



Henry Feuss
Assistant Preservation Planner
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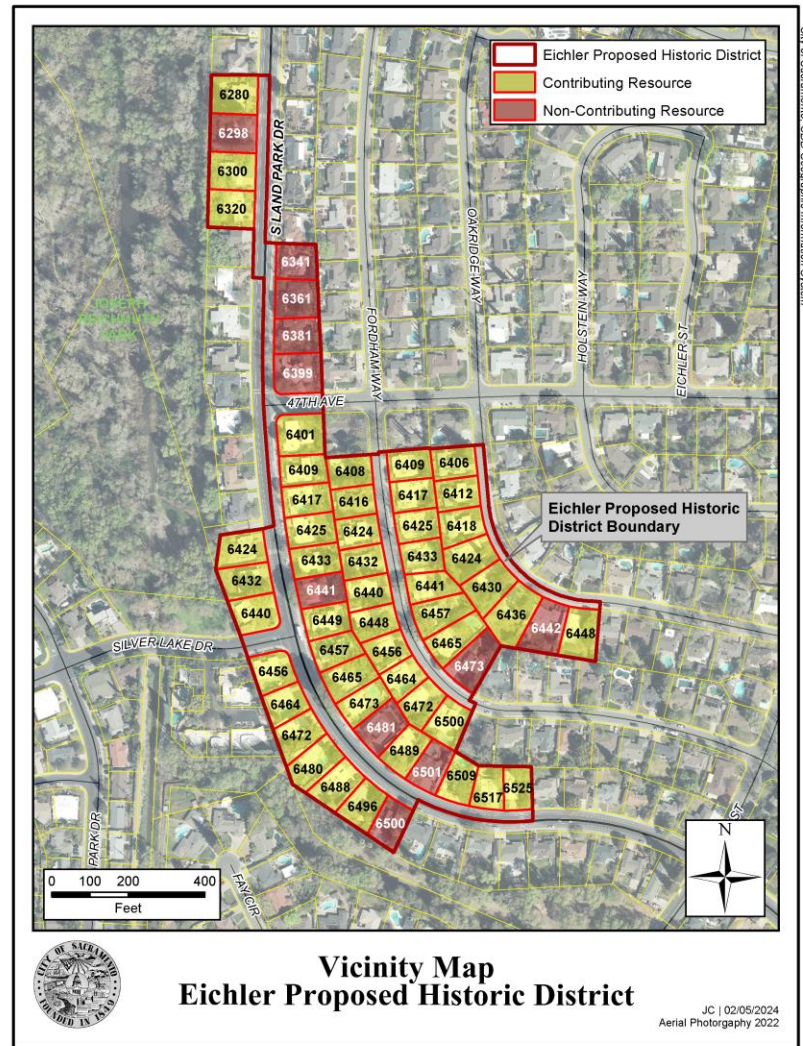


South Land Park Hills (Eichler) Historic District Nomination

M19-002 – Preservation Commission

Background

- Mid-Century Modern Survey and Historic Context (2016-17)
- Mid-Century Modern tract developed by Joseph Eichler, built without racial covenants
- 49 contributing properties, 11 non-contributing



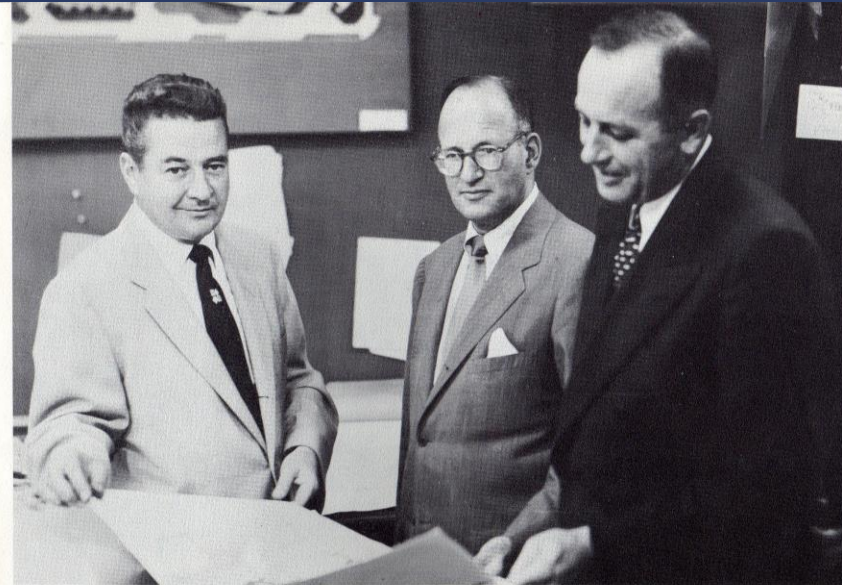
Architecturally Cohesive

- Mid-Century Modern with California Ranch influence
- Post and beam, one story, horizontal massing, siding, fenestration, entrances, setbacks
- Developed between 1955-1956



Unified Development

- Developed by Joseph Eichler
 - Sought to offer affordable quality homes to all
 - Considered daring at the time
- Designed by Jones and Emmons
 - Long-term partnership with Eichler
 - Leaders in California Modernism
 - Refined Eichler's style to make it economical



planning the home From the outset, Eichler Homes has selected architects of outstanding national reputation for the design of its homes. Here J. L. Eichler confers with architects A. Quincy Jones (American Institute of Architects national gold medal winner) and Frederick E. Emmons (twice winner of top honors from the A. I. A. of Southern California). The first stage of an Eichler Home, the plan, is under way. It will not be complete until checked carefully by the construction and sales departments and by reference to the opinions of present Eichler Home owners. In most cases it will be built experimentally before it is put into full scale production.

Open Occupancy

- “Merchant crusader”
- Eichler refused to discriminate based on race, ethnicity, or religion
- In strong contrast to other homebuilders of the era

SEE
FACING
PAGE

NOW, THE NEWS YOU'VE BEEN WAITING FOR...

Eichler
HOMES

**COMES TO SACRAMENTO... IN
 LOVELY SOUTH LAND PARK HILLS**

Grand Opening this weekend!

**AMERICA'S
 GREATEST
 HOME
 VALUE**

**AMERICA'S
 MOST
 HONORED
 BUILDER**

**SACRAMENTO'S
 CHOICEST
 LOCATION**

America's most honored builder proudly invites you to visit the newest Eichler Homes... this weekend at South Land Park Hills. See the latest designs of the famous architect team of A. Quincy Jones and Frederick E. Emmons. See the famous "Eichler" extras that are standard in Eichler Homes: air cooling, core tile floors, Philippine mahogany wall paneling, engineered radiant heating, built-in G.E. clothes washer/dryer, Waste King garbage disposer, built-in Thermador oven and range, oversized 2-car garage, extra roomy closets with built-in chests of drawers. They're all included in the price!

**3 and 4 BEDROOMS
 PLUS LARGE
 ALL-PURPOSE ROOM
 2 BATHS • 2-CAR GARAGE**

\$17,750 to \$21,000
 As low as \$100 down to VETS.
 From \$2650 down on FHA terms

For your summer comfort...
 completely air-cooled!

Imagine! Cool air conditioning at no extra cost! Cooler, cooler your home, no more dirt and pollen blown in through permanent fiberglass filters. Only at this cool different area of your Eichler Home.

Furnished Model Homes now open daily!
 Specially furnished by
JACKSON
 pioneers in modern design
 14th and K Street, Sacramento

Visit Eichler Homes in South Land Park Hills this week-end!

FROM THE CAPITOL, drive south on 15th Street to Broadway. Turn east at Broadway. Drive one block to 16th Street. Make sharp right turn to Land Park Drive. Continue south on Land Park Drive, through William Land Park, on to South Land Park Drive. Continue south past Reichmuth Road and follow Eichler Homes signs to Model Homes.

Shown Are
 Just Two
 of Five
 Exciting New
 Floor Plans

EICHLER HOMES • 2001 EL CAMINO REAL • PALO ALTO • DAVENPORT 3-0217

Public Outreach

- Public meetings held at Belle Coolidge Library in February 2020, May 2023, and November 2023.
- Draft Historic District Plan sent to property owners in Spring 2023, and presented to Preservation Commission for review and comment on June 21, 2023
- Staff sent a poll to property owners in late-2023 and over 80% of respondents support listing
- Letters of support include South Land Park Neighborhood Association, Preservation Sacramento, and SacMod
- 1 letter of opposition



Thanks!

Contact us:

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City of
SACRAMENTO

