual observation of the property during the site visit indicates that the subject property has undergone steady transitions over the decades.

Prior to the 1870s, the subject property and the surrounding area was largely undeveloped, rural property. Some small homes existed in the general area of the Rancho San Juan, cattle grazing took place on the Rancho lands, and generally, the Carmichael area was open space heavily vegetated with native oaks and other local plant species.

Starting in the 1870s and continuing until the turn of the 20<sup>th</sup> century, the Carmichael area transitioned to small family farms. Generally, most of the families purchased quarter sections of land, with some purchasing as many as 200-acres. Phillip Sherry purchased 160-acres of land, the subject property, and began raising wheat and barley which required removal of some of the vegetation to create farm land. In 1898, Edward J. O'Donnell Sr. purchased the Shery farm and continued to farm the property. Wheat

and barley farming became the primary crop in the local community. As a result, the residents cleared much of the land of the larger trees and vegetation in order to create more viable farming land. This resulted in a significant loss of heritage trees during this period across the subject property and the general surrounding environment.

The process of growth and more land utilization continued after the 20<sup>th</sup> century began. The creation of the two Carmichael Colonies by Daniel Carmichael in the early 20<sup>th</sup> century accelerated the land clearing process as more farms and homes were built in the area. At the beginning of the 20<sup>th</sup> century, prior to the Daniel Carmichael developments, the Carmichael area include only eight farming families. After the development of the Carmichael Colonies No. 1 and 2, the population grew significantly, resulting in more changes to the local setting as homes and farms were built, a business district was built, and the community expanded with churches and schools.

The O'Donnell family continued to farm their land through the first half of the 20<sup>th</sup> century, adding barns, animal enclosures, and other elements of farming life to the land, thereby continually changing the overall setting. In the late 1940s, Thomas Mapel, a local real estate developer, built a complex of tract homes on 25-acres of land purchased from the O'Donnell family in 1949, thereby changing the family farm dynamic of the area into single-family suburban housing.

A similar process was taken place across the Carmichael area, as the old family farms underwent changes with loss of land, construction of new buildings, and general urban development in the form of new streets, business development and population expansion. By 1950, what had been traditional farm land had shrunk to just a few acres left for each of the old farms. By 1950, the O'Donnell family only retained 15-acres of the original 160-acres purchased in 1898 by Edward O'Donnell Sr.

The 160-acres of the Sherry and O'Donnell property had been used from 1870 up to the 1950s as a working farm, raising wheat. Farms are self-sufficient entities and each farm family raises its own chickens and other animals, has large vegetable gardens and fruit trees, all of which require outbuildings, barns, and other storage areas to facilitate the working of the land. By the 1960s, when the third generation of O'Donnells took over the property, the land was in transition. Gradually, the outbuildings and barns were removed as they had deteriorated or were no longer needed. Little remained of the working farm atmosphere of the property.

The setting changed significantly starting in the 1980s and continuing to the present time. The property was sold to Marc Turteltaub who proceeded to construct a large 5,000 story addition to the original residence. This changed the original setting irrevocably. In addition, the Turteltaubs and subsequent owners added a variety of storage buildings, a hot tub, a tennis court and basketball court, paved driveways and other element that completely changed the setting. Historic aerial photographs show the property with extensive vegetation and large trees, to the point where much of the property is obscured by the trees. The current setting has been altered by the removal of many of these trees and a general clearing of the property. Therefore, the subject property has not retained the setting aspect of integrity.

***Materials:*** *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*

The subject single-family residential building has not retained its original materials due to the multiple renovations and remodeling projects that have significantly altered both the interior and exterior of the residence.

The original c. 1874 residence underwent recorded renovations in the 1960s. The family history of the property prepared by James O'Donnell stated that the family had spent several years remodeling the family home. He stated that the remodeling had been accomplished with salvaged materials from local buildings or the replacement materials had been crafted by the family. Some of these changes were identified in the Assessor's Residential Building Record.

In addition, subsequent owners, beginning in 1985 remodeled the residence with changes to the original residence and also, changes to the large addition constructed in the late 1980s. Various permits and plans were filed for the successive remodeling of the now two-part building. Therefore, the subject building has not retained the materials aspect of its integrity.

***Workmanship:*** *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

According to the Assessor's Residential Building Record, the original single-family residence was constructed of standard materials. From what little remains of the original residence, the quality of the original workmanship appears to be of standard quality, reflecting the general standards of the time and place. However, since much of the original residence has been removed, replaced, altered, or otherwise changed by the various phases of remodeling, the quality of the original workmanship could no longer be determined. The non-historic, c. 1985 addition appears to be of standard workmanship, but again, since this portion of the building has also undergone changes, the quality of the workmanship could not be determined. Therefore, this aspect of the subject building's integrity has not been maintained.

***Feeling:*** *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*

The property has not maintained the original feeling of the property as a 19<sup>th</sup> century working farm and family residence property. Due to the extensive changes to the land and setting over the decades, the construction of a massive addition to the original building in the 1980s, the various phases of remodeling of the original family residence by the O'Donnells and subsequent owners, combined with the removal of original outbuildings and vegetation and the addition of numerous outbuildings and other elements in the 1980s-2010s, the feeling of a 19<sup>th</sup> century farmstead has been completely obliterated. Therefore, this aspect of integrity has not been maintained.

***Association:*** *Association is the direct link between an important historic event or person and a historic property.*

The subject property has not been determined to be directly linked to an important historic person or event. Phillip Sherry purchased 160-acres of land in 1875 and built the original single-family residence. He was one of eight families in the Carmichael area in the period between 1870 and the turn of the 20<sup>th</sup> century. However, no information could be located regarding his background, his activities on the farm or the local community, or the nature of his family. Other local families were written about extensively, but the historical record is silent on Phillip Sherry.

The O'Donnell family owned the property from 1898-1985, a total of 87 years. Edward O'Donnell Sr. was a school trustee for several years and, his daughter, Della O'Donnell, taught in the local schools for several years. Again, the historic record does not reveal that the O'Donnells had any strong associations with any historic events or developments. There is a paucity of information regarding the O'Donnells and their life in the Carmichael community. They appear to be a typical farm family in a small rural

community, living their life by farming the land, working hard to build their family, and maintaining a quiet, simple lifestyle. Therefore, the subject property does not have an associative element.

Conclusion: Of the seven aspects of integrity, the subject building has retained only one of the seven aspects of integrity – location. The property is still located on its original site, although greatly diminished from its original 160-acre site. The subject property does not meet the criteria for the other six elements of integrity – design, setting, materials, workmanship, feeling or association. Therefore, the subject property has not retained a sufficient amount of integrity for historic significance.

**In summary, the subject property does not appear to qualify for the National Register of Historic Places and/or California Register of Historical Resources under any of the established criteria. In addition, the subject property does not retain the key aspects of integrity due to the alterations and changes to the building's design, the loss of the overall setting and feeling, combined with the fact that there is no significant event or person associated with the property. Therefore, the subject property is not considered to be an historic resource for the purposes of the National Historic Preservation Act.**

## 9.0 SUMMARY AND RECOMMENDATIONS

In accordance with the CEQA regulations, Kathleen A. Crawford, Crawford Historic Services, has prepared this Evaluation of the property located at 4434 Mapel Lane, Carmichael, CA for Nicksam Properties LLC. Ms. Crawford assessed the effects of development for the project area.

The current survey and evaluation determined that there are no historic properties or resources located within the boundaries of the project parcel that are potentially eligible for nomination to any local, state, or federal historic registers. Therefore, no mitigation measures are required as no historic properties or historic resources will be affected or impacted by the proposed project.

## 10.0 PERSONNEL

Kathleen A. Crawford, M.A. conducted the field survey and all archival research and authored this report; her resume is attached as Appendix B.

## 11.0 REFERENCES

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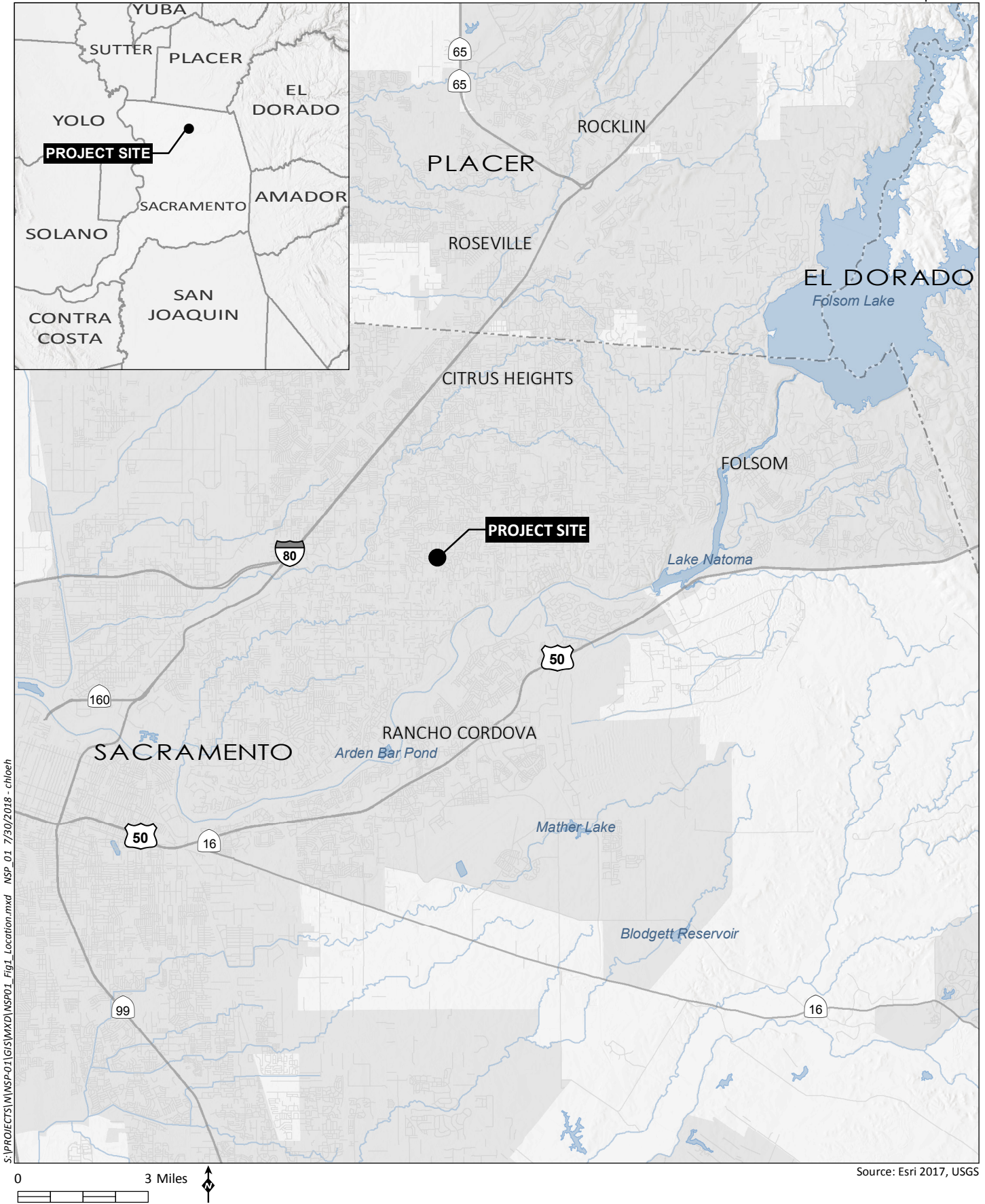


# Appendix A

## Figures



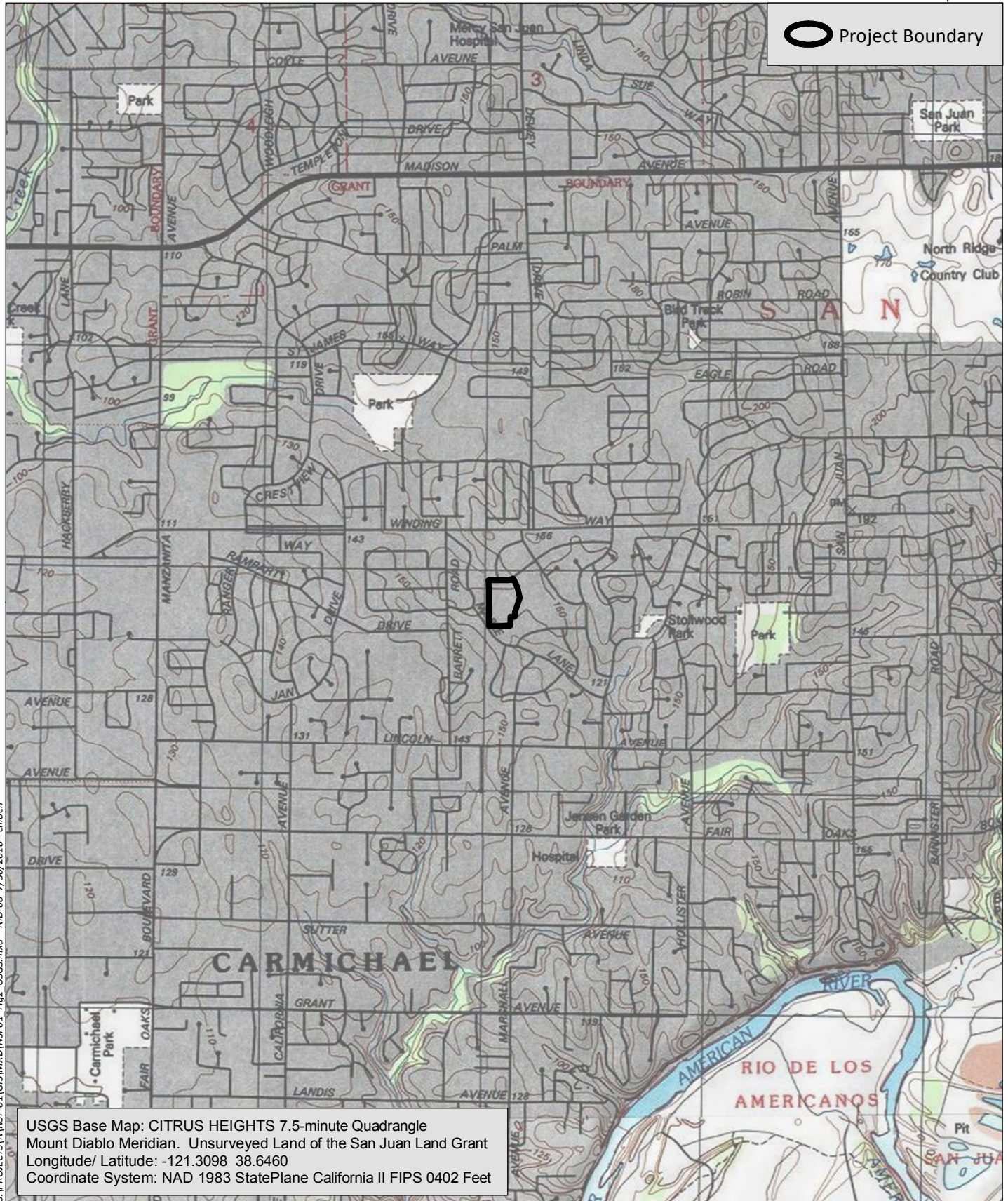




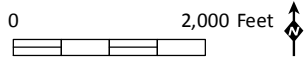
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Source: Esri 2017, USGS

 Project Boundary



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Source: National Geographic Society





Appendix B

Resume



# Kathleen A. Crawford

## Consulting Architectural Historian

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### Summary of Qualifications

Ms. Crawford has 30 years of experience in the preparation of a wide range of historical and architectural projects. She meets the Secretary of the Interior Standards for Architectural History and History (36 CFR Part 61). She also meets the California Department of Transportation (Caltrans) standards as an Architectural Historian. She has extensive experience with 19th- and 20th-century architecture in California and has prepared over 12,000 historic and architectural assessments of structures in California for a variety of historical projects conducted for various types of city, state, and federal agencies. The majority of these projects required compliance with Section 106 of the National Historic Preservation Act. Ms. Crawford has extensive experience in the implementation of Section 106 in reference to historic buildings from all historic periods and architectural styles. The vast majority of these projects required preparation of California Department of Parks and Recreation (DPR) 523 forms for submittal to the State Historic Preservation Office. She has prepared several Historic American Building Survey (HABS) surveys and documentation over the years and has worked with the Secretary of the Interior's Standards for the Treatment of Historic Properties in the course of the historic and architectural evaluations. In addition, she has participated in the production of numerous cultural resources reports and assessments, environmental impact reports, and historic building surveys of potential historic districts in California, Arizona, and Kentucky. Ms. Crawford has been a lecturer in the History Department at San Diego State University since 1989, and her extensive teaching experience in U.S. History has aided her understanding of the historical assessment and evaluation process.

### Selected Experience

**Crawford Historic Services, Historical and Architectural Consulting** (1985 - Present). Sole proprietor of historical projects consulting service with clients including:

**Michael Brandman and Associates, Irvine, California** (2001 - Present). Ms. Crawford meets the Secretary of the Interior's Standards as an Architectural Historian and has prepared over 2000 Section 106 Compliance Reports for Historical and Architectural Assessments for Cell Tower sites in California, Nevada, Arizona, Texas, and New Mexico. All projects required Section 106 compliance level assessments and preparation of DPR 523 forms for the project sites and submittal to the State Historic Preservation Office for concurrence with the findings of effect. Clients include AT&T, T-Mobile, Verizon, Pacific Bell, and Cingular. Assessments include 19th- to 20th-century historic buildings (civic, hospitals, private residences, businesses, churches, schools), cemeteries, structures, telephone poles, water tanks, and steel lattice towers. Over 1,000 projects have taken place in Southern California. Over 500 of the projects have taken place in Northern California in Alameda, San Francisco, Sacramento, and San Jose counties.

- **Oakland International Airport, Oakland.** Preparation of Historic and Architectural Assessment of circa 1960s Airport Structures for National Register of Historic Places eligibility. January 2012.

### Education

Master of Arts,  
History, University of  
San Diego, 1987

Bachelor of Arts,  
History, University of  
San Diego 1984

Bachelor of Arts,  
Anthropology,  
University of  
San Diego, 1984

# Kathleen Crawford

## Architectural Historian

- **California State Capitol Building Complex, Sacramento.** Preparation of Historic and Architectural Assessment of circa 1860s–1950s California State Capitol Building for installation of new cell tower service for entire State Capitol complex. April 2011
- **Independent Order of Odd Fellows Cemetery, Sacramento.** Preparation of Historic and Architectural Assessment of circa 1890s National Register-eligible historic Sacramento cemetery. January 2011
- **Leamington Hotel, Oakland.** Preparation of Historic and Architectural Assessment of circa 1920s National Register-eligible hotel in downtown Oakland. July 2010
- **East Bay Alliance Chinese Church, Oakland.** Preparation of Historic and Architectural Assessment of circa 1940s church complex. September 2010
- **Piedmont Apartments, Oakland.** Historic and Architectural Assessment of circa 1930s apartment complex, Oakland. December 2010
- **Sheraton Palace Hotel, San Francisco.** Preparation of Historic and Architectural Assessment of circa 1900 National Register-listed landmark historic hotel for cell tower construction, November 2010
- **Swedish American Hall, San Francisco.** Preparation of Historic and Architectural Assessment of circa 1890s National Register-eligible building for proposed cell tower placement. May 2010
- **Seton Medical Center, San Francisco.** Preparation of Historic and Architectural Assessment of circa 1950s Seton Medical Center for cell tower construction. August 2010

## Publications

- Crawford, Kathleen A., “Fifty Years of the Journal of San Diego History,” *Journal of San Diego History*, Fall 2006.
- Engstrand, Iris H.W. and Kathleen A. Crawford, *Reflections: A History of the San Diego Gas & Electric Company, 1881–1991*, Heritage Press: Los Angeles, 1991.
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- Crawford, Kathleen A. “God’s Garden: A History of the Grossmont Art Colony,” *Journal of San Diego History*, Volume XX, Summer, 1985.
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Appendix C

DPR FORMS



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

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

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 44 \*Resource Name or #: (Assigned by recorder) 4434 Mapel Lane Carmichael

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad Citrus Heights Date 1996 T 9N ; R 6E of Sec 10; Mt. Diablo B.M.

c. Address 4434 Mapel Lane City Carmichael Zip 95608

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 647088.61 mE/4378849.12 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APNs 247-0010-001, -008, and -009

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

\*P3b. Resource Attributes: (List attributes and codes) HP2 – Single Family Residence

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View East; July 2018

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both 1875; Various Sources

\*P7. Owner and Address: Nicksam Properties, LLC PO Box 255526 Sacramento, CA 95865

\*P8. Recorded by: (Name, affiliation, and address)

Kathleen Crawford, M.A.

Crawford Historic Services

PO Box 634 La Mesa, CA 91944

\*P9. Date Recorded: July 17, 2018

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Historical and Architectural Evaluation of 4434 Mapel Lane, Carmichael CA. Kathleen Crawford August 2018

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 4434 Mapel Lane Carmichael CA \*NRHP Status Code \_\_\_\_\_

Page 2 of 44

- B1. Historic Name: Shelterwood/ O'Donnell Family Home  
B2. Common Name: None  
B3. Original Use: Residential/Single Family B4. Present Use: Residential/Single Family  
\*B5. Architectural Style: Folk Victorian with queen Anne influences  
\*B6. Construction History: (Construction date, alterations, and date of alterations)

The primary residence was built c. 1874-1875 and substantially altered in 1985. See Continuation Sheets for additional information

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Sheds, outbuildings, tennis and basketball courts, hot tub, fountain

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme N/A Area Carmichael  
Period of Significance N/A Property Type Residential Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)

See Continuation Sheets

\*B12. References:

See Continuation Sheets

B13. Remarks:

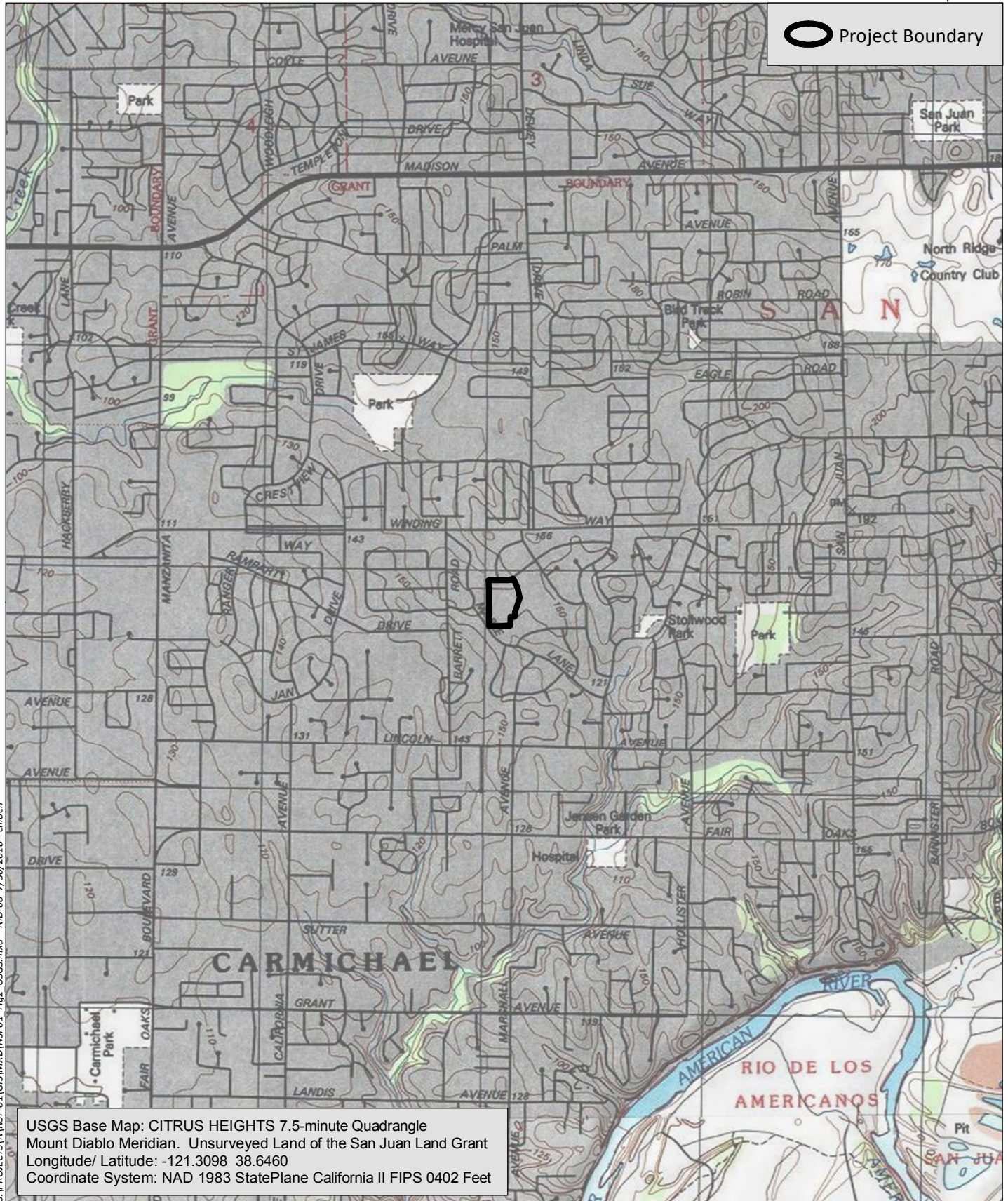
\*B14. Evaluator: Kathleen Crawford, M.A.

\*Date of Evaluation: July 17, 2018

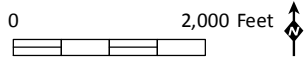
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(This space reserved for official comments.)

 Project Boundary



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Source: National Geographic Society

## CONTINUATION SHEET

Property Name: \_\_\_\_\_  
Page \_\_\_\_ of \_\_\_\_

**Resource Name or #** (Assigned by recorder) 4434 Mapel Lane Carmichael

**\*Recorded by:** Kathleen Crawford/ Crawford Historic Services **\*Date** July 2018

Continuation  Update

### 1.1 ARCHITECTURAL DESCRIPTION OF 4434 MAPEL LANE, CARMICHAEL

The subject residence, named Shelterwood by the O'Donnell family, is sited on an approximately five-acre parcel addressed as 4434 Mapel Lane in the community of Carmichael in the County of Sacramento. The residential building consists of the original, two-story, c. 1874-1875 residence constructed by Phillip Sherry and the c. 1985, three-story addition constructed by Marc Turteltaub. The original residence comprised 2022 square feet of space; the c. 1985 addition added 5,483 square feet of space to the original residence, resulting in a residence that now totals 7505 square feet of space. In addition, there are multiple outbuildings, structures, and additional elements on the grounds of the property. The property currently contains a tennis and basketball court, a large hot tub structure, multiple sheds, several small buildings used for multiple activities, and eight storage buildings. None of these buildings or structures date to the period when the O'Donnell family owned the property. It appears that all the O'Donnell related buildings – barns, sheds, animal enclosures or other farm-related buildings and structures, were removed at an unknown time. The grounds contain numerous heritage trees, including oaks, eucalyptus, palm, and cypress trees.

### 1.2 ORIGINAL RESIDENCE – SHELTERWOOD

#### 1.2.1 Exterior of the Shelterwood Residence


The original residence on the property was built in c. 1874-1875 by Phillip Sherry. The building is a two-story, Folk Victorian with Queen Anne influences style, single-family residence. The building consists of 2,022 square feet of living space.


West/Primary Elevation

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**Resource Name or #** (Assigned by recorder) 4434 Mapel Lane Carmichael

**\*Recorded by:** Kathleen Crawford/ Crawford Historic Services **\*Date** July 2018 

Continuation  Update



Photograph No. 1: West Elevation of c. 1875 Residence

The building is basically rectangular shaped and has a symmetrical primary elevation, painted wood horizontal siding exterior, a large wrap around porch on the four elevations, and a hipped roof with wood shake shingles, exposed rafters, and skylights. A chimney projects from the center of the roof area. The foundation of the building is wood piers. The front face of the area below the porch is faced with trellis siding. Simple wood steps lead to each of the elevations.

The west, or primary, elevation contains a large porch with a flat roof that is supported by pairs of wood, round, carved, columns with simple capitals and bases. The floor and ceiling of the porch are wood with dovetailed joining at the corners. Simple wood steps lead up to the front porch. Wood trellis type facing is present around the lower edge of the porch to hide the foundation elements. Non-historic ceiling lights have been added to the roof of the porch.

The primary elevation includes a centered entrance flanked by two pairs of large, wood framed, four-pane, double hung sash style windows. The main entrance includes a carved wood door with an oval stained-glass window in the center of the door. Brass hardware is present on the door and includes a small handle that turns and functions as the doorbell. A rectangular shaped, wood framed transom window is present above the front door. The transom contains a stained-glass window. Raised paneling is located on the side walls of the recessed entrance area. A decorative carved section with a tulip motif is present over the transom window and the other windows. This detail is repeated at various points around both the old and new sections of the residence. Small, metal lights are present on each side of the entrance door.

The north facing/south wall of the primary elevation forms an L-shape with the main portion of the façade and contains an additional entrance with a non-historic, carved wood door with stained glass

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**Resource Name or #** (Assigned by recorder) 4434 Mapel Lane Carmichael

**\*Recorded by:** Kathleen Crawford/ Crawford Historic Services **\*Date** July 2018 ↻

Continuation ↻ Update

inserts and sidelights. A small wood box structure with multiple compartments is present on the front porch, presumably to store shoes. This appears to be a non-historic addition.

### North/Side Elevation



Photograph No. 2: North Elevation of c. 1875 Residence

The north, or side, elevation includes the same detailing as seen on the primary elevation – open porch with flat roof, pairs of round columns, horizontal siding, and wood framed, multi-lite, double hung sash style windows. The west portion of the residence, both first and second floors, forms a block and includes the open porch that wraps around from the west elevation. The east half of the elevation steps back from this front section.


The second floor of the elevation is basically U-shaped as the center section steps back from the front of the façade. The second floor contains multiple window units that are wood framed, rectangular shaped, four-pane, double hung sash style windows. The ends of the building contain single windows; the center section contains two pairs of windows. The center of the wall contains a single window section which is located directly below a round window. A small, rectangular shaped, slider style window is present on the upper section of the north side wall. Carved detailing that matches the ground floor windows is present over the windows.


The ground floor includes a side entrance with a wood door with upper glass section. This door leads from the interior onto the porch. The major component of the east section of the ground floor of the side elevation is a large glass solarium structure which has been added to the north elevation. The glass walls are metal framed and are curved at the top of the walls to form a roof that attaches to the house

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**Resource Name or #** (Assigned by recorder) 4434 Mapel Lane Carmichael

**\*Recorded by:** Kathleen Crawford/ Crawford Historic Services **\*Date** July 2018 

Continuation  Update

walls. This glass structure encloses the east half of the original open porch area on the north elevation. Doors are present into the solarium area from the east and west ends; a short flight of simple wood steps leads to the east entrance area.

The second floor of the north elevation includes multiple windows and a balcony. The west portion of the second floor over the wrap around porch area includes three, large, rectangular shaped, casement style windows. These non-historic windows have semi-circular arched window sections directly over each window. They are placed in a contiguous row. The east half of the second floor, the area directly over the solarium, includes a balcony with a turned wood railing, a slanted shed roof, and a wood framed, multi-lite French door which leads onto the balcony area.

Air conditioning units and skylights can be seen on the roof.

### East/Rear Elevation



Photograph No. 3: East Elevation of c. 1875 Residence


The east, or rear, elevation, contains the same open porch details with wood columns supporting the flat roof, wood horizontal siding, and multiple single wood and glass door entrances. Some of the entrance doors have decorative carved wood screen doors at each entrance. Simple wood steps lead to the porch area. The same rectangular shaped, four-pane, double hung sash style windows are present. The windows have the same carved wood detailing over the windows as seen on the other elevations. The ceiling of the porch contains non-historic ceiling lights.


The second floor of the residence steps back, leaving a wide, flat porch roof expanse. The second floor contains multiple wood framed windows. Two of the windows are rectangular in shape with arched, fan

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**Resource Name or #** (Assigned by recorder) 4434 Mapel Lane Carmichael

**\*Recorded by:** Kathleen Crawford/ Crawford Historic Services **\*Date** July 2018 

Continuation  Update

light window sections above the main, multi-light window. The other window is the same as seen on the other portions of the house – wood framed, rectangular shaped, double hung sash style with four panes of glass and the carved decorative section over the window.

### South/Side Elevation



Photograph No. 4: South and East Elevations of c. 1875 Residence

The south, or side, elevation is the location of the large addition constructed in 1985. Only a portion of the original south elevation remains as approximately half of the west end of the south elevation was removed to facilitate the construction of the addition. The remaining east half of the south elevation contains the same exterior siding and open porch details. An additional single wood and glass door entrance is present at the juncture of the old and new portions. Wood stairs with a wood railing lead to the porch area and door entrance area. A large, three-sided, wood framed, full height, fixed pane, multi-lite window section is present on the side wall of the house. Three large window sections comprise this window element, creating a quasi-bay window effect. This area provides a wide viewing area from the dining area on the interior of the house. Double hung sash style windows with the same four-pane configuration, and the carved wood detailing, are present on the south wall.

The second floor is L-shaped. Each section contains a rectangular shaped, multi-lite window with an arched, fan light detail window over the lower portion. This L-shaped area attaches to the new addition on the upper floors.

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**Resource Name or #** (Assigned by recorder) 4434 Mapel Lane Carmichael

**\*Recorded by:** Kathleen Crawford/ Crawford Historic Services **\*Date** July 2018

Continuation  Update

### 1.2.2 Interior of the Shelterwood Residence

The interior of the residence includes many original features. As one enters the residence through the main entrance, it leads to a simple hallway with entrances to the parlor area and the rear of the house. A staircase with carved wood bannisters and carved spiral newel post is present in the entrance hall area. The doors are framed with carved wood moldings. The parlor contains a carved wood and marble fireplace placed on the diagonal across the corner of the room. The ground floor contains the parlor, dining areas, and a large kitchen with storage areas. The walls and ceiling are plaster; some walls are wallpapered with period designs. A room on the south end of the residence contains a mosaic tile floor with a shell border design. Chandeliers and period ceiling lights are present throughout the ground floor rooms. The kitchen has been remodeled and does not retain any of the original historic character of the interior.

The second floor contains multiple bedrooms and a bathroom. Similar wood detailing is present around the doors and windows but has been painted. Skylights are present over the various rooms and hallways. The bathroom has been completely remodeled and retains none of the original features.

### 1.2.3 Alterations to the Original Residence

#### West Elevation

The west elevation has undergone changes with the addition of what appears to be an historic door, however, this door does not appear to be original to the home. The stained-glass transom window may also be non-original. The side entrance door is non-historic, and the opening has been enlarged to accommodate the door.

While no permits were located for many of the changes, it appears that the original windows have been changed out. The windows are in pristine condition, which is unlikely in a building that is 143 years old.

The windows were replaced with windows that appear to replicate the original windows.

Ceiling lights were added to the porch ceiling. The small shoe storage compartment was added. The trellis facing around the porch bottom was added.

The roof has been re-roofed with wood shake shingles. Also, numerous skylights were added to the roof. Air conditioning units are present on the roof.

#### North Elevation

The ground floor of the north elevation has been altered by the construction of the metal and glass solarium which obscures the original open porch. New casement windows were added. The window openings appear to have been altered to accommodate the semi-circular fan light detail. The windows on the ground floor also appear to have possibly been changed due to deterioration.

The trellis facing was added to the porch base.


#### East Elevation




## CONTINUATION SHEET

Property Name: \_\_\_\_\_  
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**Resource Name or #** (Assigned by recorder) 4434 Mapel Lane Carmichael

**\*Recorded by:** Kathleen Crawford/ Crawford Historic Services **\*Date** July 2018 

Continuation  Update

The rear elevation appears to have undergone the same door and window changes as seen on the other elevations. Screen doors were added to the door openings. The second-floor windows have been changed out with non-historic windows with arched detailing. Trellis facing was added to the base of the porch.

### South Elevation

The west half of the south elevation was removed to accommodate the construction of the 1985 Turtleaub addition. The original south wall on the remaining portion of the façade has been altered by the construction of the large, three-sided, full-height, multi-lite windows, creating a bay window effect. A new staircase with a wood railing has been constructed to reach the west end entrance into the side of the residence.

The second-floor windows have been replaced with non-historic windows. The windows are a different shape than the originals, requiring a reshaping of the original openings.

## 1.3 TURTLETAUB ADDITION

Marc and Paula Turtleaub purchased the residence in 1985 and were responsible for the construction of the large addition that was constructed on the south elevation of the original residence in c. 1985-1986. The addition includes 5,483 square feet of space and consists of a three-story section with multiple rooms, a three-story elevator on the rear of the building, and a four-story tower section on the primary elevation.


The building has horizontal wood siding, similar to the original residence. The addition features many curvilinear design elements which are displayed in the window treatments, the curved balconies, balcony railings, and the tower design. A chimney is present on the north elevation. The building has a hipped roof with shake shingles. Skylights are present within the roof system.


### West/Primary Elevation

## CONTINUATION SHEET

Property Name: \_\_\_\_\_  
Page \_\_\_\_ of \_\_\_\_

**Resource Name or #** (Assigned by recorder) 4434 Mapel Lane Carmichael

**\*Recorded by:** Kathleen Crawford/ Crawford Historic Services **\*Date** July 2018 

Continuation  Update



Photograph No. 5: West Elevation of Turtletaub Addition

The west, or primary, elevation contains numerous components on the various levels of the residence. The main entrance is centered on the west elevation and contains a carved wood door with stained glass inserts and rectangular transoms. The entrance is recessed under an open porch area. The roof of the porch is supported by pairs of round, wood columns with simple capitals. The underside of the porch roof contains exposed rafters. A secondary entrance with glass panels is located north of the main entrance. Metal lights are present at various points along the ground floor elevation. The dominant feature of the west elevation is a four-story, round tower with fish scale shingles. The upper portion of the tower includes a round, metal railing and small balcony area. Windows are present on each level of the tower and the windows contain the same carved detailing as seen on the original residence windows.


The second floor contains multiple windows which match the rectangular shaped, four-pane, double hung sash style windows on the original residence. Balconies with turned wood railings are present on both the second and third floors. Large equipment units are present on the roof system. A small dormer window with a front gable roof and decorative carving is present on the roof of the west elevation. A cupola style element is present on the top of the tower and includes dormer style windows.


### South/Side Elevation

## CONTINUATION SHEET

Property Name: \_\_\_\_\_  
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Photograph No. 6: South Elevation of Turtletaub Addition

The south, or side, elevation includes two short sets of stairs, one at the west end to access the front porch area, and the other at the east end of the elevation to provide access to the rear elevation. The south side of the porch section has a curved roofline.

The ground floor of this elevation contains two large, rectangular shaped windows, flanking a smaller, vertically oriented window with multiple lights. The window on the west end of the façade contains multiple panels and arched detailing at the top of the window. The window located on the east section of the façade is a curved, bay window with multiple windows with multiple lights.


The second floor contains a wood balcony with a turned wood railing. The balcony extends along the width of the façade and is supported by wood braces. Access to the balcony is from a bathroom with a hot tub on the second floor. A large bay window with multiple lights is present on the east end of the façade; a rectangular shaped, multi-lite window with carved detailing is present in the middle of the façade; a large section houses a sauna and steam room; and a dark wood framed, multi-lite door is present on the west end of the elevation.


The third floor contains two large, curved balconies with turned wood railings and wood supports. Rectangular shaped, multi-light windows are present along the elevation. Two front gable roof sections project above the main roof line above the rectangular window sections.

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### East/Rear Elevation



Photograph No. 7: East Elevation of Turtletaub Addition

The east, or rear elevation contains an open porch on the ground floor with a flat roof supported by round columns with simple capitals. Arches fill the spaces between the columns. Large, wood framed, French doors lead onto the porch from the interior. A large, wood framed window with multiple lights is present on the ground floor of the rear elevation.


A three-story elevator with a fish scale shingle pattern is present at the southeast corner of the elevation. The elevator is housed in a square shaped structure and extends up the side of the rear elevation. A wood staircase with turned wood railing wraps around the various elevations of the elevator. Each level has a landing to access the interior of the house.


### North/Side Elevation

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Photograph No. 8: North Elevation of Turtleaub Addition

The second and third floors have large balconies with turned wood railings. Multi-lite French doors lead onto the balconies from the interior. The second-floor balcony has round wood columns to support the third-floor balcony. Arches separate the columns and match the ground floor column detail. The second-floor balcony is rectangular shaped; the third-floor balcony is curved.

The third-floor balcony is covered by a front gable style roof. A large ceiling fan and electric lights are present over the third-floor balcony.

The north, or side, elevation has two components. The west half of the north elevation is not present as this is the location of the addition and the north wall opens into the original residence. The east half of the elevation contains a side entrance door. The door leads onto a small brick terrace which is covered by a flat, semi-circular roof. The roof contains horizontal wood supports constructed in a fan shape and this portion is covered with screen. Underneath this roof section is a large bay window with wood framing and multiple windows.

The upper floors contain large, rectangular shaped, multi-lite window sections. A front gable roof is present at the top of the third floor.


### 1.3.1 Interior of the Turtleaub Addition


The Turtleaub Addition includes multiple rooms used for multiple purposes as living spaces. The ground floor contains an open area accessed from the original residence. An entry hall with black marble columns is present and is accessed by the secondary front door or the non-historic door on the south wall of the original residence. From this area, one steps down marble steps into a large room with gold incised columns. This room contains the main entrance into this portion of the resident. This large

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space is basically divided into a U-shaped space by the presence of a wet bar area with an L-shaped counter, preparation areas, and storage spaces. This room has a large, recessed, dome shaped, stained glass window with ornate designs. The area on the back of the bar section on the east side of the room contains a wood and black marble fireplace. Multiple doors lead onto the north and east porch areas. A narrow, curving staircase leads from the ground floor to the second level. This staircase contains a small window in the east wall and is painted with a mural of Italy. The staircase opens out into the second-floor landing.

The second floor contains multiple rooms including three bedrooms, a bathroom, an additional bathroom with a hot tub and an adjacent outdoor sauna/steam room reached by the outside balcony, and a library. The bedroom at the rear of the second floor contains a fireplace, wood French doors leading onto the east elevation balcony and multiple lighting fixtures (13 to be exact). The other bedrooms contain large Murphy beds and one is used as an office as well. The library has a large marble fireplace with carved Egyptian figures supporting the mantle. An additional marble figure is located in the main hallway outside the library. The south wall of the library contains floor to ceiling bookshelves with a library ladder and light fixtures. The west wall contains a large multi-lite window and the curving staircase of the tower which leads to the upper levels of the tower. The north wall of the library contains wood bookshelves that disguise a secret opening in the bookshelves. When the bookshelves are opened, it leads into a laundry room space. A staircase leads from the library to the upper floors. The third floor contains more bedrooms, a space used for massage purposes and additional bathrooms.

### 1.3.2 Alterations to the Turtletaub Addition

A variety of permits were filed for additions and renovations for several years in the 1990s. Some of the permits and available drawings detail the complete renovation of the kitchen which is located in the original residence. Not enough detail was provided in the available permits to determine which changes happened to which section of the residence. The exterior of the Turtletaub addition appears to be basically intact, without any major changes noted. However, due to the lack of documentation available, changes may have been made from the original design which are not apparent upon visual inspection.

### 1.3.3 Outbuildings and Additional Structures


There are a number of outbuildings on the subject property in the eastern portion of the property. None of the buildings appear to be of historic age. No original building permits were located for any of the buildings or structures on this portion of the property.


A fenced tennis court and basketball court is located north of the residence. This tennis court was constructed by the Turtletaub family in 2002.

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Two, small, rectangular shaped, one-story, out buildings are located on the south side of the residence. The buildings have wood shingle exteriors, shed style roofs, and metal framed windows that vary in size and shape. The buildings are in poor condition.

A group of eight, wood, one-story, rectangular shaped storage buildings are located at the southeast corner of the property. These buildings have wood walls, gabled roofs, and wood floors. The buildings are numbered from one to eight. The buildings appear to be in good condition.

A two-story building is located directly east of the residence, a short distance from the back-porch area. The building is rectangular in shape with wood exterior siding, a gambrel roof system, and a wood staircase leading to the second-floor area. A large open shed area is attached to the rear of the structure and is filled with outdoor equipment. The shed has a wood roof with wood supports and is open on three sides. The building appears to be in poor condition.

A small wood shed is located behind the two-story building. The one-story, rectangular shaped wood shed has a gabled roof and wood walls. The shed appears to be in good condition.

A tall, wood framed, hot tub structure is present to the north of the gambrel-roofed residence. The hot tub rests on a concrete slab. It is unclear if the hot tub is functional at this time. It appears to be in fair condition.

A small, one-story, rectangular shaped out building is present to the north of the hot tub in the area behind the original residence. The building has wood framed windows, a gable roof, red painted wood horizontal siding exterior and multiple entrances. The interior of the building contains mirrored walls, a pool table, and a disco ball hanging from the ceiling. The building has been altered extensively and is in fair condition.

An additional storage shed is located in the northeast area of the property behind the original residence. The wood shed is rectangular shaped, with a gable roof and wood walls. Large equipment is present in front of the shed. The shed appears to be in fair condition.


An additional storage shed, painted white, is present near the northeast corner of the house. This structure has wood walls, a gable roof and wood entrance doors. The building is in fair condition. A fenced, wood structure that appears to have been used for chickens or other types of poultry is present behind the shed. The structure is in poor condition.


A circular, concrete foundation is present behind the house and is located near the rear elevation. The fountain has multiple levels of water basins. The fountain is encircled with curved concrete benches.

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### 1.4 OWNERSHIP INFORMATION

The original residence on the property was built in c. 1874 by Phillip Sherry, according to the family history completed by Jim O'Donnell and the document prepared by Ed Muldrow in 1939. The information contained in the document prepared by Ed Muldrow stated that the residence had been constructed in 1875. No other information was located regarding Mr. Sherry or his time of residency on the property. The property, including the original residence and 160 acres of land, were purchased from Phillip Sherry by Edward J. O'Donnell Sr. in 1898, according to the O'Donnell family history.

The property was held by Edward J. and Lucy O'Donnell Sr. who raised wheat on the 160 acres. The O'Donnells had four children – Edward Jr, Alice, Rosalie, and Della. Eventually, in the 1940s, the farm passed to the O'Donnell's son, Edward J. O'Donnell Jr. and his three sisters. Each of the four siblings received a quarter-share of the land. Edward O'Donnell Jr. received the quarter-share of the original 160-acre property that included the main family home, Shelterwood, and the surrounding outbuildings. The sisters each sold their individual quarter-shares, thereby removing 120 acres from the ownership of the O'Donnell family. A portion of the property, approximately 25 acres, held by Edward O'Donnell Jr. was sold to Thomas Mapel, a local Carmichael real estate developer, in 1949. Mapel proceeded to build a housing tract on the former O'Donnell property.

In the early 1960s, the San Juan Unified School District was in a process of expansion due to a rapid rise in local population. The District took approximately ten acres of the O'Donnell farm through a process of eminent domain for the construction of a new school. The school was never built, and the land was not returned to the O'Donnell family but, instead, was transferred to the Carmichael Recreation and Parks Department. The approximate ten-acre parcel is currently used as the O'Donnell Heritage Park. The Park contains a gravel nature path, a butterfly garden, a playground, a picnic area, drinking fountain and stone marker.

According to the O'Donnell family history document referenced IN THIS REPORT, Edward O'Donnell, grandson of Edward J. O'Donnell Sr., took possession of the c. 1874-1875 Shelterwood residence and the remaining five acres of land with his wife Eve and their four children in 1965. The O'Donnells spent several years renovating and remodeling the home, with materials either salvaged from local homes or elements that they constructed themselves to replace missing pieces of the c. 1874-1875 residence. Various permits were filed in the 1960s for their remodeling projects and the O'Donnell family history document also comments on their efforts.


Edward and Eve O'Donnell sold the original residence and the remaining five acres of land to Marc and Paula Turtletaub on October 16, 1985. (Sacramento County Recorder Office document). Marc Turtletaub owned the family business, The Money Store, a money lending operation specializing in real estate loans. Mr. Turtletaub operated the business from a large ziggurat style building designed by




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Edwin Kado in Sacramento. Mr. Turtletaub sold the business in 1998 and now is a producer and director of independent films.

Over the next several years, the Turtletaubs embarked on the construction of a massive addition to the original residence. The Turtletaubs constructed a 5,483 square foot, three-story addition with a four-story tower, a three-story elevator and numerous rooms. The addition was added to the original building on the south elevation which resulted in removal of a large portion of the original c. 1874-1875 south façade. The construction project was estimated to have cost \$9.2 million. No architect or contractor were identified as the persons or firms responsible for the design and construction of the addition to the original residence (Dunbar, n.d.).

According to the Sacramento County Assessor Office, the following owners held the subject property. On November 30, 1966, Edward and Eve O'Donnell became the owners of the family property. The O'Donnells sold the property to Marc and Paula Turtletaub on October 16, 1985. The Turtletaubs transferred the property into the Paula Turtletaub Trust in 2001. At this time, the Turtletaubs official residence was listed as 425 California Street, San Francisco, California. The Turtletaubs sold the property to the Bella Propriedad LLC on May 8, 2012.

On June 8, 2015, the Bella Propriedad LLC sold the property to Sunmark Capital LLC. On December 1, 2017, Nicksam Properties LLC acquired the property and remains as the current owner.

### 1.5 CONSTRUCTION HISTORY


Given the original rural nature of the property, and the limited government control over properties prior to the 1950s, no original building permits were filed for the property. Later changes to the building were probably also never formally recorded and were simply done by the O'Donnell family as they moved through their renovation process. No documents were located for the original construction of Shelterwood, few of the renovations and changes made by various members of the O'Donnell family over the decades, or the large-scale addition and renovation undertaken by the Turtletaubs in c. 1985-1986.


The single-family residence was constructed in two parts: the original two-story home was built in c. 1874-1875; and a three-story addition was constructed in 1985. According to the Assessor's records, the ground floor of the original residence contains 1230 square feet; the upper floor area comprises 792 square feet. The square footage of the "additional area" (the c. 1985 addition) listed in the record states that it contains 5,483 square feet of space. The total living area of the combined residence is listed as 7505 square feet. The residence contains nine bedrooms, eight bathrooms, one dining room, one family room, and nine miscellaneous rooms. The residence contains three fireplaces, one in the original residence and two in the addition.

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The residence does not contain a basement or a garage structure. In addition to the main residence, the property contains multiple outbuildings. These buildings include a small residential structure, approximately fourteen storage/shed buildings, a hot tub, and a combined tennis court and basketball court.

No architect or contractor was located for the construction of the original c. 1874-1875 residence. Due to the rural setting, and the realities of the late 19<sup>th</sup> century, it is presumed that Phillip Sherry most probably designed and constructed the residence. Given the communal nature of farming communities, it is likely that he received assistance from other area residents, but no information was located to determine how the residence was constructed or who was responsible for its design and construction. According to the Assessor's records, the effective year built for the main residence is 1990 which clearly reflects the c. 1985 addition to the original residence.

The Sacramento County Assessor's Residential Building Record includes the following information about the subject property. The Residential Building Record uses the year 1880 as the construction date for the original residence. The building is listed on the Record as two stories with a pier foundation, a hipped roof with shingles, and double hung sash style windows. The building is of standard frame construction. Fixtures are listed as standard. The residence has hardwood of tongue and groove grade and vinyl floor, combined with carpet. Walls and ceilings are plaster with wallpaper on many walls. The appraiser's notes dated January 24, 1969, state that the valuation of the land is \$35,000 and the value of the residence or "improvements" is \$1000.00 for a total property value of \$36,000.

Additional records provided by the Assessor state the following information regarding "improvements" to the property. The "Miscellaneous Records" include the following data.

A Tack Room is listed as having a 14' footprint, a slab foundation, wood exterior siding, gable roof with shake shingles, and was built in 1972. A Storage Room, with a wood exterior, and a 14 x 42 configuration, was built at an unknown time. A Vehicle Storage structure, 30 x 22, with a dirt floor was built at an unknown time. A Tank Storage House, 12 x 22, with a slab foundation, frame construction, wood siding, hip roof with shingles, and a dirt floor was built in 1900. A Tennis Court and Basketball Court, each 74 x 42, with a slab foundation and slab floor, were built in 2002.

The Residential Building Record included the information that permits were filed for the property.

Permit #5111522 dated September 26, 1965 was filed for changes to the building. The valuation was \$5913. No information was included as to the nature of the changes.


An additional permit, with no identifying number, was filed on June 1, 1967 for a "RENOV." No valuation was given or further information as to the renovation project.


Permit #5120114 was filed on August 21, 1968. No valuation or project information was listed.

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Permit #RB064862 was filed on December 4, 2004. The valuation was \$24,000 for the project and no other information was listed.

The Record addresses the addition to the original building. The Record states that Permit #CBN19900351 was filed on January 20, 2000 for an "ADD" which was valued at \$43,000. The Effective Year was listed as 2006.

Permit #RB068021 was filed on June 5, 2007. The valuation was listed as \$1000.00 with no further information listed as to the scope of the project.

The following information was taken from the Assessor's Records regarding the Turtletaub Addition. The construction is "standard," with a concrete foundation, a hip roof with shingles, and double hung sash style windows. Plumbing, heating, air conditioning, and electrical elements are of standard construction. The interior contains hardwood, marble and vinyl, and mosaic tile floors. The ceilings are nine feet. The addition has two wet bars and a central vacuum system. No information was located regarding the individuals or firm responsible for the design and/or construction of the Turtletaub addition.

### 1.5.1 Additional Construction/Permit History

The files of the Sacramento County Assessor's Office and the files of the Sacramento County Building Department were accessed for information related to the subject property. These files are presumed to relate to the Turtletaub addition of the mid-1980s and later construction projects.

The Sacramento County Assessor Office records include the following permits for the property. The Assessor Office stated that other permits may have been filed for the property but were not listed in their files at the time of retrieval of the following documents.

A permit was filed on November 20, 1999 for an "addition (Case No. RBO648620)." No further information was available regarding the size, location or configuration of the "addition." A "miscellaneous plumbing permit was filed at the same time, with no further information regarding the project. The property owner was Marc Turtletaub.

A permit was filed in November 1999 for "water heater piping (Case No. RMO317450)." The property owner was Marc Turtletaub.


A permit was filed on January 20, 2000 for a "structure for generator/chiller area 8 (Case No. CBN2000-00043)." The property owner was Marc Turtletaub.


A 10' electric light pole was installed on the property in May 2004 (Case No. RBO708760). The property owner was Marc Turtletaub.

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On December 22, 2015, a permit was filed for “RES – 5 Inspection, kitchen remodel, like for like hall, bathroom remodel, sink to move to opposite wall, adding pass through door to laundry. Master bathroom remodel, remove spa, tub, add double sink with tub/shower and fill in pocket door with wall (Case No. CBAR2015-01309). The property owner was Marc Turtletaub.

On January 6, 2016, a permit was filed for “A Boundary Line adjustment for parcels 247-0010-008, and 247-0010-009 (Case No. PLNB2016-0004).” The property owner was Sunmark Capital LLC.

On January 25, 2016, a permit was filed for a “residential 3 inspection tear off/reroof existing sheathing 12 squares of wood shakes this only partial part of roof (Case No. REROOF2016-00088).” The property owner was Sunmark Capital LLC.

On December 8, 2017, a permit was filed for “A Tree Permit to Remove (3) dead Oaks and Prune (1) Blue Oak (Case No. TREE2017-00624).” The property owner was Nicksam Properties LLC.

On January 30, 2018, a permit was filed for a “pre-application meeting to propose a subdivision of approximately 5 acres limited to ten lots with surrounding open space (Case No. PAMP2018-0008).” The property owner was Nicksam Properties LLC.

On May 10, 2018, a violation was filed for removal of multiple native oaks (Case No. TREE201800199). The property owner was Nicksam Properties LLC.

Permits located at the Sacramento County Building Department included the following information. A permit was filed on February 2, 1990 by property owner Marc Turtletaub for a “service change.” The construction valuation was listed as \$0.00 and no contractor information was included (Case No. RM0033660).

A permit was filed on July 13, 2004 by property owner Marc Turtletaub for an “addition” to the residence. The construction valuation was listed as \$3,000.00. The permit was also listed as “expired” and no contractor was listed for the project (Case No. RB0854090).


A permit was filed by property owner Marc Turtletaub on May 19, 2004 for the construction of a “10 fence elec/light pole” with a construction valuation of \$0.00. No contractor was listed (Case No. RB0708760).


A permit was filed on December 22, 2015 by property owner Sunmark Capital LLC for “RES – 5 INSPECTION – kitchen remodel, like for like, hall bathroom remodel, sink to move to opposite wall, adding pass through door to laundry, master bathroom remodel, remove spa tub, add duel (sic) sink with tub/shower, and fill in pocket door with wall.” The construction valuation for these changes was

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\$30,000.00. The contractor was listed as “owner/builder.” Case No. for this project was CBAR2015-01309.

A permit was filed on January 25, 2016 by property owner Sunmark Capital LLC for “residential – 3 inspections tear-off/reroof existing sheathing 12 squares of wood shakes, this only partial part of roof.” The construction valuation for the reroofing project was \$4,140.00 and the contractor was listed as California Cool Roofing and Demo (Case No. RERR2016-00088).

### 1.6 HISTORIC MAPS AND AERIAL PHOTOGRAPHS

The evolution of the subject property was reviewed on Historicaerials.com. Historic aerial photographs (1947, 1957, 1964, 1966, 1993, 1998, 2002, 2005, 2009, 2010, 2012, and 2014) and historic USGS quadrangle maps (1902, 1910, 1911, 1952, 1956, 1957, 1965, 1969, 1977, 1978, 1980, 1984, 1997, 2012, and 2015) were reviewed for information related to the subject property. In addition, the online map files provided by the Fair Oaks Historical Society were also reviewed for additional information regarding the subject property.

The 1947 aerial photograph shows the original c. 1875 residence in place at its current location. Surrounding the property on all sides are agricultural fields, clearly delineated. Orchards are present at some distance from the residence on the east side and may not be located on the O’Donnell property. The property is clearly a working, well established farm property.

The 1957 aerial photograph shows changes to the property. The property is still primarily agriculture, but some roads have been built through the general area. It appears that the 25 acres purchased by Thomas Mapel in 1949 now are the location of multiple single-family residences.


The 1964 aerial photograph shows that the agricultural use of the property has been essentially terminated. The Shelterwood residence now appears as an island in the midst of new streets and extensive housing development in the surrounding area. By this time, the 120 acres sold by the three sisters previously have been built on with new housing tracts, additional streets, and significant landscaping. The five acres surrounding the original house are basically open land, but it does not appear that any type of significant agricultural use of the property is taking place. The 1966 aerial photograph shows even more dense infill development of the former O’Donnell acreage with additional streets and homes.


The 1993 and 1998 aerial photographs show the acceleration of the infill process with extensive and dense development of the area surrounding the original residence. The property, now owned by the Turtletaubs, is shown as an island with more vegetation in the midst of very dense infill development. The large addition built by the Turtletaubs in the mid-1980s is present in the photographs. However, the vegetation is dense, and it could not be determined which outbuildings were present on the property.

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The remaining aerial photographs, from 2002-2014, show the same patterns on the property and surrounding area. Dense infill development was combined with increased vegetation which obscures much of the detail of the subject property, in addition to the surrounding area.

The USGS maps confirm the information seen on the historic aerial photographs. The original residence appears on the 1902 quadrangle map and remains in its current location through the entire series of maps. The area is agricultural with no roads appearing until the 1952 map. An unpaved road leads into the subject property and is seen on the maps up until the 1969 map when Mapel Lane has been added to the area. Originally the lane was spelled "Maple," not the current Mapel. The name was changed to the current spelling in 2012.

The Fair Oaks Historical Society maps show general delineations of the former rancho properties and provide basic contextual information for the subject property. However, no specific information related to the subject property was gleaned from the map collection.

## 2.0 APPLICATION OF SIGNIFICANCE CRITERIA

### 2.1 RURAL HISTORIC LANDSCAPE DISCUSSION

Evaluation of the subject property as a potential "rural historic landscape" is part of the overall historic and architectural assessment of the property. The following information was taken from the National Register Bulletin, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*.

As defined by the Bulletin, a "rural historic landscape" is "one of the categories of properties qualifying for listing in the National Register of Historic Places as a site or a district." For the purposes of the National Register, a rural historic landscape is defined as *the geographical area* that has historically been used by people, or shaped or modified by human activity, occupancy, intervention, and that possesses a significant concentration, lineage, or continuity of areas of land use, vegetation, buildings, structures, roads and waterways, and natural features."

#### 2.1.1 Types of Rural Historic Landscapes


Rural historic landscapes usually fall within one of the following types based upon historic occupation or use:


- \*Agriculture (including various types of cropping or grazing)
- \*Industry (including mining, lumbering, fish-culturing and milling)
- \*Marine activities such as fishing
- \*Shellfishing, and shipbuilding recreation (including hunting or fishing camps)
- \*Transportation systems
- \*Migration trails

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\*Conservation (including nature reserves)

\*Sites adapted for ceremonial, religious, or other cultural activities, such as camp meeting grounds.

The subject property, located at 4434 Mapel Lane, Carmichael, Sacramento County is a former farmstead property. According to historic records, the owners raised wheat on the original 160 acres. None of the other types of rural historic properties apply to the subject property. The property was used for farming purposes from the 1870s to approximately the 1950s. The property now includes approximately 5 acres of the original 160-acre farm. The main building on the property is a 7,505 square foot, single-family residence. The original residence, approximately 2000 square feet, was built in c. 1875, and was significantly altered by the construction of a 5,000 square foot addition in c. 1985. No buildings or structures that date to the period in which the property was used as a working farm are still extant.

### 2.1.2 Characteristics of the Rural Landscape

A classification system of eleven characteristics have been developed for reading a rural landscape and for understanding the natural and cultural forces that have shaped it. Landscape characteristics are the tangible evidence of the activities and habits of the people who occupied, developed, used, and shaped the land to serve human needs; they may reflect the beliefs, attitudes, traditions, and values of these people.

The first four characteristics are processes that have been instrumental in shaping the land, such as the response of farmers to fertile soil. The remaining seven are physical components that are evident on the land, such as barns or orchards. Many, but not all, rural properties contain all eleven characteristics. When historic processes are linked to existing components, the rural landscape can be viewed as a unified whole.

### 2.1.3 Landscape Use and Activities:

*Land uses are the major human forces that shape and organize rural communities. Human activities such as farming, mining, ranching, recreation, social events, commerce, or industry, have left an imprint on the landscape. An examination of changing and continuing land uses may lead to a general understanding of how people have interacted with their environment and provide clues about the kinds of physical features and historic properties that should be present.*

*Topographic variations, availability of transportation, the abundance or scarcity of natural resources (especially water), cultural traditions and economic factors influence the ways people used the land. Changing land uses may have resulted from improved technology, exhausted soil or mineral deposits, climatic changes, or economic conditions, as well as previous successes or failures. Activities today may reflect traditional practices or be innovative, yet compatible adaptations of historic resources.*

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The subject property was used as a farm for approximately 7-8 decades from the 1870s to, possibly, the early 1950s. A review of historic aerial photographs and historic maps indicates that the property was used as a farmstead for many decades. The photographs clearly show the delineation of the fields and the arrangement of the fields. However, by the early 1960s, aerial photographs show that the agricultural use of the land has been terminated. Large sections of the original farmstead have been converted to housing tracts.

During the 1940s, with a change in ownership to the next generation of family members, 120 acres of the original 160 acres were sold. In addition, the family member who inherited the original family home and forty acres, Edward J. O'Donnell, grandson of the original Edward J. O'Donnell Sr., sold twenty-five acres of his inherited forty-acre parcel to local real estate developer, Thomas Mapel. Mapel built housing tracts on the land. An additional ten acres was taken in an eminent domain process for the purpose of building a new school which was never built. The ten-acre parcel is now used as a local park. What remains of the original farmstead is a five-acre parcel.

This five-acre parcel currently contains a large, single-family residence constructed in two time periods. The original residence was built in the 1870s; the large addition was built in the 1980s. The original residence has been substantially altered with both the over-large addition, and replacement or repair of its original design features. The original building has lost all integrity of design and does not reflect a c. 1870s residence. A survey of the property did not indicate the presence of any barns, outbuildings, or other structures related to the period in which the property operated as a working farm. While a variety of outbuildings are present on the property currently, it does not appear from visual inspection and a review of the available records that any of the buildings or structures relate to, or date to, the period in which the property was a working farm.

As a result of the initial clearing of the land in the 1870s to begin farming, whatever natural terrain elements were there would have been reduced or eliminated. The land is essentially flat with large native oak trees. It does not appear that there was a local water source on the original property. The property is located too far from the American River for it to be used as a water source. There was no evidence of any type of irrigation system or water procurement system on the property at the present time. Also, no evidence of these types of systems was evident in the historic maps and photographs. It is assumed, given the information in the various historical record, that dry farming and reliance on the weather to provide water was how the property was irrigated.


The elements that would define this property as a historic rural environment, a c. 1870s-1950s working farm, no longer exist. All elements of an early working farmstead appear to have been removed in the process of building tract houses on the original acreage, the construction of the c. 1980s addition, and the construction of the current outbuildings.




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### 2.1.4 Patterns of Spatial Organization:

*The organization of land on a large scale depends on the relationship between major physical components, predominant landforms, and natural features. Politics, economics, and technology, as well as the natural environment, have influenced the organization of communities by determining settlement patterns, proximity to markets, and availability of transportation.*

*Organization is reflected in road systems, field patterns, distance between farmsteads, proximity to water sources, orientation of structures to sun and wind. Large-scale patterns characterizing the settlement and history of a rural area may remain constant, with individual features, such as buildings and vegetation, changing over time.*

The current organization of the property reflects a random, haphazard, unplanned arrangement of elements. No elements from the working farmstead or the spatial relationship of the barns, livestock areas, outbuildings, and other elements necessary to successfully farm 160 acres, have remained. The original 155 acres have been obliterated with massive changes to facilitate the construction of housing tracts. The land has been extensively graded, natural vegetation has been removed, and virtually nothing remains of the original farmstead. The five-acre parcel that remains contains the original residence which has lost all integrity, and the various outbuildings and elements are of non-historic origin. These elements were placed on the land with no attempt at a coherent organization of the elements for use or logical placement of these elements. There are no road systems, connections to other farms of the era, connection to water systems or other elements that remain. The property has lost all the historic elements that would define a c. 1870s working farm

### 2.1.5 Response to the Natural Environment:

*Major natural features, such as mountains, prairies, rivers, lakes, and grasslands, influence both the location and organization of rural communities. Climate, similarly, influences the siting of buildings, construction materials, and the location of clusters of buildings and structures. Traditions in land use, construction methods, and social customs commonly evolved as people responded to the physiographical and ecological systems of the area where they settled.*


*Early settlers frequently depended on natural resources, such as water, for transportation, irrigation, or mechanical power. Mineral or soil deposits, likewise, determined the suitability of the region for particular activities. Available materials, such as stone or wood, commonly influenced the construction of houses, barns, fences, bridges, roads and community buildings.*


None of the elements listed above that commonly define a working farmstead property are present, at this time, on the subject property. All early elements that would have connected the property to the natural environment, transportation networks, water systems, other community developments, and natural resources such as water that would be essential, are no longer in existence. The changes to the

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land over time have removed elements that were possibly present on the property, but no evidence remains of these early elements or their connections to the larger community or the natural environment in any way.

### 2.1.6 Cultural Traditions:

*Cultural traditions affect the way the land was used, occupied and shaped. Religious beliefs, social customs, ethnic identity, and trades and skills may be evident today in both physical features and use of the land. Ethnic customs, predating the origins of a community, were often transmitted by early settlers and perpetuated by successive generations. Others originated during a community's early development and evolution. Cultural groups have interacted with the natural environment, manipulating and perhaps altering it, and sometimes modifying their traditional responses to it.*

No evidence was located to indicate that the subject property represented any specific cultural traditions, religious practices, ethnic identities, social customs, or trades and skills. If there were such elements, they were removed at an unknown time. No evidence remains that would connect this property to any significant cultural traditions.

### 2.1.7 Circulation Networks:

*Circulation networks are systems for transporting people, goods, and raw materials from one point to another. They range in type from livestock trails and footpaths, to roads, canals, major highways, and even airstrips. Sometimes, such as farms or lumbering roads, internally serve a community, while others, such as railroads and waterways connect it to the larger region.*

No evidence was located to indicate that any type of circulation system is now, or was ever, present on the property. The site visit undertaken in July 2018 did not indicate the presence, or remains, of any type of circulation network system. In addition, the review of the historic maps and photographs did not reveal any indications that any type of system existed on the property or in its connections to the larger community environment.

### 2.1.8 Boundary Demarcations:


*Boundary demarcations delineate areas of ownership and uses, such as an entire farmstead or open range.*


No boundary demarcations were noted during the site visit or in a review of any of the historic maps and photographs. Again, if they were there originally, these elements have been removed at an unknown time.

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### 2.1.9 Vegetation Relative to Land Use:

*Various types of vegetation bear a direct relationship to long-established patterns of land use. Vegetation not only includes crops, trees, or shrubs planted for agricultural or ornamental purposes, but also trees that have grown up incidentally along fence lines, beside roads, or in abandoned fields. Vegetation may include indigenous, naturalized, and introduced species.*

*While many features change over time, vegetation is, perhaps, the most dynamic. It grows and changes with time, whether or not people care for it. Certain functional or ornamental plantings, such as wheat or peonies, may be evident only during select seasons. Each species has a unique pattern of growth and life span, making the presence of historic specimens questionable or unlikely in many cases. Current vegetation may differ from historic vegetation, suggesting different uses of the land.*

The subject property, as it currently stands, appears to bear little resemblance to the property in earlier decades in terms of vegetation present on the land. Visual observation and review of historic aerial photographs, maps, and documents indicate that the land has undergone a variety of steady changes over the decades.

Prior to pioneer settlement in the 1870s, the Rancho San Juan area was home to squatters who cut down trees to make and sell charcoal, according to historic accounts. The subject property land was initially cleared in the 1870s to begin the farming process. There was no way to determine how much or what type of vegetation was removed in the process. Historic accounts of early settlers mention the need to clear the land of large trees to facilitate the planting process and obtain more usable land. Currently, there is little vegetation on the property in terms of shrubs, grass, or flowers on the property. Most of the property appears to have been cleared in a substantive way to remove brush, clear space for construction of new buildings or elements, and perhaps as a fire safety measure.

At this time, a large number of mature trees are present on the property. Several stumps of removed trees are located on the property. The trees represent native and introduced species. There are currently no orchards of fruit-bearing trees on the property.

In April 2018, "An Arborist Report and Tree Inventory Summary" was prepared by Acorn Arboricultural Services, Inc. to assess and evaluate the large trees that remain on the property. The report examined 104 trees currently located on the property. The species included in the report were: American Elm (2), Blue Oak (17), Brazilian Pepper (3), California Black Walnut (2), Canary Island Palm (1), Chinese Pistachio (9), Date Palm (1), Eucalyptus sp. (11), Incense Cedar (2), Interior Live Oak (36), Italian Cypress (2), Olive (10), Prunus sp. (1), Pyrus sp. (1), Spruce (1), Sweetgum (4), and Valley Oak (1). for the individual trees The trees are scattered across the property with no apparent pattern. None of the trees were planted as a windbreak for crops, for example. They appear to be randomly placed on the land.

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Therefore, the various phases of removal of trees and surrounding vegetation have reduced the original vegetation level. Nothing in the current pattern of vegetation suggests patterns of activity, use of the land, or an attempt to create a cohesive design that enhances the property. Much vegetation has been removed from the remaining five acres of the subject parcel, resulting in a landscape that is limited and does not display any significant historic features or elements.

### 2.1.10 Buildings, Structures and Objects:

*Various types of buildings, structures, and objects serve human needs relative to the occupation and use of the land. Their function, materials, date, condition, construction methods, and location reflect the historic activities, customs, tastes, and skills of the people who built and used them.*

*Rural buildings and structures often exhibit patterns of vernacular design that may be common in their region or unique to their community. Residences may suggest family size and relationships, population density, and economic fluctuations. The repeated use of methods, forms, and materials of construction may indicate successful solutions to building needs or demonstrate the unique skills, workmanship, or talents of a local artisan.*

The buildings, structures and objects that remain on the subject property are of non-historic construction dates or have lost all integrity due to extensive alterations. The original c. 1870s residence has been altered significantly with the large c. 1980s addition and thus, does not reflect any historic use of materials, methods of construction or design concepts. The outbuildings, sheds, and other elements such as the tennis court and basketball court were built post mid-1980s and, therefore, are of no historic significance. They do not reflect any historic use of materials, methods of construction or elements that tie them to the historic period of the property. They are generic, nondescript elements placed haphazardly on the property.

### 2.1.11 Clusters:


*Groupings of buildings, fences, and other features, as seen in farmsteads, ranching, or mining complex, result from function, social tradition, climate, or other influences, cultural or natural. The arrangement of clusters may reveal information about historical and continuing activities, as well as the impact of varying technologies and the preferences of particular generations. The repetition of similar clusters throughout a landscape may indicate vernacular patterns of spatial organization and land use.*


There are no clusters of buildings, structures, or elements that would reflect the historic period of occupation of the subject property. All original buildings and elements have been removed, with the exception of the much-altered original residence, and the elements that are now present have no historic significance. These elements do not convey any type of cluster effect as they were randomly constructed and sited on the property.

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### 2.1.12 Archaeological Sites

*The sites of prehistoric or historic activities or occupation might be marked by foundations, ruins, changes in vegetation, and surface remains. They may provide valuable information about the ways the land has been used, patterns of social history, or the methods and extent of activities, such as shipping, milling, lumbering, or quarrying. The ruins of mills, charcoal kilns, canals, outbuildings, piers, quarries and mines commonly indicate previous uses of the land. Changes in vegetation may indicate abandoned roadways, homesites and fields. The spatial distribution of features, surface disturbances, subsurface remains, patterns of soil erosion and deposition, and soil condition may also yield information about the past uses and evolution of the land.*

No prehistoric or historic sites were located on the property. No elements of a prehistoric or historic nature are present on the property. All evidence of any such activity or remnants of previous occupations or usage of the property were removed during the process of developing the farmstead in the 1870s, the continual maintenance and upgrading of the property during the 20<sup>th</sup> century, and the loss of the farmland and associated outbuildings and structures from the 1960s to the present.

### 2.1.13 Small-scale Elements:

*Small-scale elements, such as foot bridges or road signs, add to the historic setting of a rural landscape. These features may be characteristic of a region and occur repeatedly throughout an area, such as limestone fence posts in Kansas, or cattle gates in the Buffalo Valley of Arkansas. While most- small-scale elements are long-standing, some such as bales of hay, are seasonal. Collectively, they often form larger components, such as circulation networks, or boundary demarcations. Small-scale elements also include minor remains, such as canal stones, road traces, mill stones, individual fruit trees, abandoned machinery, or fence posts – that mark the location of historic activities but lack significance or integrity as archaeological sites.*

No small-scale elements were located on the property. If they ever existed, they have been removed in the various changes that have taken place on the property over the last 140 years. No evidence of their existence was located in the review of historic documents, photographs or maps.


## 2.2 RURAL HISTORIC LANDSCAPE SUMMARY


The property was evaluated as a rural historic landscape under National Register of Historic Places and California Register of Historical Resources criteria. The property meets none of the established criteria for association with an important event, person, design and construction or information potential. Of the seven aspects of integrity, the subject property has retained only the location aspect of integrity; the other six aspects of integrity have not been met. The removal of the original setting due to farming activities and the subsequent reduction of acreage in the post-1950s period of occupation have

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eliminated the key aspects of integrity of the property. The subject property, a c. 1870s working farm, does not meet the criteria as a rural historic landscape. Due to the extensive changes to the property over its 143-year history, the property no longer has the ability to convey its historic significance and has not retained its historic integrity. The removal of all elements related to the working farmstead of the 1870s have been removed due to the sale of 155 acres of the original property, the construction of tract housing on the former farm property, the massive alterations to the original residence, the removal of all elements connected to the farming activities of the property from the 1870s-1950s, and the construction of new outbuildings and structures which have irrevocably altered the original setting. Nothing remains that would suggest that the property was a working farm in the 19<sup>th</sup> and 20<sup>th</sup> centuries. Therefore, the subject property is not considered to meet the criteria as an example of a rural historic landscape.

### 2.3 COUNTY OF SACRAMENTO GENERAL PLAN

The 2030 General Plan for the County of Sacramento was reviewed for information related to cultural resources, historic properties and other related topics. No guidelines or criteria for evaluation, assessment, and potential nomination of historic properties to a County of Sacramento historic register was located in the General Plan. Further investigation revealed that there is no local County of Sacramento register of historic resources. Further consultation was undertaken with the State of California Office of Historic Preservation. Kathleen Forrest, Senior Planner, stated that, to her knowledge, the County of Sacramento had no historic guidelines or criteria in place to evaluate historic properties. Therefore, the property was not evaluated under any type of County of Sacramento guidelines.

## 3.0 APPLICATION OF SIGNIFICANCE CRITERIA

### 3.1 CALIFORNIA REGISTER OF HISTORICAL RESOURCES AND NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR SIGNIFICANCE


#### 3.1.1 California Register of Historical Resources Criterion 1: Event and National Register of Historic Places Criterion A: Event


*Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;*

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The property was assessed under California Register of Historical Resources Criterion **1: Event** and National Register of Historic Places **Criterion A: Event** for its potential significance as part of any historic trends or events that may have made a significant contribution to the broad patterns of our history.

The subject property, the Phillip Sherry/Edward O'Donnell Sr. farm and family residence, known as Shelterwood, was built in the mid-1870s. Sherry and three generations of the O'Donnell family farmed the land, raising wheat on the land as part of the local Carmichael community. The historical record has little to say about either of the families and their activities on the farm and in the local community, unlike other families who are well documented in various forms.

Carmichael was a small farming community, developed in the 1870s on the former Rancho San Juan lands. In the 1870s and 1880s, only eight families lived in the Carmichael area. A historical narrative written in 1939 by Ed Muldrow, son of the first land owner in Carmichael, Edward Muldrow, referring to the period between 1880 and 1900, commented that "Several years passed now without anything occurring worthy of note. The little colony of eight families formed a group of themselves we may suppose with as much contentment as it is generally accorded to human nature."

The subject property was located on land that had first been settled by Native American groups, then came under the control of the Spanish in the 1700s, then became part of the Mexican empire in the first half of the 1800s, and finally, transitioned to American control in 1848. The advent of statehood in 1850 created land claim issues between the old Hispanic families and the incoming Americans. During the confusion over land ownership during the 1850s and 1860s, squatters lived on the land. By the 1870s, most of the land claims had been sorted out, new settlers moved in, bought large sections of land and began creating small, rural farming communities. During the late 19<sup>th</sup> and early 20<sup>th</sup> century, real estate developers began developing communities, selling land for orchards, ranches and farms to Eastern newcomers. By the early 20<sup>th</sup> century, farming communities had been formed, churches and schools had been built, and small local businesses began to develop. This pattern of land use and development was seen across the entire state of California and is the standard pattern of building small communities.


This pattern of land use and development characterized the development of Carmichael and subsequently, the development of the subject property. No significant event associated with the development of Carmichael or the Phillip Sherry and O'Donnell family occupation of the subject property was identified. The subject property reflects the standard process of land development in small, rural communities and there was no indication that events that were significant in any way were associated with the subject property.


No evidence was located to indicate that the subject property played a greater role or was more significant than the other farms or families in Carmichael in the 19<sup>th</sup> or 20<sup>th</sup> centuries. **Therefore, the property does not appear to meet the criteria for significance under Criterion 1: Event and Criterion A: Event.**

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### 3.1.2 California Register of Historical Resources Criterion 2: Person and National Register of Historic Places Criterion B: Person

*Associated with the lives of persons important to local, California or national history;*

The subject property was evaluated under California Register of Historical Resources **Criterion 2: Person** and National Register of Historic Places **Criterion B: Person** for its potential significance and association with a person of importance in national history.

The only information located regarding Phillip Sherry was that he came to Carmichael from Yolo County, purchased the subject property and built a home in approximately 1875, and farmed wheat on the property. This information is limited in scope and does not indicate that he played any type of significant role in the community.

Edward J. O'Donnell Sr. purchased the subject property in 1898. He served several terms on the local San Juan Elementary School Board, and his daughter, Della, was a teacher at the school for one year. She went on to become principal of the replacement school for a brief period. No other information was located regarding any members of the O'Donnell family to indicate that they played any type of significant role in the development of their property, the Carmichael area, the County of Sacramento, or the nation.

There is no evidence to suggest that any of the persons involved with the construction, development, and use of the subject property were considered important in the history of the state or nation. None of the persons associated with the property appear to be historically significant at the level necessary to meet the criteria for potential nomination to the California Register of Historical Resources or the National Register of Historic Places. **Therefore, the property does not appear to meet the criteria for significance under Criterion 2: Person and Criterion B: Person.**

### 3.1.3 California Register of Historical Resources Criterion 3: Architecture and National Register of Historic Places Criterion C: Design/Construction

*Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values;*


The property was assessed under California Register of Historical Resources **Criterion 3: Architecture** and National Register of Historic Places **Criterion C: Design/Construction** for its potential significance as a property which embodies the distinctive characteristics of a type, period, region, method of construction or style of Folk Victorian architecture, represents the work of a master architect, builder or




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craftsman, possesses high artistic values, or represents a significant distinguishable entity whose components lack individual distinction.

The “type of construction” refers to the form and materials clearly demonstrate, through the presence of essential physical features, a specific purpose and/or function. This aspect of Criterion 3 and Criterion C encompasses all architectural styles and construction practices.

Due to the time frame, and general architectural trends of the c. 1870s for this type of single-family residential building, it was determined that the building was designed and constructed as an example of the Folk Victorian style. The c. 1985 addition attempted to blend the new structure with the original building by bringing some of the original Victorian era design elements into the new construction. In addition, Queen Anne architectural style elements were added to the new construction. These Queen Anne elements did not appear on the original c. 1875 building. The subject property, both old and new sections, was evaluated for the purposes of this report accordingly.

### **Folk Victorian Architectural Style**

#### **1870-1910**

“Like that of the National folk forms on which they were based, the spread of Folk Victorian houses was made available by the railroads. The growth of the railroad system made heavy woodworking machinery widely available at local trade centers, where they produced inexpensive Victorian detailing. The railroads also provided local lumber yards with abundant supplies of pre-cut detailing from distant mills. Many builders simply grafted pieces of this newly available trims onto the traditional folk house forms familiar to local carpenters. Fashion-conscious home owners also updated the older folk houses with new Victorian porches. These dwellings make strong statements and therefore are treated here as distinctive styled houses, rather than pure folk forms... (McAlester 2015: 398).”

The major character defining elements of the Folk Victorian style include: full- or partial-width porches; spindle work or turned detailing; variety of house shapes; symmetrical façade; hipped roof; cornice-line brackets; front or side gables; one or two-stories; wood horizontal siding exterior; round columns as porch supports; and rectangular shaped windows.

The five principal subtypes are: Front Gabled, two-story forms with front gables with Victorian detailing; Gable Front and Wing, both one and two-story versions; Side Gable Roof, One-Story, includes two versions of the hall-and-parlor one-room deep and the two-room deep configuration; Side Gable, Two-Story, usually one-room deep with Victorian detailing in various degrees of exuberance; and Pyramidal, both one and two-story versions with Victorian detailing (McAlester 2015: 397).

The original c. 1875 single-family residence was probably designed and/or constructed by Phillip Sherry. No information was located to indicate who the architect, builder, or craftsman was who was responsible for the design and construction of the building. Given the rural nature of the property, and

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that it was a working farm, it was likely built by Phillip Sherry and/or in conjunction with local Rancho San Juan craftsmen.

The design of the building contains some of the Folk Victorian design concepts. The building's design includes:

- \*Wrap around porch supported by round columns with simple capitals
- \*Wood horizontal siding
- \*Rectangular shaped windows
- \*Hipped roof

However, the details seen on the current version of the residence may not be original to the building. Various permits were located that had been filed by the O'Donnell family in the 1960s for changes to the building. In addition, the family history of the property written by Jim O'Donnell in 1998 stated that Edward and Eve O'Donnell, the owners from 1965-1985, had embarked on a several year process of restoration and renovation of the old family home. Replacement materials were found locally and salvaged from old homes or, if not available, they were simply made from local materials.

At this time, the house would have been approximately 90 years old in 1965, and presumably, portions of the wood residence might have been subject to dry rot, termites, weathering, and general deterioration. Unfortunately, no historic photographs of the residence were located during the research phase for comparison purposes. It appears upon visual inspection that a variety of non-historic, or if historic, non-original elements were added to the residence. The original doors and windows have been replaced (sometimes with historic doors and hardware), screen doors were added, skylights have changed the roof system, the roof has been replaced with shake shingles, a solarium was added to the north elevation, and the windows on the second floor of the north and east elevations have arched elements and are probably not original to the house. The 1998 O'Donnell family history stated that additional rooms were added. It is not clear which rooms were added or what might have been changed. The interior was changed with kitchen, laundry room, and bathroom remodels. The fireplace in the parlor on the ground floor has been refurbished with non-original black tile on the front face of the fireplace. The original windows in the dining room have been replaced with a three-section, full-height, fixed pane, multi-lite windows to form a large viewing window.


### **Queen Anne Architectural Style** **1880-1910**


"This style was named and popularized by a group of 19<sup>th</sup> century English architects led by Richard Norman Shaw. The name is rather inappropriate, as the historical precedent used by Shaw and his followers had little to do with Queen Anne or the formal Renaissance architecture that was dominant during her reign (1702-1714). Instead, it borrowed most heavily from the late Medieval models of the preceding Elizabethan and Jacobean eras (McAlester 2015: 350)."

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“...despite having been introduced by architects and illustrated in *AABN*, the Queen Anne style was not widely favored by architects, who favored the contemporaneous Shingle and experimented with early Eclectic styles. Instead, the style owed its popularity to the public’s enthusiastic embrace and the patent books and mail- order house plans that allowed them to build a Queen Anne style house. The expanding railroad network expedited this process by making pre-cut architectural details conveniently available through much of the nation...While the earliest American examples followed Shaw’s early half-timbered designs, during the 1880s the inventive American spindle work became dominant. Between the 1880s and 1890s, a relatively few high-style urban examples imitated Shaw’s later models, which were executed in masonry. In the 1890s, encouraged by Classical themes of Chicago’s Columbian Exposition of 1893, the free classical adaptations became widespread. It was but a short step from these early Colonial Revival houses and the symmetrical Neo-Classical houses, which along with the other competing styles, fully supported the Queen Anne style until about 1910 (McAlester 2015: 370).”

Character defining features of the Queen Anne style include: Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles; cutaway bay windows; other devices to avoid a smooth-walled appearance; asymmetrical façade with a partial or full-width porch; porch is usually one-story in height and extends along one or both side walls; spindle work detailing; wood exteriors and irregular shape (McAlester 2015: 345).

Two principal subtypes are present: one is based on shape and the other is based on decorative detailing. These principal shape-based subtypes include: Hipped roof with lower cross gables, many with gables on multiple elevations flanking hipped center section; Cross-gabled roof, many without the hipped center section; Front-gabled roof, full-width front gable which dominates entire facade; and Town House, with front-gable roof, attached row houses (McAlester 2015: 345-346).

The decorative detailing subtypes include: Spindle work, delicate, turned, lacy or knob-like woodwork added to gables, porches and other elements as type of frieze; Free Classic, using columns, Palladian type windows, cornice-line details, swags and garlands along with other Classical elements; Half-Timbered, wood timbering in gables or upper-story walls, heavy turned porch supports with spandrels; and Patterned Masonry, with patterned brickwork or stonework, little wood detailing, terra cotta or decorative panels inserted into walls (McAlester 2015: 346).

The Queen Anne style elements that were used in the design of the c. 1985 addition include:

- \*Patterned, fish scale shingle details on tower and elevation
- \*Balconies with turned spindles
- \*Columns supporting the front porch
- \*Full-width front porch

The c. 1985 addition does not contain many of the key details of the Queen Anne style. The design, while enthusiastic, is unbalanced, with a large light-house style tower with attached to the front elevation. The tower does not reflect the types of towers seen on better examples of Victorian

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architecture. The overall design is an exuberant conglomeration of a wide range of disparate elements. The intrusion of large air conditioning units, a three-story elevator attached to the back of the building, the variety of balcony styles and window styles, the multiple door styles and locations add to the confusion of the overall design.

The Folk Victorian and Queen Anne stylistic elements can be found in a wide range of Victorian architectural styles. The 5,000 square foot addition overwhelms the two-story original residence. These elements are not combined in the two parts of the residential building in a way that would reflect a balanced, coherent, integrated architectural style. The disparities between the two side-by-side styles is evident. The Queen Anne detailing on the addition does not augment or contribute to the historic appearance of the original residence as the original residence does not contain any significant Queen Anne details. The Queen Anne elements on the addition do not enhance the original c. 1875 structure, and in fact, they detract from the overall original design with the attempts to create a "Victorian" looking house. The elements are limited in execution and do not convey the main design characteristics of the Victorian architectural styles to the level necessary to qualify for the California Register of Historical Resources or the National Register of Historic Places. The overall design of the subject building cannot be considered to exemplify the main character defining features of the Folk Victorian and/or Queen Anne architectural styles.

**The "type of construction,"** -- the subject building was originally designed and constructed as a single-family residence. The c. 1985 addition was constructed to provide more single-family living space. The subject property is a standard type of residential building construction that is seen in hundreds of similar buildings across the state. The Assessor's Residential Building Record states that the various elements of the building are of "standard" construction. No unusual or innovative types of building practices were noted on the Assessor's Record.

**The "method of construction"** means it is a rare or an important example of building practices, construction innovations, or technological advances during a specific time in history.

No information was located to establish that either phase of the subject building's construction was a rare or an important example of building practices, construction innovations, or technological advances during a specific time in history.

**The "period of construction"** refers to the age and physical features reflect the era when the specific recognized architectural style, building type, or method of construction became popular.

The subject building was originally constructed in c. 1875 as a single-family residence using design elements from the Folk Victorian architectural style. The secondary construction of the c. 1985 addition uses elements from the Queen Anne style. The building is a limited example of this type of single-family residential architecture and does not serve as a significant example of either c. 1870s or c. 1980s

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architectural design concepts. The building does not display unusual or innovative elements in its overall design.

**“Master architect, builder, or craftsman”** means that the building was designed, constructed or created by a master in their respective fields.

No information was located to determine who the architect or contractor was who was responsible for the design and/or construction and alterations of the original building or the subsequent c. 1980s addition. Therefore, the subject building cannot be considered to represent the work of a master in their respective fields. Therefore, the building is not considered to be important under this element of evaluation.

In its current condition, the subject Folk Victorian with Queen Anne architectural style building does not meet the criteria for significance under Criterion 3 and Criterion C: Design/Construction as it is a limited example of the Folk Victorian with Queen Anne influences architectural styles.

Due to the fact that no indigenous materials went into the construction of the building, the subject building is not a valuable example of the use of indigenous materials or craftsmanship.

The Victorian design style of the subject building does not rise to the necessary level of significance to qualify for the California Register of Historical Resources or National Register of Historic Places as it is a limited example of Folk Victorian architecture. In addition, the various phases of alterations, renovations and remodeling have destroyed the architectural integrity of the subject property.

**Therefore, the property does not appear to meet the criteria for significance under Criterion 3: Architecture and Criterion C: Design/Construction as a good example of the Folk Victorian with Queen Anne influences style of architecture.**

### 3.1.4 California Register of Historical Resources Criterion 4: Information and National Register of Historic Places Criterion D: Information Potential

***Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.***

The property was assessed under California Register of Historical Resources **Criterion 4: Information** and National Register of Historic Places **Criterion D: Information Potential** for its potential significance and its ability to convey information. The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion 4, they need to “be, or must have been, the principal source of information.” This is not the case with this property. **Therefore, the property does not appear to meet the criteria for significance under Criterion 4: Information and Criterion D: Information Potential.**

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### 3.2 INTEGRITY

In addition to determining the significance of a property under local, state and federal criteria, it is necessary to assess whether the property has integrity. Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the established criteria, it must also have integrity. In order to retain historic integrity, a property must possess several, and usually most, of the seven key aspects of integrity, which are location, design, setting, materials, workmanship, feeling and association.

1. Integrity is the authenticity of a historical resource's physical integrity clearly indicated by the retention of characteristics that existed during the resource's period of significance.
2. Integrity relates to the presence or absence of historic materials and character defining features.

Application of the seven aspects of integrity:

***Location:*** *Location is the place where the historic property was constructed or the place where the historic event occurred.*

The subject property, the former O'Donnell family residence and farm, remains in its original location in the Carmichael community. Therefore, the property retains this element of integrity.


***Design:*** *Design is the combination of elements that create the form, plan, space, structure, and style of a property.*


The subject property which includes the c. 1874-1875 residence occupied by the O'Donnell family for 89 years and the subsequent addition constructed by Marc Turtletaub c. 1985 have not retained their original design elements. The c. 1874 Folk Victorian style residence is two stories in height and has retained limited elements of its original design, i.e., the horizontal wood exterior, a wraparound porch with double columns, and basic configuration of design elements. However, review of a variety of documents and aerial photographs, in addition to the visual inspection of the single-family residence, indicates that the building has undergone extensive, multiple renovations and remodeling efforts. The third generation O'Donnell family members renovated the home in the 1960s during their occupation of the residence. During the period of the Turtletaub ownership, additional renovations of the original home were done at the same time as the construction of the massive addition, in an attempt to blend the two very separate structures. During these various phases of renovation, many elements were replaced with salvaged materials or re-created the elements as necessary. The majority of the doors and windows have been replaced; a modern glass solarium structure was added to the north elevation,

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thereby enclosing the north open porch; skylights were added to the roof of the home; new rooms were added to the residence; and new door and window openings were added to the building.

In c. 1985, a 5,500+ square foot addition was constructed on the south elevation of the original residence. This construction necessitated the removal of more than 50 percent of the original south elevation. The new addition dwarfs the original, c. 1874-1875, approximately 2,000 square foot, residence. The new addition is three stories in height, and the design includes a four-story round tower with Queen Anne design elements and a three-story exterior elevator. The addition attempts to incorporate similar columnar design elements but they do not match the original. Since the entire addition is new, doors and windows have stained glass elements, but they do not blend with the stained-glass elements on the original home. They add a jarring note to the overall design. Balconies, air conditioning units, skylights, a semi-circular roof is present over an open area on the east elevation, and, while an attempt was made to incorporate "Victorian" elements into the design of the new addition, the new addition fails to successfully blend the old and the new into an integrated, coherent design. Therefore, the subject property has not retained this aspect of integrity.

**Setting:** *Setting is the physical environment of a historic property.*

A review of historic aerial photographs, combined with historical documents, and the visual observation of the property during the site visit indicates that the subject property has undergone steady transitions over the decades.

Prior to the 1870s, the subject property and the surrounding area was largely undeveloped, rural property. Some small homes existed in the general area of the Rancho San Juan, cattle grazing took place on the Rancho lands, and generally, the Carmichael area was open space heavily vegetated with native oaks and other local plant species.


Starting in the 1870s and continuing until the turn of the 20<sup>th</sup> century, the Carmichael area transitioned to small family farms. Generally, most of the families purchased quarter sections of land, with some purchasing as many as 200 acres. Phillip Sherry purchased 160 acres of land, the subject property, and began raising wheat and barley which required removal of some of the vegetation to create farm land. In 1898, Edward J. O'Donnell Sr. purchased the Shery farm and continued to farm the property. Wheat and barley farming became the primary crop in the local community. As a result, the residents cleared much of the land of the larger trees and vegetation in order to create more viable farming land. This resulted in a significant loss of heritage trees during this period across the subject property and the general surrounding environment.


The process of growth and more land utilization continued after the 20<sup>th</sup> century began. The creation of the two Carmichael Colonies by Daniel Carmichael in the early 20<sup>th</sup> century accelerated the land clearing process as more farms and homes were built in the area. At the beginning of the 20<sup>th</sup> century, prior to the Daniel Carmichael developments, the Carmichael area include only eight farming families. After the

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development of the Carmichael Colonies No. 1 and 2, the population grew significantly, resulting in more changes to the local setting as homes and farms were built, a business district was built, and the community expanded with churches and schools.

The O'Donnell family continued to farm their land through the first half of the 20<sup>th</sup> century, adding barns, animal enclosures, and other elements of farming life to the land, thereby continually changing the overall setting. In the late 1940s, Thomas Mapel, a local real estate developer, built a complex of tract homes on 25 acres of land purchased from the O'Donnell family in 1949, thereby changing the family farm dynamic of the area into single-family suburban housing.

A similar process was taken place across the Carmichael area, as the old family farms underwent changes with loss of land, construction of new buildings, and general urban development in the form of new streets, business development and population expansion. By 1950, what had been traditional farm land had shrunk to just a few acres left for each of the old farms. By 1950, the O'Donnell family only retained 15 acres of the original 160 acres purchased in 1898 by Edward O'Donnell Sr.

The 160 acres of the Sherry and O'Donnell property had been used from 1870 up to the 1950s as a working farm, raising wheat. Farms are self-sufficient entities and each farm family raises its own chickens and other animals, has large vegetable gardens and fruit trees, all of which require outbuildings, barns, and other storage areas to facilitate the working of the land. By the 1960s, when the third generation of O'Donnells took over the property, the land was in transition. Gradually, the outbuildings and barns were removed as they had deteriorated or were no longer needed. Little remained of the working farm atmosphere of the property.

The setting changed significantly starting in the 1980s and continuing to the present time. The property was sold to Marc Turtleaub who proceeded to construct a large 5,000 story addition to the original residence. This changed the original setting irrevocably. In addition, the Turtleaub and subsequent owners added a variety of storage buildings, a hot tub, a tennis court and basketball court, paved driveways and other element that completely changed the setting. Historic aerial photographs show the property with extensive vegetation and large trees, to the point where much of the property is obscured by the trees. The current setting has been altered by the removal of many of these trees and a general clearing of the property.

Therefore, the subject property has not retained the setting aspect of integrity.

***Materials:*** *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*

The subject single-family residential building has not retained its original materials due to the multiple renovations and remodeling projects that have significantly altered both the interior and exterior of the residence.



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The original c. 1874 residence underwent recorded renovations in the 1960s. The family history of the property prepared by James O'Donnell stated that the family had spent several years remodeling the family home. He stated that the remodeling had been accomplished with salvaged materials from local buildings or the replacement materials had been crafted by the family. Some of these changes were identified in the Assessor's Residential Building Record.

In addition, subsequent owners, beginning in 1985 remodeled the residence with changes to the original residence and also, changes to the large addition constructed in the late 1980s. Various permits and plans were filed for the successive remodeling of the now two-part building. Therefore, the subject building has not retained the materials aspect of its integrity.

**Workmanship:** *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

According to the Assessor's Residential Building Record, the original single-family residence was constructed of standard materials. From what little remains of the original residence, the quality of the original workmanship appears to be of standard quality, reflecting the general standards of the time and place. However, since much of the original residence has been removed, replaced, altered, or otherwise changed by the various phases of remodeling, the quality of the original workmanship could no longer be determined. The non-historic, c. 1985 addition appears to be of standard workmanship, but again, since this portion of the building has also undergone changes, the quality of the workmanship could not be determined. Therefore, this aspect of the subject building's integrity has not been maintained.

**Feeling:** *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*

The property has not maintained the original feeling of the property as a 19<sup>th</sup> century working farm and family residence property. Due to the extensive changes to the land and setting over the decades, the construction of a massive addition to the original building in the 1980s, the various phases of remodeling of the original family residence by the O'Donnells and subsequent owners, combined with the removal of original outbuildings and vegetation and the addition of numerous outbuildings and other elements in the 1980s-2010s, the feeling of a 19<sup>th</sup> century farmstead has been completely obliterated. Therefore, this aspect of integrity has not been maintained.


**Association:** *Association is the direct link between an important historic event or person and a historic property.*


The subject property has not been determined to be directly linked to an important historic person or event. Phillip Sherry purchased 160 acres of land in 1875 and built the original single-family residence. He was one of eight families in the Carmichael area in the period between 1870 and the turn of the 20<sup>th</sup> century. However, no information could be located regarding his background, his activities on the farm

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or the local community, or the nature of his family. Other local families were written about extensively, but the historical record is silent on Phillip Sherry.

The O'Donnell family owned the property from 1898-1985, a total of 87 years. Edward O'Donnell Sr. was a school trustee for several years and, his daughter, Della O'Donnell, taught in the local schools for several years. Again, the historic record does not reveal that the O'Donnells had any strong associations with any historic events or developments. There is a paucity of information regarding the O'Donnells and their life in the Carmichael community. They appear to be a typical farm family in a small rural community, living their life by farming the land, working hard to build their family, and maintaining a quiet, simple lifestyle. Therefore, the subject property does not have an associative element.

Conclusion: Of the seven aspects of integrity, the subject building has retained only one of the seven aspects of integrity - location. The property is still located on its original site, although greatly diminished from its original 160-acre site. The subject property does not meet the criteria for the other six elements of integrity – design, setting, materials, workmanship, feeling or association. Therefore, the subject property has not retained a sufficient amount of integrity for historic significance.

**In summary, the subject property does not appear to qualify for the National Register of Historic Places and/or California Register of Historical Resources under any of the established criteria. In addition, the subject property does not retain the key aspects of integrity due to the alterations and changes to the building's design, the loss of the overall setting and feeling, combined with the fact that there is no significant event or person associated with the property. Therefore, the subject property is not considered to be an historic resource for the purposes of the NHPA.**