



**AGENDA**  
**CITY OF MODESTO**  
**LANDMARK PRESERVATION COMMISSION**  
**Room B300 - Basement**  
**Tenth Street Place, 1010 10th Street**  
**Modesto, California**

**Monday, January 26, 2026, at 1:00 PM**

**I. CALL TO ORDER**

**ROLL CALL:** Commissioners: Clendenin, Farrish, Goriel, Lopina, Power, Singh

**II. CONFLICT OF INTEREST DECLARATION**

Committee Members and staff may now declare conflicts of interest related to any item on the agenda.

**III. PUBLIC COMMENT PERIOD**

Only interested persons in the audience may present these matters. Under State law, the Landmark Preservation Commission may respond to matters being presented under the item only as follows:

- a. Briefly respond to statements made or questions raised.
- b. Ask a question for clarification
- c. Provide a reference to staff or other resources for factual information.
- d. Request staff to report back at a subsequent meeting.
- e. Finally, a Commission member or the Commission itself may take action to direct staff to place a matter of business on a future agenda.

*Any and all of the following agenda items are subject to action by the Landmark Preservation Commission. This Agenda is on file at the City Clerk's Office, Sixth Floor, 10<sup>th</sup> Street Place, and is available on the City's Web site at [www.modestogov.com](http://www.modestogov.com).*

*Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Clerk's office during normal business hours. Such documents are also available online, subject to staff's ability to post the documents before the meeting, at the following website [www.modestogov.com/703/Board-of-Zoning-Adjustment](http://www.modestogov.com/703/Board-of-Zoning-Adjustment)*

IV. **CONSENT ITEMS**

An item may be removed from consent and discussed at the request of an audience member or Committee Member. Unless withdrawn from consent, items are approved at one time.

Item A Minutes of the regular meeting of December 15, 2025, and the corrected regular meeting minutes of the November 17, 2025.

Item B Accepting the Historic Resources Survey Update by ESA  
Contact: Radha Hayagreev 209-577-5302 ([rhayagreev@modestogov.com](mailto:rhayagreev@modestogov.com))

V. **OTHER BUSINESS**

Item C Building Permits for Historic Sites – December 2025

Item D Historic Resources Survey Discussion  
1. Update to Modesto Art Museum Historic Resources List  
2. Update on the GIS story map.

Item E Mills Act Letter Review

VI. **PUBLIC HEARINGS**

None.

VII. **NEW BUSINESS**

None

VIII. **COMMENTS AND COMMITTEE REPORTS**

IX. **MATTERS TOO LATE FOR THE AGENDA**

These may be presented by members of the Landmark Preservation Commission and staff upon determination by a majority vote that an emergency exists, as defined by State law, or by a 2/3 vote that (1) there is a need to take immediate action, and (2) that the need for action came to the Commission's attention after the agenda was posted.

X. **ADJOURNMENT**

Next meeting will be held on February 23, 2026.

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\_\_\_\_\_ at \_\_\_\_\_ by \_\_\_\_\_  
date time signature



City of Modesto Landmark Preservation Commission

**Minutes**

December 15, 2025

Being the hour of 1:03 pm, the meeting was called to order by Chairperson Power

**I. ROLL CALL**

Present: Commissioners Cavanah, Farrish, Lopina (arrived at 1:05pm), Power, Singh

Absent: Commissioner Goriel (excused) and Commissioner Clendenin (excused)

**II. CONFLICT OF INTEREST DECLARATION**

Chairman Power asked if any Commissioners had conflicts of interest or ex-parte communications on any of the agenda items to declare.

None.

**III. PUBLIC COMMENT**

None

**IV. CONSENT ITEMS**

**Item A** Minutes of the regular meeting of November 17, 2025.

**Motion (Carried)**

It was moved by Commissioner Cavanah, seconded by Commissioner Farrish and voted unanimously (5-0) that the minutes of November 17, 2025, be approved.

**V. PUBLIC HEARINGS**

None

**VI. OTHER BUSINESS**

**Item B** Building Permit for Historic Sites –October 2025

**Action**

Staff provided a report on the building permit for Historic Sites for November 2025. There were no project building permits issued. Commissioner Power inquired about work being done at 1222 I Street. Staff said they would look into it.

**Item C** 2025 Historic Resources Inventory Survey Discussion

**Action**

The Commission requested to have the Survey discussion, for at least the next few meetings, to be kept on the agenda. Staff explained that at a date in early 2026, a formal vote of acceptance would need to be made for the 2025 update to the survey.

Staff requested for the Commission to provide any comments or feedback on the survey and find ways to make this data more accessible.

City asked for first impressions of the information presented from the survey.

Commissioner Cavanah asked about the Bungalow District, how it would be implemented, and how it would affect the city. Staff suggested that as part of the recommendation of the formation of the district, it would have to be a separate item to be agendized for action and recommendation from Commission at a future date. It would also include outreach as a component of the recommendation to the neighborhood as identified in the survey.

Chair Power discussed one delisted site; the Wheat Barge Tree and noted that the life of the tree trunk was extended owing to some concrete retrofitting by the City Parks division. He also recommended that this landmark not be part of the delisted site since it was an existing landmark around which the park has a pollinator garden. The historic nature of this landmark was to be preserved and not to be delisted. Staff would be moving this site to the landmark list and remove it from the delisted site.

Commissioner Lopina requested more details such as architect of record or architecture style to be added where possible to the historic resource's information, to help the public understand the details of the landmarks and survey sites.

No other comments were made on the 2025 update to the landmark survey.

#### **Item D** 2025 Historic Survey GIS Map

##### **Action**

City IT staff software analyst David Todorut presented the GIS mapping efforts for the 2025 survey to the Commission. Mr. Todorut explained that the goal for his team is to create three (3) interactive story maps for displaying the City of Modesto Landmarks and to publish the data to the City website.

The first map was the City of Modesto Landmarks.

The second map was the Delisted Landmarks

The third map was the 2025 update to the Historic Resources Surveyed sites.

The Commissioners received the presentation, requested clarifications of the mapping and were able to preview a live demonstration of the interactive story maps. The presentation is attached to the minutes for reference. The Commissioners were excited to preview the GIS maps interactively, which would disseminate a lot of information from the survey in a user-friendly manner.

Commissioner Lopina asked if we could include historic related information to any of the identified resource surveyed properties, and Commissioner Power informed staff and the commissioners that there was a previous document created by Bob Barzan of the Modesto

Art Museum, that may have that information included. Staff said they would review the archive to include that data into the 2025 survey.

**Item E**        Election of a Chair and Vice Chair for calendar year 2026

**Motion**

It was moved by Commissioner Singh, seconded by Commissioner Cavanah, and voted unanimously (5-0) that Commissioner Power serve as the Chair for 2026.

It was moved by Commissioner Farrish, seconded by Commissioner Cavanah, and voted unanimously (5-0) that Commissioner Farrish serve as the Vice Chair for 2026.

**Item F**        Approval of the 2026 Meeting Calendar

**Motion**

The calendar was unanimously approved (5-0).

**VII. NEW BUSINESS**

None

**VIII. COMMISSION / STAFF COMMENTS**

None

**X. MATTERS TOO LATE FOR THE AGENDA**

None.

**XI. ADJOURNMENT**

The meeting was adjourned at 2:06 pm.

Signed copy on file in CEDD

Radha Hayagreev, Principal Planner  
Acting Secretary



City of Modesto Landmark Preservation Commission

**Minutes**

November 17, 2025

Being the hour of 1:01 pm, the meeting was called to order by Chairperson Power

**I. ROLL CALL**

Present: Commissioners Cavanah, Clendenin, Farrish, Lopina, Power, Singh

Absent: Commissioner Goriel (excused)

**II. CONFLICT OF INTEREST DECLARATION**

Chairman Power asked if any Commissioners had conflicts of interest or ex-parte communications on any of the agenda items to declare.

None.

**III. PUBLIC COMMENT**

Mr. Dean Richardson of Urban Forest Modesto requested the Commission to consider a landmark tree preservation ordinance and handed to staff and Commission copies of the Heritage Oak Tree Preservation Ordinance for our reference. Mr. Richardson spoke at length about benefits of having and preserving urban greenery and tree canopy, especially the native oak trees in our city to be considered as a landmark.

**IV. CONSENT ITEMS**

**Item A** Minutes of the regular meeting of October 20, 2025.

**Motion (Carried)**

It was moved by Commissioner Clendenin, seconded by Commissioner Farrish and voted unanimously (6-0) that the minutes of October 20, 2025, be approved.

**V. PUBLIC HEARINGS**

None

**VI. OTHER BUSINESS**

**Item B** Building Permit for Historic Sites –October 2025

**Action**

Staff provided a report on the building permit for Historic Sites for September. There were two projects that a building permit issued. A plumbing permit for a gas line extension at the McHenry Mansion (Historic Landmark #1), and a residential remodel permit for replacing the stucco on the detached garage at 915 17<sup>th</sup> Street (Historic Landmark #8). The Commission acknowledged the update.

**Item C** A 2025 survey update of the 1997 Downtown Historic Resources Inventory Survey

**Action**

A presentation was given by ESA representative Becky Urbano and City staff Radha Hayagreev, this presentation included the data that was collected by ESA.

Commissioners requested staff to review the earlier data information from Modesto Art Museum's (MAM) Bob Barzan to overlay on the site data from the 2025 survey and update the historic references, if possible.

Clarifying questions re: The Mills Act Contract APN and Addresses, Consultant and Staff Recommendations for moving forward were discussed and answered.

**VII. NEW BUSINESS**

None

**VIII. COMMISSION / STAFF COMMENTS**

Introduction of Culture Commissioner Patrick Cavanah to the Preservation Commission.

State Theatre recordation for Mills Act was announced.

**IX. MATTERS TOO LATE FOR THE AGENDA**

None.

**X. ADJOURNMENT**

The meeting was adjourned at 2:17 pm.

Signed copy on file in CEDD

Radha Hayagreev, Principal Planner  
Acting Secretary



**CITY OF MODESTO**  
**COMMITTEE AGENDA REPORT**

**DATE OF MEETING:**  
January 26, 2026

Date: January 12, 2026

**TO:** Chairperson Powers and Members of the Landmark Preservation Commission

**THROUGH:** Jessica Hill, Community and Economic Development Director

**FROM:** Radha Hayagreev, Principal Planner

**SUBJECT:** A 2025 survey update of the 1997 Downtown Historic Resources Inventory (HRI).

**CONTACT:** Radha Hayagreev, Principal Planner  
[rhayagreev@modestogov.com](mailto:rhayagreev@modestogov.com), 209-577-5302

**DESCRIPTION:**

Consider accepting the 2025 survey update of the 1997 Downtown Historic Resources Inventory (HRI) Survey. The amendment to the 2025 survey from the Commission was to retain the Wheat Barge Tree stump to remain as part of the landmarks in the City. (Funding Source: General Fund Account)

**STRATEGIC PLAN ELEMENT:**

This item is consistent with the 2025-2026 Strategic Plan Area of Focus: Quality of Life. To engage partners across the community to ensure the safety, resilience and attractiveness of Modesto.

**BACKGROUND:**

On June 16, 2025, the Landmark Preservation Commission authorized Environmental Science Associates (ESA), City's consultant to conduct a confirmation survey to update the 1997 Historic Resources Inventory. The scope of work was to conduct a visual survey throughout the Downtown Area, and at the City Landmark properties across the city that was originally listed in the 1997 Survey. The scope was to account for previously listed buildings that may have been substantially modified or demolished since the survey was last completed in 1997.

The comprehensive survey of downtown in 1997 focused on the historic core of Modesto. It encompassed approximately 100 city blocks and identified approximately 350 resources in this area as eligible for National Register and/or local interest to the City of Modesto. There were 53 buildings, structures and objects, mostly located in downtown core and adjacent areas identified in the 1997 survey.

On July 9-11, 2025, ESA conducted the 2025 survey update. The work was a 3-day survey by two historians performed from the right-of-way and photographs were collected of each of the property currently on the Historic Resources Survey and City Landmarks Lists.

**ANALYSIS:**

In November 2025, ESA recommended that out of the 59 landmarks surveyed, 53 should retain Landmark status and 6 should be removed. The 6 proposed to be removed from the Landmark status is listed below:

Apn	Address	Property type	Notes	Demolished since 1997?	Esa recommendation for modesto landmark eligibility
36023002	Tuolumne regional park	Landmark no. 45	Wheat barge tree (valley oak). The tree was cut down at an unknown date after 1997.	Yes	De-list as landmark
102009017	206 Roselawn Ave	Landmark no. 23	Graham residence. Extensively altered since 1995 designation.	No	De-list as landmark
105042016	1014 10th st	Landmark no. 6	Woolworth co. Sign. Building demolished and no longer there. Entire block demolished in the late 90s. See 1997 survey form.	Yes	De-list as landmark
	Sierra and 3rd streets	Landmark no. 4	Modesto ash tree. Per 2023 update to city landmark inventory, this tree was removed in 2019.	Yes	De-list as landmark
103022001	629 2nd st	Landmark no. 7	Fire station no. 2. Per 2023 update to city landmark inventory, this building was de-listed as a landmark and subsequently demolished in 2011.	Yes	De-listed as landmark ca. 2011
110002061	501 magnolia avenue	Landmark no. 50	Earl anderson residence. Remarkably intact. Removed from landmark status in 2007.	No	De-listed as landmark in 2007

Since November 17, 2025, the LPC has actively reviewed and discussed the update to the 2025 Historic Resources Inventory Survey. The key points of the discussion included landmark updated to be delisted above number 2. Wheat Barge Tree (Valley Oak), landmark #45. In the survey, the wheat barge tree, landmark #45 was listed to be cut down at an unknown date after 1997. Currently, this tree stump remains standing, see Figure-2 below, and has been incorporated into a pollinator garden as part of the park design at the location.

Figure 2 – Landmark 45, Wheat Barge tree



**CONCLUSION:**

The Commission recognizes that the tree stump of this Wheat Barch Tree should remain as a landmark owing to its historic significance in the history of Modesto.

The amended Inventory would remove the landmark 2 wheat barge tree from the delisted sites to put it back on the landmark status. The amended results are below:

- a. 59 Landmarks were surveyed
- b. 54 of them must retain landmark status
- c. 5 should be removed because they were demolished, extensively altered or previously was delisted.
  1. Graham Residence. Extensively altered since 1995 designation.
  2. Woolworth Co. Sign. Building demolished and no longer there. Entire block demolished in the late 90s. See 1997 survey form.
  3. Modesto Ash Tree. Per 2023 update to City landmark inventory, this tree was removed in 2019.
  4. Fire Station No. 2. Per 2023 update to City landmark inventory, this building was de-listed as a landmark and subsequently demolished in 2011.

5. Earl Anderson Residence. Remarkably intact. Removed from landmark status in 2007.
- d. There are 54 out of the 134 previously identified potential landmarks that can retain the potential landmark status.
- e. 13 Mills Act Contract buildings were inspected and retain their landmark status.

**FISCAL IMPACT:**

City expenditures related to the review of the project are funded by the City's General Fund.

**CEQA REQUIREMENTS:**

The 2025 update to the HRI Survey is not defined as a "Project" under Section 15378 (b) (5) in that this is an organizational activity that will not result in direct or indirect physical changes in the environment.

**RECOMMENDED LANDMARK PRESERVATION COMMISSION ACTION:**

**Staff Recommendations:**

Motion to accept the 2025 survey update of the 1997 Downtown Historic Resources Inventory (HRI) Survey.

**Attachments:**

1. Resolution LPC 2026-01

**LANDMARK PRESERVATION COMMISSION  
RESOLUTION 2026-01**

**Resolution to accept the 2025 update of the 1997 downtown historic resources inventory (HRI)**

WHEREAS, On June 16, 2025, the Landmark Preservation Commission authorized Environmental Science Associates (ESA), City's consultant to conduct a confirmation survey to update the 1997 Historic Resources Inventory; and

WHEREAS, the scope of work was to conduct a visual survey throughout the Downtown Area, and at the City Landmark properties across the city that was originally listed in the 1997 Survey, and account for previously listed buildings that may have been substantially modified or demolished since 1997; and

WHEREAS, On July 9-11, 2025, ESA conducted the 2025 survey update by performing right-of-way walks and photographing 350 properties spanning approximately 100 city blocks identified on the 1997 Historic Resources Survey and City Landmarks list; and

WHEREAS, on November 17, 2025, The Landmark Preservation Commission reviewed the results of the update to the survey presented by Environmental Services Associates (ESA); and

WHEREAS, ESA recommended that out of 59 landmarks, 53 should retain landmark status and 6 landmarks listed below should be removed; and

WHEREAS, on December 15, 2025, The Landmark Preservation Commission recommended that the Recommended delisted site of the Landmark #45, Wheat Barge tree

be retained as a landmark because the tree stump exists on site of Tuolumne Regional Park;  
and

WHEREAS, the 2025 update to the survey included the delisting the following 5 landmarks out of the 59 landmarks namely.

- Landmark 23 - Graham Residence. 206 Roselawn Ave. Extensively altered since 1995 designation.
- Landmark 6 - Woolworth Co. Sign. 1014 10<sup>th</sup> Street. Building demolished and no longer there. Entire block demolished in the late 90s per 1997 survey form.
- Landmark 4 - Modesto Ash Tree. Per 2023 update to City landmark inventory, this tree was removed in 2019.
- Landmark 7 - Fire Station No. 2. 629 2<sup>nd</sup> Street. Per 2023 update to City landmark inventory, this building was de-listed as a landmark and subsequently demolished in 2011.
- Landmark 50 – Earl Anderson Residence. 501 Magnolia Avenue. Remarkably intact. Removed from landmark status in 2007; and

WHEREAS, 13 Mills Act properties were inspected by staff and confirmed in 2025,  
and

WHEREAS, 81 sites from the surveyed 350 sites are to be delisted from the survey owing to significant alterations or other listed conditions, and

WHEREAS, 16 sites could be potential landmarks because of local history and shows potential to becoming eligible on the National Registry (NR) list, and

WHEREAS, 110 sites that have been surveyed in 2025 that could be potential landmarks because of their Bungalow style architecture in the previously identified “Bungalow district”, and

WHEREAS, the 2025 update to the HRI Survey is not defined as a “Project” under Section 15378 (b) (5) in that this is an organizational activity that will not result in direct or indirect physical changes in the environment; and

WHEREAS, an agendized discussion on the 2025 survey update was held by the Landmark Preservation Commission on November 17, 2025, December 15, 2025 and January 26, 2026, in Basement Room B300, adjacent to Chambers, Tenth Street Place, 1010 Tenth Street, Modesto, California, at which hearings, evidence both oral and documentary was received, discussed and considered; and

NOW, THEREFORE, BE IT RESOLVED by the Landmark Preservation Commission that it accepts the 2025 survey update of the 1997 Downtown Historic Resources Inventory (HRI) Survey as listed in **Exhibit-A**; and

The foregoing resolution was introduced at the regular meeting of the Landmark Preservation Commission held on the 26<sup>th</sup> day of January 2026, by Commissioner \_\_\_\_\_, who moved its adoption, which motion being duly seconded by Commissioner \_\_\_\_\_, was upon roll call carried and the resolution adopted by the following vote:

Ayes:

Noes:

Absent:

Recused:

BY ORDER OF THE LANDMARK PRESERVATION COMMISSION OF THE CITY OF MODESTO.

Signed copy on file in CEDD

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Radha Hayagreev, Secretary

Exhibit-A – 2025 Historic Resources Inventory Sites

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
101003017	124 LAUREL ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs. All windows replaced with vinyl sash. Front door replaced. Porch railings likely recent addition.	No	Eligible (local)	No
103003003	725 8TH ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs. Storefront windows boarded up.	No	Eligible (local)	No
103003009	710 7TH ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs. Since 1997, some windows and doors boarded up. Metal security bars across front façade. Some original industrial sash windows at center of façade. Original tile and molding and shaped pair of at roof line.	No	Eligible (local)	No
103003016	720 7TH ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs. Since 1997, some original windows replaced with vinyl sash (e.g., southeast façade). Good condition.	No	Eligible (local)	No
104006006	701 I ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR); ESA does not concur. Clerestory windows and lamella roof structure are intact (visible on the interior). These features are rare in Modesto, and the building appears to be remarkably intact.	No	Eligible (local)	No
104007008	701 J ST	1997 survey	Appears remarkably intact since it was rated 3 in 1997 (appears eligible for NR).	No	Eligible (local)	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
104009007	1220 7TH ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs. One storefront window filled with brick (date unknown). Otherwise, no apparent alterations since ca. 2007 (per Google map). Distinctive perforated parapet.	No	Eligible (local)	No
104015010	1002 6TH ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs. Original wood sash windows, original wood siding, appears remarkably intact.	No	Eligible (local)	No
104016011	926 6TH ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest). All windows replaced (fenestration pattern retained), new porch structure recently built, security gate installed.	No	Eligible (local)	No
105005003	823 17TH ST	1997 survey	Apartment building with some Mission Revival-style details. Appears to be in good condition. All windows replaced with vinyl sash since 1997. Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs.	No	Eligible (local)	No
105005008	850 16TH ST	1997 survey	Remarkably intact since 1997 when it was rated 3 (appears eligible for NR). ESA concurs.	No	Eligible (local)	No
105007008	924 15TH ST	1997 survey	McHenry Museum Visitor Center. Rated 5 in 1997 (not eligible for NR but of local interest). Likely no major alterations since 1997.	No	Eligible (local)	No
105008001	1518 K ST	1997 survey	Besides replacement of some windows with vinyl sash, residence appears to be remarkably intact since 1997. Rated 4 in 1997 (may become eligible for NR).	No	Eligible (local)	No
105008003	1025 16TH ST	1997 survey	Remarkably intact since 1997 when it was rated 4 (might become eligible for listing in NR).	No	Eligible (local)	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
105010012	1126 14TH ST	1997 survey	Currently occupied by the Queen Bean Coffee Shop. Rated 4S8 in 1997 (May become eligible for NR when other properties, which provide more significant examples of the historical or architectural associations connected to this property, are demolished or otherwise lose their architectural integrity). No apparent alterations since 1997; the building appears to be largely intact and in excellent condition.	No	Eligible (local)	No
105011007	1022 14TH ST	1997 survey	Rated 4S8 in 1997 (May become eligible for NR when other properties, which provide more significant examples of the historical or architectural associations connected to this property, are demolished or otherwise lose their architectural integrity). Since 1997, several windows have been replaced (vinyl or aluminum sash). Otherwise, the building appears to be largely intact and in excellent condition.	No	Eligible (local)	No
105012003	919-921 15TH ST	1997 survey	919 is the building in the rear that isn't visible from the public right-of-way. 921 is on the same parcel (this is what ESA's photos are of) and should have its own 1997 survey listing. 921 is partially obscured behind low stucco wall, original wood, sash windows, half timbering, and knee brackets.	No	Eligible (local)	No
105013001	825 15TH ST	1997 survey	Appears to be in excellent condition and retains historic massing and character.	No	Eligible (local)	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
105015003	915 14TH ST	1997 survey	Currently occupied by Providence Care Home Care. Remarkably intact since 1997 when it was rated 4S8 (may become eligible for separate listing in the National Register when other properties, which provide more significant examples of the historical or architectural associations connected to this property, are demolished or otherwise lose their architectural integrity).	No	Eligible (local)	No
105015004	909 14TH ST	1997 survey	Currently occupied by World Relief Modesto, Love Our Cities, and Love Stanislaus County. Remarkably intact since 1997 when it was rated 3 (appears eligible for NR). ESA concurs.	No	Eligible (local)	No
105016004	1015 14TH ST	1997 survey	Remarkably intact since 1997 when it was rated 3 (appears eligible for NR). ESA concurs.	No	Eligible (local)	No
105017001	1320 L ST	1997 survey	Christ Unity Baptist Church. Appears to be remarkably intact since 1997 when it was rated 4S2 (may become eligible for NR with additional research). ESA concurs.	No	Eligible (local)	No
105017010	1124 13TH ST	1997 survey	Retains historic character. Good condition. Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs.	No	Eligible (local)	No
105018009	1210 13TH ST	1997 survey	Remarkably intact since 1997 when it was rated 4 (might become eligible for listing in NR).	No	Eligible (local)	No
105019003	1219 M ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs. Since 1997, most windows boarded up and metal gate and railings installed at porch.	No	Eligible (local)	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
105021005	1115 13TH ST	1997 survey	Rated 4 in 1997 (may become eligible for NR). ESA concurs that it is potentially NR eligible with further research. No apparent alterations since 1997. Original industrial sash windows. Textured stucco cladding. Intact joints in the concrete.	No	Eligible (local)	No
105023005	911 13TH ST	1997 survey	Appears to be remarkably intact since 1997 when it was rated 4S2 (may become eligible for NR with additional research). ESA concurs.	No	Eligible (local)	No
105027002	1015 12TH ST	1997 survey	Appears to be remarkably intact since 1997 when it was rated 4S2 (may become eligible for NR with additional research). ESA concurs.	No	Eligible (local)	No
105028013	1128 11TH ST	1997 survey	Rated 4 in 1997 (may become eligible for NR). Only apparent alteration is replacement of entry doors (at least four were glazed in 1997).	No	Eligible (local)	No
105029005	1210 11TH ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs. Since 1997, all windows replaced with vinyl sash.	No	Eligible (local)	No
105029010	1230 11TH ST	1997 survey	Roundel Noel Motorworks. No apparent alterations since 1997. Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs.	No	Eligible (local)	No
105033001	1433 11TH ST	1997 survey	Mission Revival-style details on primary façade. Massing and fenestration largely align with 1950 Sanborn map. Rated 6 in 1997 (not eligible for NR). ESA concurs, but may be of local interest.	No	Eligible (local)	No
105033007	1405 11TH ST	1997 survey	No apparent alterations since 1997. Good condition. Rated 4 in 1997 (may become eligible for NR).	No	Eligible (local)	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
105033016	1430 10TH ST	1997 survey	Appears that primary façade was restored since 1997; storefront is possibly original (or at least historic age). Compared to 1950 Sanborn map, appears largely intact. Rated 6 in 1997 (not eligible for NR). ESA concurs, but may be of local interest.	No	Eligible (local)	No
105034010	1312 10TH ST	1997 survey	Auto body shop. Rated 5 in 1997 (not eligible for NR but of local interest). Likely no major alterations since 1997.	No	Eligible (local)	No
105045010	1332 9TH ST	1997 survey	Altered commercial building. Rated 5 in 1997 (not eligible for NR but of local interest). Likely no major alterations since 1997.	No	Eligible (local)	No
106001010	712 18TH ST	1997 survey	Altered commercial building. Rated 5 in 1997 (not eligible for NR but of local interest). Likely no major alterations since 1997.	No	Eligible (local)	No
106001011	720 18TH ST	1997 survey	Bungalow Court with some Mission Revival-style details. Appears to be in good condition. Most windows replaced with vinyl sash and all doors replaced. Rated 5 in 1997 (not eligible for NR but of local interest). ESA concurs.	No	Eligible (local)	No
106006001	1614 H ST	1997 survey	Modesto Central Seventh-Day Adventist Church. Remarkably intact since 1997 when it was rated 4 (might become eligible for listing in NR).	No	Eligible (local)	No
106014009	704 14TH ST	1997 survey	Rated 4 in 1997 (may become eligible for NR). Potentially locally eligible. Façade is largely obscured by overgrown vegetation. ESA assumes there have been no significant alterations.	No	Eligible (local)	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106015009	706 13TH ST	1997 survey	1997 survey describes this building as "heavily modified." Rated 5 in 1997 (not eligible for NR but of local interest); ESA concurs because despite a large rear addition (before 1997), the front of the building retains original massing and wood-sash windows.	No	Eligible (local)	No
106024001	429 13TH ST	1997 survey	Appears to be remarkably intact since 1997 when it was rated 4S2 (may become eligible for NR with additional research). ESA concurs. North porch possibly extended and enclosed	No	Eligible (local)	No
106026014	626 12TH ST	1997 survey	Bungalow court. Appears to be remarkably intact since 1997 when it was rated 4S2 (may become eligible for NR with additional research).	No	Eligible (local)	No
106027006	703 13TH ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest); ESA concurs despite replacement of all windows with vinyl sash since 1997.	No	Eligible (local)	No
106027007	1215 G ST	1997 survey	Since 1997, all windows replaced with vinyl sash, window removed from second floor of primary facade. Rated 5 in 1997 (not eligible for NR but of local interest). Retains historic massing and character.	No	Eligible (local)	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106027012	1214-1220 H ST	1997 survey	Rated 4S8 in 1997 (May become eligible for NR when other properties, which provide more significant examples of the historical or architectural associations connected to this property, are demolished or otherwise lose their architectural integrity). Since 1997, all second-floor windows replaced with vinyl sash; four cartouches and belt course removed; tile bulkhead removed from westernmost storefront; and change in fenestration pattern on west façade.	No	Eligible (local)	No
106029008	632 11TH ST	1997 survey	Original recessed/canted entrances with transoms on 11th and G streets. Most storefront windows on G Street are boarded up. Otherwise, appears to be relatively intact commercial building. Rated 5 in 1997 (not eligible for NR but of local interest); ESA concurs.	No	Eligible (local)	No
106029010	610 11th St	1997 survey	Fire Station No. 1. Remarkably intact since 1997 when it was rated 3 (appears eligible for NR). ESA concurs. The building is in excellent physical condition.	No	Eligible (local)	No
106038004	430 10TH ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest). Façade has been renovated but retains original massing and fenestration.	No	Eligible (local)	No
106041003	711 11TH ST	1997 survey	Appears to be relatively intact commercial building. Rated 5 in 1997 (not eligible for NR but of local interest).	No	Eligible (local)	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106041008	716 10TH ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest); ESA concurs despite significant alterations to storefront since 1997. The storefront was completely remodeled ca. 2007-2012. However, the brick patterns on the façade are exceptional.	No	Eligible (local)	No
106041017	1020 H ST	1997 survey	Storefront assemblies on H and 11th streets facades appear to be largely intact, including brick bulkhead and three original recessed/canted entrances with transoms. Rated 5 in 1997 (not eligible for NR but of local interest); ESA concurs.	No	Eligible (local)	No
106044005	500 9TH ST	1997 survey	This is a complex of buildings with frontage on Commercial Place and 10th Street (including 500 10th Street). Originally the Milk Producers Association Dairy. Extent of alterations is unconfirmed. ESA assumes it is individually eligible for local listing.	No	Eligible (local)	No
106003002	1720-1722 G ST	1997 survey	All second-floor windows replaced with vinyl sash (original wood-sash windows remain on first floor). No other major alterations since 1997.	No	Eligible as district contributor	No
106003003	1724 G ST	1997 survey	Since 1997, all windows replaced with vinyl sash and front door replaced.	No	Eligible as district contributor	No
106003008	612 17TH ST	1997 survey	Besides replaced front door, no apparent alterations have been made since 1997.	No	Eligible as district contributor	No
106003015	610 17TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash and front porch altered with new vertical siding and arched openings.	No	Eligible as district contributor	No
106004001	1626 F ST	1997 survey	No apparent alterations since 1997. Good condition.	No	Eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106004002	1620-1622 F ST	1997 survey	In 1997, only the façade of 1620 (facing the alley) was photographed. It appears to be relatively intact. ESA assumes the façade of 1622 is also relatively intact.	No	Eligible as district contributor	No
106004004	514 16TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash (the front picture window was already replaced) and original shiplap replaced with vinyl (asbestos?) siding.	No	Eligible as district contributor	No
106004005	518 16TH ST	1997 survey	No apparent alterations since 1997.	No	Eligible as district contributor	No
106004006	522 16TH ST	1997 survey	No apparent alterations since 1997. Good condition.	No	Eligible as district contributor	No
106005005	611-613 17TH ST	1997 survey	Bungalow court. Appears to be remarkably intact since 1997.	No	Eligible as district contributor	No
106005006	605 17TH ST	1997 survey	Since 1997, original porch railing and posts have been replaced. No other apparent alterations.	No	Eligible as district contributor	No
106005007	603 17TH ST	1997 survey	No apparent alterations since 1997	No	Eligible as district contributor	No
106005008	1619 F ST	1997 survey	No apparent alterations since 1997	No	Eligible as district contributor	No
106005009	1615 F ST	1997 survey	Since 1997, original wood siding replaced with stucco, all windows replaced with aluminum sash. Despite changes, retains historic massing and character.	No	Eligible as district contributor	No
106005010	1609-1611 F ST	1997 survey	Since 1997, all windows replaced with vinyl sash, original wood siding replaced with stucco, porch columns replaced	No	Eligible as district contributor	No
106005011	612 16TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash. No other major changes.	No	Eligible as district contributor	No
106005012	614 16TH ST	1997 survey	Appears to be largely intact since 1997.	No	Eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106006007	720 16TH ST	1997 survey	All windows replaced with vinyl sash. No other major alterations since 1997.	No	Eligible as district contributor	No
106008002	629 16TH ST	1997 survey	No apparent alterations since 1998	No	Eligible as district contributor	No
106008003	623 16TH ST	1997 survey	No apparent alterations since 1997	No	Eligible as district contributor	No
106008004	619 16TH ST	1997 survey	Since 1997, gable vent boarded up. No other apparent alterations.	No	Eligible as district contributor	No
106008005	615 16TH ST	1997 survey	No apparent alterations since 1997.	No	Eligible as district contributor	No
106008011	606 15TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash. No other apparent alterations.	No	Eligible as district contributor	No
106008012	610 15TH ST	1997 survey	Since 1997, a deck and large ramp were constructed at the front of the property and the roof was extended to create a covered passageway on north side of building.	No	Eligible as district contributor	No
106008013	614 15TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash, fenestration pattern altered, horizontal wood siding replaced with stucco (painted plywood?), and large ramp constructed at front of property.	No	Eligible as district contributor	No
106008014	618 15TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash and large ramp constructed at front of property.	No	Eligible as district contributor	No
106008015	622 15TH ST	1997 survey	No apparent changes since 1997.	No	Eligible as district contributor	No
106008016	624 15TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash and front porch altered to stretch across entire primary façade.	No	Eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106008017	626 15TH ST	1997 survey	Since 1997, non-original ramp relocated from front to side of building, original wood cladding on side replaced with stucco, minor changes to front porch.	No	Eligible as district contributor	No
106008018	630 15TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash. No other major changes.	No	Eligible as district contributor	No
106008019	1510 G ST	1997 survey	Since 1997, all windows replaced with vinyl sash and wood siding replaced with stucco.	No	Eligible as district contributor	No
106009002	523 16TH ST	1997 survey	Since 1997, original siding replaced with stucco, all windows replaced with vinyl sash, front door replaced, and non-original porch enclosure removed. Despite alterations, retains massing and general character of bungalow.	No	Eligible as district contributor	No
106009004	511 16TH ST	1997 survey	No apparent changes since 1997 besides replacement of front door. Fair condition.	No	Eligible as district contributor	No
106009005	509 16TH ST	1997 survey	No apparent changes since 1997.	No	Eligible as district contributor	No
106009006	507 16TH ST	1997 survey	No apparent changes since 1997.	No	Eligible as district contributor	No
106009007	503-505 16TH ST	1997 survey	Relatively unchanged since 1997. Front windows replaced with vinyl sash (previously replaced).	No	Eligible as district contributor	No
106009013	516 15TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash, wood siding on side façades replaced with stucco, and ramp added at front porch. Retains historic character despite changes.	No	Eligible as district contributor	No
106009014	520 15TH ST	1997 survey	Since 1997, original siding replaced with stucco, all windows replaced with vinyl sash, and addition constructed on north side. Despite changes, largely retains historic massing and character.	No	Eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106009015	524 15TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash, original porch posts/piers replaced. Retains original massing and cladding.	No	Eligible as district contributor	No
106009022	525 16TH ST	1997 survey	No apparent alterations since 1997.	No	Eligible as district contributor	No
106011003	419 15TH ST	1997 survey	No apparent alterations since 1997.	No	Eligible as district contributor	No
106011012	418 14TH ST	1997 survey	Since 1997, nearly all windows replaced with vinyl sash. Otherwise, no apparent alterations.	No	Eligible as district contributor	No
106011016	1416 E ST	1997 survey	Since 1997, all windows replaced with vinyl sash.	No	Eligible as district contributor	No
106011016	429 15TH ST	1997 survey	Since 1997, all windows have been replaced with vinyl sash and decorative moldings and modillions installed. Despite changes, the building retains its historic massing and character.	No	Eligible as district contributor	No
106011019	417 15TH ST	1997 survey	No apparent alterations since 1997.	No	Eligible as district contributor	No
106012003	525 15TH ST	1997 survey	Besides addition of metal railing at porch, no apparent alterations made since 1997.	No	Eligible as district contributor	No
106012004	519 15TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash, wood siding replaced with stucco siding, front door replaced, non-original carport removed. Despite changes, retains historic massing and character.	No	Eligible as district contributor	No
106012005	517 15TH ST	1997 survey	No apparent changes since 1997 except for the replaced entry door.	No	Eligible as district contributor	No
106012006	513 15TH ST	1997 survey	No significant alterations since 1997. All windows replaced with vinyl sash (some were previously replaced) and non-original fencing removed.	No	Eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106012007	509 15TH ST	1997 survey	Heavily altered since 1997: new stucco cladding, all windows replaced with vinyl sash (some were previously replaced), some bungalow characteristics replaced with Neoclassical-style elements	No	Eligible as district contributor	No
106012009	501 15TH ST	1997 survey	Since 1997, siding, doors, and windows replaced. Despite changes, retains historic massing and character.	No	Eligible as district contributor	No
106012009	504 15TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash. No other major changes.	No	Eligible as district contributor	No
106012010	1413 E ST	1997 survey	Since 1997, all windows replaced with vinyl sash (some or all were previously replaced with aluminum sash) and building clad in stucco. Despite changes, retains elements of historic character.	No	Eligible as district contributor	No
106012010	502 14TH ST	1997 survey	Since 1997, all windows have been replaced, fenestration pattern altered, wood siding replaced with stucco. Despite changes, retains historic massing and character.	No	Eligible as district contributor	No
106012012	512 14TH ST	1997 survey	Relatively unchanged since 1997. Brick piers covered with concrete.	No	Eligible as district contributor	No
106012013	516 1/2 14TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash (some were previously replaced), original shiplap siding largely replaced with stucco.	No	Eligible as district contributor	No
106012015	522 14TH ST	1997 survey	Heavily altered since 1997: new stucco cladding, all windows replaced with vinyl sash (some were previously replaced), some bungalow characteristics replaced with Mission Revival-style elements. Despite changes, retains historic massing and character.	No	Eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106012018	530 14TH ST	1997 survey	No apparent changes since 1997 except for metal bars on windows.	No	Eligible as district contributor	No
106013005	617 15TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash. No other major changes.	No	Eligible as district contributor	No
106013006	615 15TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash and porch enclosed with screens	No	Eligible as district contributor	No
106013007	609 15TH ST	1997 survey	No apparent changes since 1997.	No	Eligible as district contributor	No
106013009	601 15TH ST	1997 survey	Since 1997, original wood siding replaced with stucco, all windows replaced with vinyl sash, and doors replaced. Despite changes, retains historic massing and character.	No	Eligible as district contributor	No
106013015	618 14TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash, primary façade and main entry reconfigured, original siding replaced with stucco, and large concrete ramp built in front. Despite alterations, retains original massing and other historic characteristics.	No	Eligible as district contributor	No
106013016	622 14TH ST	1997 survey	No apparent changes since 1997.	No	Eligible as district contributor	No
106013018	631 15TH ST	1997 survey	Currently occupied by J&M CPA. No major alterations since 1997.	No	Eligible as district contributor	No
106015007	1325 G ST	1997 survey	Since 1997, original siding below window level replaced with vinyl siding. No other apparent alterations.	No	Eligible as district contributor	No
106015013	722 13TH ST	1997 survey	Since 1997, rafter tails obscured by fascia, concrete steps to porch altered, metal railing installed at porch, metal security grilles installed on front windows.	No	Eligible as district contributor	No
106016005	613 14TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash (some were previously replaced). No other notable alterations.	No	Eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106016006	609 14TH ST	1997 survey	No apparent changes since 1997.	No	Eligible as district contributor	No
106016009	1305-1307 F ST	1997 survey	No apparent changes since 1997.	No	Eligible as district contributor	No
106016009	1309-1311 F ST	1997 survey	Appears unaltered since 1997.	No	Eligible as district contributor	No
106016010	606-612 13TH ST	1997 survey	Bungalow court. Appears to be remarkably intact since 1997.	No	Eligible as district contributor	No
106016011	614 13TH ST	1997 survey	No apparent changes since 1997.	No	Eligible as district contributor	No
106016013	622 13TH ST	1997 survey	No apparent changes since 1997.	No	Eligible as district contributor	No
106017005	515 14TH ST	1997 survey	No apparent changes since 1997.	No	Eligible as district contributor	No
106017006	509 14TH ST	1997 survey	Appears relatively unchanged since 1997, although converted to duplex (590-511 14th St.). At porch, two central piers have new (since 1997) columns. All windows appear to be original wood sash. Good condition.	No	Eligible as district contributor	No
106017007	505 14TH ST	1997 survey	Since 1997, front door has been replaced. Otherwise appears relatively unchanged. Overall condition is good.	No	Eligible as district contributor	No
106017008	501-503 14TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash (with some changes to fenestration pattern), new vertical wood siding/wainscot, replacement of stone porch posts with narrow wood posts. Despite changes, retains elements of historic character.	No	Eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106017009	1315 E ST	1997 survey	Since 1997, original siding replaced with stucco, knee braces removed, all windows replaced with vinyl sash, and addition constructed on east side. Despite changes, original massing is apparent.	No	Eligible as district contributor	No
106017010	1311 E ST	1997 survey	Since 1997, the only apparent alteration is replacement of the front entry door and new railing at porch. Good condition	No	Eligible as district contributor	No
106017011	502 13TH ST	1997 survey	Since 1997, minor alterations include removal of half-timbering in gable ends and obscuring most exposed rafter tails with fascia. Windows appear to be vinyl-sash replacements.	No	Eligible as district contributor	No
106017012	508 13TH ST	1997 survey	Appears minimally altered since 1997	No	Eligible as district contributor	No
106017014	516 13TH ST	1997 survey	Appears relatively unchanged since 1997; overall condition is fair.	No	Eligible as district contributor	No
106017017	526 13TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash, front door replaced, siding below window level replaced with shingles	No	Eligible as district contributor	No
106017018	530 13TH ST	1997 survey	Since 1997, small wood deck constructed at front door. Otherwise, no apparent changes. (Also on parcel and surveyed separately: 1310 F St.)	No	Eligible as district contributor	No
106018001	431 14TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash. 14th St. façade and porch altered ca. 2022-2025. Despite changes, largely retains historic massing and character.	No	Eligible as district contributor	No
106018009	408 13TH ST	1997 survey	Windows replaced with vinyl sash on main house and outbuilding	No	Eligible as district contributor	No
106018010	416 13TH ST	1997 survey	All windows replaced with vinyl sash	No	Eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106018011	418 13TH ST	1997 survey	All windows replaced with vinyl sash	No	Eligible as district contributor	No
106018012	426 13TH ST	1997 survey	All windows replaced with vinyl sash, re clad in stucco siding. Despite alterations, retains historic massing and character.	No	Eligible as district contributor	No
106018013	428 13TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash, wood siding replaced with stucco siding, detached garage demolished. Despite changes, retains historic massing and character.	No	Eligible as district contributor	No
106018015	1310 E ST	1997 survey	Since 1997, all windows and doors have been replaced and exposed rafter tails are obscured by fascia. Detached garage is extant.	No	Eligible as district contributor	No
106018016	430 13TH ST	1997 survey	All windows replaced with vinyl sash	No	Eligible as district contributor	No
106018020	423 14TH ST	1997 survey	All windows and front door replaced, ramp added at front entrance, rafter tails hidden by fascia; outbuilding is extant. Despite changes, retains historic massing.	No	Eligible as district contributor	No
106018021	421 14TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash. Retains other elements of historic character.	No	Eligible as district contributor	No
106024002	425 13TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash, siding replaced below front gable, porch posts replaced with timber posts, ramp added at front porch. Retains original massing and a few characteristic details.	No	Eligible as district contributor	No
106024003	421 13TH ST	1997 survey	Since 1997, original cladding replaced with stucco, dormer added, all windows replaced with vinyl sash, porch posts reconstructed, ramp added at front porch. Despite alterations, retains original massing.	No	Eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106024004	417 13TH ST	1997 survey	Retains historic character	No	Eligible as district contributor	No
106024005	415 13TH ST	1997 survey	Retains historic character	No	Eligible as district contributor	No
106025001	531 13TH ST	1997 survey	Since 1997, there appear to be few alterations. At least one window replaced with vinyl sash, but most appear to be original wood sash. Front porch enclosed with trellis-type material and metal gate.	No	Eligible as district contributor	No
106025002	525 13TH ST	1997 survey	No apparent changes since 1997. Original windows intact, detached garage extant, and building is in good condition	No	Eligible as district contributor	No
106025004	517 13TH ST	1997 survey	Since 1997, the only apparent alteration is replacement of the front entry door. Good condition	No	Eligible as district contributor	No
106025007	507 13TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash, pony wall constructed at front porch	No	Eligible as district contributor	No
106025008	501 13TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash, non-original windows enclosing porch have been removed, and "synthetic siding material" replaced with stucco siding	No	Eligible as district contributor	No
106025009	1219 E ST	1997 survey	All windows replaced with vinyl sash or glass block	No	Eligible as district contributor	No
106025010	1211 E ST	1997 survey	Retains historic character	No	Eligible as district contributor	No
106025010	502 12TH ST	1997 survey	All windows replaced with vinyl sash	No	Eligible as district contributor	No
106025011	506 12TH ST	1997 survey	All windows replaced with vinyl sash; square posts replaced with tapered	No	Eligible as district contributor	No
106025012	510 12TH ST	1997 survey	No apparent alterations since 1997	No	Eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106025013	512 12TH ST	1997 survey	No changes to 512 12th St. since 1997. One window on 514 12th St. has been replaced.	No	Eligible as district contributor	No
101003012	102 LAUREL ST	1997 survey	Building demolished since 1997; vacant lot	Yes	Not eligible	No
101003013	106 LAUREL ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided. Some windows replaced with vinyl sash. Siding appears to be replacement. Appears a bit dilapidated.	No	Not eligible	No
101003014	110 LAUREL ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided. All windows replaced with vinyl sash.	No	Not eligible	No
101003018	128 LAUREL ST	1997 survey	Demolished since 1997 and replaced with prefabricated metal building.	Yes	Not eligible	No
103003004	717 8TH ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided.	No	Not eligible	No
103003018	708 H ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided. Façade remodeled ca. 2012-2014.	No	Not eligible	No
103004009	710 G ST	1997 survey	No building present; paved surface parking lot	Yes	Not eligible	No
103010005	407 7TH ST	1997 survey	Unremarkable commercial building; Rated 6 in 1997 survey (not eligible for NR); ESA concurs	No	Not eligible	No
103011003	501 7TH ST	1997 survey	Unremarkable commercial building; Rated 6 in 1997 survey (not eligible for NR); ESA concurs	No	Not eligible	No
103013006	715 7TH ST	1997 survey	No distinctive features on façade. Entirely replaced with either metal or vinyl siding up to the roof line. Interior structure visible from street.	No	Not eligible	No
104005001	722 I ST	1997 survey	Demolished; surface parking lot	Yes	Not eligible	No
104005004	715 H ST	1997 survey	Noted as "demolished" in 1997 survey. Assessor data dates the extant building to 2022.	No	Not eligible	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
104005007	704 I ST	1997 survey	Assessor data dates the extant building to 1930. However, due to extensive alterations, it appears to be contemporary.	No	Not eligible	No
104005008	714 I ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided. Façade appears to be altered.	No	Not eligible	No
104006010	918 7TH ST	1997 survey	Vacant parcel	Yes	Not eligible	No
104009003	1201 8TH ST	1997 survey	Demolished; vacant parcel	Yes	Not eligible	No
104009009	1226 7TH ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) because it had unspecified alterations.	No	Not eligible	No
104009010	1230 7TH ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) because it had unspecified alterations.	No	Not eligible	No
104013004	1219 7TH ST	1997 survey	Per assessor data, extant building was constructed in 1989.	No	Not eligible	No
104013006	1211 7TH ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided. Nothing is visible over the high wall from public right-of-way.	No	Not eligible	No
104013007	1207 7TH ST	1997 survey	Noted as "demolished" in 1997 survey. Nothing is visible over the high wall from public right-of-way.	No	Not eligible	No
104013013	1220 6TH ST	1997 survey	Per assessor data, extant building was constructed in 1999.	Yes	Not eligible	No
104014006	1107 7TH ST	1997 survey	Identified as a "motel court" and rated 6 in 1997 (not eligible for NR); ESA concurs. Unexceptional, small individual units. All windows replaced with vinyl sash.	No	Not eligible	No
104014014	1130 6TH ST	1997 survey	Unremarkable commercial building; Rated 6 in 1997 survey (not eligible for NR); ESA concurs	No	Not eligible	No
104015006	1015 7TH ST	1997 survey	Residence-turned-duplex in fair condition. Rated 5 in 1997 (not eligible for NR but of local interest); ESA does not concur that it is locally eligible.	No	Not eligible	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
104015009	611 J ST	1997 survey	Altered residential building; Rated 6 in 1997 survey (not eligible for NR); ESA concurs	No	Not eligible	No
104015014	1014 6TH ST	1997 survey	Paved parking lot with no building	No	Not eligible	No
104016001	616-618 J ST	1997 survey	Duplex. Unremarkable residential building with all windows replaced. Rated 6 in 1997 survey (not eligible for NR); ESA concurs.	No	Not eligible	No
104016013	601 I ST	1997 survey	Assessor dates it to 2000; not historic age	No	Not eligible	No
104017004	623 H ST	1997 survey	Storefront remodeled. Multiple windows removed from alley-facing façade. Remaining windows replaced with aluminum sash. Rated 6 in 1997 survey (not eligible for NR); ESA concurs	No	Not eligible	No
105005002	1630 I ST	1997 survey	Distinctive crenellations very recently (i.e., early 2025) removed and replaced with horizontal parapet. Rated 5 in 1997 (not eligible for NR but of local interest). ESA does not concur due to removal of distinctive characteristics.	No	Not eligible	No
105005004	821 17TH ST	1997 survey	Demolished since 1997; now parking lot	Yes	Not eligible	No
105015007	1305 I ST	1997 survey	Plaza del Sol (professional office building). Rated 6 in 1997 survey (not eligible for NR) but no justification provided.	No	Not eligible	No
105015009	910 13TH ST	1997 survey	Unremarkable commercial building; Rated 5 in 1997 (not eligible for NR but of local interest). ESA does not concur because the storefronts are likely altered, and the only distinctive feature is one column of glass block (which may not even be an original feature).	No	Not eligible	No
105015010	914 13TH ST	1997 survey	Unremarkable commercial building; Rated 6 in 1997 survey (not eligible for NR) but no justification provided.	No	Not eligible	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
105015011	916 13TH ST	1997 survey	Appears to be the same building as 918, although they are separate/adjacent parcels. There is no building addressed 916 on the street (only 918 next to 914). Unremarkable commercial building; Rated 5 in 1997 (not eligible for NR but of local interest). ESA does not concur because the storefront is likely altered, and there are no distinctive features.	No	Not eligible	No
105015012	918 13TH ST	1997 survey	Appears to be the same building as 916, although they are separate/adjacent parcels. Historic-age structures appear to have been merged into one building/business. Unremarkable commercial building; Rated 5 in 1997 (not eligible for NR but of local interest). ESA does not concur because the storefront is likely altered, and there are no distinctive features.	No	Not eligible	No
105015013	920 13TH ST	1997 survey	Unremarkable commercial building; Rated 5 in 1997 (not eligible for NR but of local interest). ESA does not concur because the storefront is likely altered, and there are no distinctive features.	No	Not eligible	No
105016002	1025 14TH ST	1997 survey	Façade significantly altered since 1997 when it was rated 4 (might become eligible for listing in NR).	No	Not eligible	No
105021001	1216 L ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided. Several windows boarded up.	No	Not eligible	No
105026003	1111 I ST	1997 survey	Aladdin Bail Bonds, The Fox Pub. Listed as 1115 I St. in 1997 survey. Rated 6 in 1997 survey (not eligible for NR) but no justification provided. Extensively remodeled in 2008.	No	Not eligible	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
105026005	928 11TH ST	1997 survey	Modesto Children's Museum. Façade extensively remodeled ca. 2022-2025	No	Not eligible	No
105026006	936 11TH ST	1997 survey	Façade extensively remodeled since 1997	No	Not eligible	No
105030008	1306 11TH ST	1997 survey	Demolished to become part of church parking lot	Yes	Not eligible	No
105030009	1310 11TH ST	1997 survey	Demolished to become part of church parking lot	Yes	Not eligible	No
105040017	10TH ST	1997 survey	Surface parking lot; no building present. Previously documented as 817-819 10th St. (1997).	Yes	Not eligible	No
105041001	959 10TH ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided.	No	Not eligible	No
105041003	941 10TH ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided. Appears vacant.	No	Not eligible	No
105045002	921 M ST (1305 10TH ST)	1997 survey	Ground floor and mezzanine extensively remodeled and addition constructed at NW corner of building since 1997 when it was rated 4 (might become eligible for listing in NR).	No	Not eligible	No
106001001	1904 H ST	1997 survey	Since 1997, building demolished and replaced with Eagle Scout memorial	Yes	Not eligible	No
106001006	1805 G ST	1997 survey	Unremarkable commercial building; Rated 6 in 1997 survey (not eligible for NR); ESA concurs	No	Not eligible	No
106002002	717 18TH ST	1997 survey	Demolished before 1997. Space hospital parking lot.	No	Not eligible	No
106002003	715 18TH ST	1997 survey	Demolished before 1997. Space hospital parking lot.	No	Not eligible	No
106003004	337 BURNEY ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided.	No	Not eligible	No
106004003	211 BURNEY ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided.	No	Not eligible	No
106011008	1415 D ST	1997 survey	Demolished; vacant parcel	Yes	Not eligible	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106014007	1411 G ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) but no justification provided.	No	Not eligible	No
106014008	1407 G ST	1997 survey	2000 survey specifies that this is only for Janet's Flowers and not any of the other buildings on the parcel. Rated 6 in 1997 survey (not eligible for NR); ESA concurs	No	Not eligible	No
106015010	710 13TH ST	1997 survey	Since 1997, all windows replaced with vinyl sash, at least one window on primary façade removed.	No	Not eligible	No
106015014	1308 H ST	1997 survey	Espinoza Bail Bonds, Underdog Bail Bonds. Rated 6 in 1997 survey (not eligible for NR) but no justification is provided.	No	Not eligible	No
106017001	529 14TH ST	1997 survey	Noted as demolished in 1997 survey and not rated. However, per assessor data, the extant building on the parcel dates to 1930.	No	Not eligible	No
106017016	520 13TH ST	1997 survey	Extant building dates to 1997. Not historic age.	No	Not eligible	No
106017018	1310 F ST	1997 survey	Modest/altered residence. Rated 6 in 1997 (not eligible for NR); ESA concurs. (Also on parcel and surveyed separately: 530 13th St.)	No	Not eligible	No
106018003	415 14TH ST	1997 survey	Demolished; surface parking lot	Yes	Not eligible	No
106024006	1215 D ST	1997 survey	Demolished; vacant parcel	Yes	Not eligible	No
106024012	428 12TH ST	1997 survey	Rated 6 in 1997 (not eligible for NR) due to replacement vinyl siding.	No	Not eligible	No
106025016	1200 F ST	1997 survey	"12th and F Building" was constructed in 1981 and was not historic age when surveyed in 1997. As such, it was not rated. In 2025, it is still not historic age and is therefore not age eligible.	No	Not eligible	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106026006	611 13TH ST	1997 survey	Per assessor, this building dates to 1984; therefore, not age eligible. The 1997 survey incorrectly lists construction date of 1920 and rated the building 5 (not eligible for NR but of local interest); ESA does not concur.	No	Not eligible	No
106026007	605 13TH ST	1997 survey	Noted as demolished in 1997 survey	No	Not eligible	No
106027011	1222 H ST	1997 survey	Rated 5S3 in 1997 (not eligible for NR or as local landmark but is eligible for special consideration in local planning)	No	Not eligible	No
106029007	630 11TH ST	1997 survey	Unremarkable commercial building; Rated 5 in 1997 (not eligible for NR but of local interest); ESA does not concur that it is of local interest. Original steel-sash windows and likely no major alterations since 1997.	No	Not eligible	No
106030005	530 11TH ST	1997 survey	Rated 6 in 1997 survey (not eligible for NR) and noted as "extremely modified;" ESA concurs	No	Not eligible	No
106040001	1016 G ST	1997 survey	Rated 5 in 1997 (not eligible for NR but of local interest). ESA does not concur. It is an altered commercial building. The original storefront on G St. has been largely boarded up and original doors replaced. The original steel-sash windows on 11th St. and the brick structure remain.	No	Not eligible	No
106041004	701 11TH ST	1997 survey	Unremarkable commercial building; Rated 6 in 1997 survey (not eligible for NR); ESA concurs	No	Not eligible	No
106041007	712 10TH ST	1997 survey	Upper portion of façade has been boarded up for many years. The base of the brick storefront is visible at the bottom. Otherwise unremarkable. Rated 6 in 1997 survey (not eligible for NR); ESA concurs	No	Not eligible	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106042007	701 10TH ST	1997 survey	Demolished to make way for new building under construction	Yes	Not eligible	No
106043002	623 10TH ST	1997 survey	Unremarkable commercial building; Rated 5 in 1997 (not eligible for NR but of local interest). Likely no major alterations since 1997.	No	Not eligible	No
106043003	621 10TH ST	1997 survey	Unremarkable commercial building; Rated 6 in 1997 survey (not eligible for NR); ESA concurs	No	Not eligible	No
106043007	612 9TH ST	1997 survey	Old Mill Cafe and associated parking lot addressed as 600 9th St. Assessor dates it to 2001	No	Not eligible	No
106043008	614 9TH ST	1997 survey	Brownie Muffler & Radiator shop. Unremarkable commercial building; Rated 6 in 1997 survey (not eligible for NR); ESA concurs	No	Not eligible	No
106043010	624 9TH ST	1997 survey	Demolished, vacant lot	Yes	Not eligible	No
106003005	325 BURNEY ST	1997 survey	Demolished since 1997 and new building constructed since 2018.	Yes	Not eligible as district contributor	No
106008001	1518 G ST	1997 survey	Demolished; vacant parcel	Yes	Not eligible as district contributor	No
106008007	607 16TH ST	1997 survey	Demolished; replaced with surface parking lot	Yes	Not eligible as district contributor	No
106009020	510 15TH ST	1997 survey	Apparently demolished and reconstructed since 1997	Yes	Not eligible as district contributor	No
106010002	422 14TH ST	1997 survey	Demolished and new building under construction in July 2025	Yes	Not eligible as district contributor	No
106011011	414 14TH ST	1997 survey	Demolished; vacant parcel	Yes	Not eligible as district contributor	No
106012011	506-508 14TH ST	1997 survey	Main building (508 14th St.) demolished. There is a small building remaining at the rear of the lot (506 14th St.) that is accessible from the alley.	Yes (main building)	Not eligible as district contributor	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
106012016	526 14TH ST	1997 survey	Altered since 1997. Shiplap siding replaced with stucco cladding, all windows replaced with vinyl sash, new arched openings at porch, entry door replaced, apparent change in fenestration pattern on side façade. Despite changes, retains historic massing and character.	No	Not eligible as district contributor	No
106012017	528 14TH ST	1997 survey	Heavily altered since 1997: all windows replaced with vinyl sash), some bungalow characteristics replaced with Neoclassical-style elements	No	Not eligible as district contributor	No
106016004	619 14TH ST	1997 survey	Extensively altered; no longer resembles appearance in 1997. Second story removed and large 2-story addition built on north side.	No	Not eligible as district contributor	No
106026005	615 13TH ST	1997 survey	Heavily altered and not recognizable from 1997 photo	No	Not eligible as district contributor	No
105007005	906 15th St	Landmark No. 1, 1997 survey	McHenry Mansion. Excellent condition.	No	Retain landmark status	No
106041010	726 10TH ST	Landmark No. 10, 1997 survey	Modesto News Herald Building. Remarkably intact.	No	Retain landmark status	No
110008008	115 Magnolia Ave	Landmark No. 11	Hawke Castle. Remarkably intact.	No	Retain landmark status	Yes
079001001	800 N. McClure Rd	Landmark No. 12	McClure Country Place. Not visible from public right-of-way. Distinctive pair of palm trees visible above treetops. ESA assumes the historic buildings are extant.	No	Retain landmark status	No
105026002	1125 I ST	Landmark No. 13, 1997 survey	U.S. Post Office and Federal Building. Excellent condition. Currently occupied by McCormick Barstow attorney	No	Retain landmark status	No
	7th Street and Tuolumne River	Landmark No. 14	7th Street Bridge. Appears to be remarkably intact since 1992 designation.	No	Retain landmark status	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
030022001	420 Chicago Ave	Landmark No. 15	Fire Bell. The bell is extant, and there are no associated buildings or structures. Per 2023 update to City landmark inventory, after demolition of Fire Station No. 2 (Landmark No. 7), the fire bell was moved to its current location.	No	Retain landmark status	No
110004048	Stoddard and Ensen avenues	Landmark No. 16	Ensen Park. Retains historic use and character.	No	Retain landmark status	No
110006001	Sycamore and Needham avenues	Landmark No. 17	Graceada Park. Retains historic use and character.	No	Retain landmark status	No
113013048	1027 N. Ensen Ave	Landmark No. 18	Rammed Earth House (The Bradley Home). Remarkably intact.	No	Retain landmark status	No
104003010	9th and J sts	Landmark No. 19, 1997 survey	Southern Pacific Transportation Center (Southern Pacific Railroad Depot). Remarkably intact since 1993 designation.	No	Retain landmark status	No
105013012	1402 I ST	Landmark No. 2, 1997 survey	McHenry Museum. Excellent condition	No	Retain landmark status	No
110007014	309 Magnolia Ave	Landmark No. 20	Ralph M. Brown Residence. Remarkably intact.	No	Retain landmark status	No
106038005	401 11TH ST	Landmark No. 21, 1997 survey	Gallo Founders Building. No apparent alterations since 1997	No	Retain landmark status	No
105016008	1307 J ST	Landmark No. 22, 1997 survey	The State Theater. Rated 3 in 1997 (appears eligible for NR). ESA does not concur because of notable alterations: tile chevron pattern at top of façade and tile bulkhead are new additions, the blade sign reading "State" is also a new addition. The two ticket booths appear to have replaced earlier door and window as assemblies.	No	Retain landmark status	Yes
102009017	206 ROSELAWN AVE	Landmark No. 23	Graham Residence. Extensively altered since 1995 designation.	No	De-list as landmark	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
105007011	1500 J ST	Landmark No. 24, 1997 survey	Masonic Temple. Good condition. Likely no major alterations since 1997.	No	Retain landmark status	No
105027013	1101 J St	Landmark No. 25, 1997 survey	Stockton Savings Bank. Primary façade almost entirely obscured by ivy but assumed to be in good condition. Currently occupied by Galletto Ristorante.	No	Retain landmark status	No
102007001	100 PARADISE RD	Landmark No. 26	H Street (now Paradise Road) Facade of Modesto High School. Extant and in good condition.	No	Retain landmark status	No
113006038	901 McHenry Ave	Landmark No. 27	Wissner Medical Office Building. Remarkably intact.	No	Retain landmark status	Yes
105023006	1221 I St	Landmark No. 28, 1997 survey	Elks Lodge. Currently Harvest Moon Restaurant. Rated 3 in 1997 (appears eligible for NR). First floor has been extensively altered.	No	Retain landmark status	No
105024001	1222 I ST	Landmark No. 28, 1997 survey	Elks Lodge. Currently Harvest Moon Restaurant. Rated 3 in 1997 (appears eligible for NR). First floor has been extensively altered.	No	Retain landmark status	No
106015001	1328 H ST	Landmark No. 29, 1997 survey	First Church of Christ Scientist. Currently Crosspoint Community Church. Appears to be remarkably intact since 1997 when it was rated 4S2 (may become eligible for NR with additional research).	No	Retain landmark status	No
	9th and I streets (825 9th St)	Landmark No. 3, 1997 survey	Modesto Arch. Appears to be intact since 1997.	No	Retain landmark status	No
111049001	801 Scenic Drive	Landmark No. 30	Acacia Memorial Park. Retains historic use and character.	No	Retain landmark status	No
111049002	905 Scenic Drive	Landmark No. 31	Modesto Pioneer Cemetery. Retains historic use and character.	No	Retain landmark status	No
	1001 Scenic Drive	Landmark No. 32	Modesto Cemetery. Retains historic use and character.	No	Retain landmark status	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
034005013	1141 Scenic Drive	Landmark No. 33	St. Stanislaus Catholic Cemetery. Retains historic use and character.	No	Retain landmark status	No
110007044	211 Elmwood Ave	Landmark No. 35	Dr. Donald Robertson Home. Remarkably intact.	No	Retain landmark status	Yes
106001002	19th and H sts and La Loma Ave.	Landmark No. 36	City Christmas Tree. Extant.	No	Retain landmark status	No
110003037	225 Stoddard Avenue	Landmark No. 37	Stanley Home. Remarkably intact.	No	Retain landmark status	Yes
110008003	118 Sycamore Ave	Landmark No. 38	John M. Walthall Home. Remarkably intact.	No	Retain landmark status	Yes
105027014	1012 11TH ST	Landmark No. 39, 1997 survey	Pacific Telephone Building. Rated 4 in 1997 (may become eligible for NR). No apparent alterations since 1997.	No	Retain landmark status	Yes
	Sierra and 3rd streets	Landmark No. 4	Modesto Ash Tree. Per 2023 update to City landmark inventory, this tree was removed in 2019.	Yes	De-list as landmark	No
110003074	410 Elmwood Ave	Landmark No. 40	Gundlach Residence. Remarkably intact.	No	Retain landmark status	Yes
110009028	125 Poplar Ave	Landmark No. 41	Lish Residence. Remarkably intact.	No	Retain landmark status	Yes
110003071	215 Stoddard Ave	Landmark No. 42	Guzman Residence. Remarkably intact.	No	Retain landmark status	Yes
110007035	319 Elmwood Ave	Landmark No. 43	Ayres Residence. Remarkably intact.	No	Retain landmark status	Yes
110007006	230 SYCAMORE AVE	Landmark No. 44	Whiteside and Harris Home. Remarkably intact.	No	Retain landmark status	Yes
36023002	Tuolumne Regional Park	Landmark No. 45	Wheat Barge Tree (Valley Oak). The tree was cut down at an unknown date after 1997.	Yes	Retain landmark status	No
110006001	Graceada Park	Landmark No. 46	Bunya Bunya Tree. Extant.	No	Retain landmark status	No
110003061	207 Elmwood Court	Landmark No. 47	Balmanos Residence. Remarkably intact.	No	Retain landmark status	Yes

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
112046008	201 Hintze Ave	Landmark No. 48	Cadrett Residence. Remarkably intact.	No	Retain landmark status	No
113005011	1001 Magnolia Ave	Landmark No. 49	Montrie and Robinson Residence. Remarkably intact.	No	Retain landmark status	No
105045002	10th and Needham streets	Landmark No. 5, 1997 survey	Pump Station No. 9. Appears to be intact since 1997.	No	Retain landmark status	No
110002061	501 Magnolia Avenue	Landmark No. 50	Earl Anderson Residence. Remarkably intact. Removed from landmark status in 2007.	No	De-listed as landmark in 2007	No
110008004	124 Sycamore Ave	Landmark No. 51	Tillson Home. Remarkably intact.	No	Retain landmark status	No
102012001	601 NEECE DR, 400 Tuolumne Blvd	Landmark No. 52	Coffee Airport and Municipal Golf Course. Extant, although unused and deteriorated.	No	Retain landmark status	No
105013001	1418-1430 I St	Landmark No. 53, 1997 survey	Foy Apartments. Appears remarkably similar to photo in 2002 designation.	No	Retain landmark status	No
110008025	201 Needham St	Landmark No. 54	Centenary Methodist Church. Currently Law offices of Borton Petrini, LLP. Remarkably intact.	No	Retain landmark status	No
110001035	503 W. Morris Ave	Landmark No. 55	McDonald Residence/Johnson House. Windows replaced with vinyl sash. Otherwise in excellent condition.	No	Retain landmark status	No
110003063	215 ELMWOOD CT	Landmark No. 56	Robertson House. Remarkably intact.	No	Retain landmark status	No
110003064	218 Elmwood Court	Landmark No. 57	Lundgren House. Remarkably intact.	No	Retain landmark status	No
110003049	216 W. Morris Ave.	Landmark No. 58	William J. Silva House. Overgrown vegetation obscures part of the façade. What is visible appears to be intact.	No	Retain landmark status	No
110007015	305 Magnolia Ave	Landmark No. 59	Dr. John Kennedy "Doc" Ransom House. Remarkably intact.	No	Retain landmark status	No
105042016	1014 10th St	Landmark No. 6	Woolworth Co. Sign. Building demolished and no longer there. Entire block demolished in the late 90s. See 1997 survey form.	Yes	De-list as landmark	No

APN	Address	Property Type	Notes	Demolished since 1997?	ESA Recommendation for Modesto Landmark Eligibility	Mills Act Contract?
103022001	629 2nd St	Landmark No. 7	Fire Station No. 2. Per 2023 update to City landmark inventory, this building was de-listed as a landmark and subsequently demolished in 2011.	Yes	De-listed as landmark ca. 2011	No
105004003	917 17th St	Landmark No. 8, 1997 survey	Cressey Manor. Remarkably intact since 1990 designation.	No	Retain landmark status	No
105004006	915-917 17TH ST	Landmark No. 8, 1997 survey	Cressey Manor. Remarkably intact since 1990 designation.	No	Retain landmark status	No
105010017	1104 14th St	Landmark No. 9, 1997 survey	Turner Hitching Post. Extant.	No	Retain landmark status	No





**CITY OF MODESTO**  
**COMMITTEE AGENDA REPORT**

**DATE OF MEETING:**  
January 26, 2026

Date: January 9, 2026

**TO:** Chairperson Power and Members of the Landmark Preservation Commission  
**FROM:** Jessica Hill, Director of Community and Economic Development  
**SUBJECT:** Landmark Site Building Permit Report – December 2025  
**CONTACT:** Radha Hayagreev, Principal Planner  
Contact Info: 209-577-5302, ( [rhayagreev@modestogov.com](mailto:rhayagreev@modestogov.com) )

**DESCRIPTION:**

Consider reviewing a list of permits issued for Modesto Landmark Preservation Sites, defined in 9-10.02 of the Modesto Municipal Code as an area, district, building, structure or object, which has been designated for preservation for reasons of its significance by the City Council.  
(Funding Source: Not Applicable)

**STRATEGIC PLAN ELEMENT:**

This project relates to Strategic Plan 2025-2026 Goal B: Enhance pride in Modesto’s diverse neighborhoods and business districts by actively addressing blight and ensuring that community assets and amenities are well-maintained and preserved.

**BACKGROUND:**

Title 9, Chapter 10 of the Modesto Municipal Code governs Modesto Landmark Preservation, including the duties and authorities of the Modesto Landmark Preservation Commission. Section 9-10.07 details the process for Review of Permits, specifically building permits which propose to alter, renovate, or demolish landmarks or landmark-eligible resources.

**DISCUSSION:**

Per 9-10.07 of the Modesto Municipal Code, the Chief Building Official refers building permit applications which propose to alter, renovate, or demolish landmarks to the Director of Community & Economic Development. The Director then determines whether an application must be made to the Landmark Preservation Commission for its written approval prior to issuance of a building permit. At this time, there was one (1) permit issued in December, for two (2) non – illuminated directory monument signs at 1100 14<sup>th</sup> Street, near the Turner Hitching Post Landmark #9.

**FISCAL IMPACT:**

No impact to the General Fund.

**CEQA REQUIREMENTS:**

This report does not constitute a “project” under CEQA per the definition in Section 21065 of the CEQA Guidelines.

**RECOMMENDED LANDMARK PRESERVATION COMMISSION ACTION:**

**Staff Recommendations:**

Review and provide feedback on the list of permits issued for Modesto Landmark Preservation Sites, defined in 9-10.02 of the Modesto Municipal Code as an area, district, building, structure or object, which has been designated for preservation for reasons of its significance by the City Council.

**Attachments:**

1. Landmark Permit Report
2. Map location of the monument signs



# Landmark Permit Report

City of Modesto

Applied Between 12/1/2025 and 12/31/2025

PERMIT NO	APPLIED	SITE ADDR	TYPE	STATUS	DESCRIPTION	NAME	NUMBER
BLD2025-04372	12/4/2025 12:00:00 AM	1100 14TH ST	SIGN	EXPIRED			
BLD2025-04373	12/4/2025 12:00:00 AM	1100 14TH ST	SIGN	RESUBMIT TAL REQUIRED	(2) NON-ILLUM DIRECTORY MONUMENT SIGNS		





**NOT FOR PRODUCTION**

11.17.25 / BJL / R2 / ADDED FIFTH TENANT PANEL TO SIGNS A & B 11.13.25 / BJL / R1 / ADDED SITE MAP & SIGNS A1 & A2 LOCATIONS

250848 R2 / 1 OF 8



PO Box 4590 | 204 Campus Way Modesto Ca 95350 | O 209.524.4484 | F 209.521.0272 | Ca LIC #268001 | C-45 | D-41 | Nv LIC #0082570 | C-6 |



**NOTICE TO THE CUSTOMER**  
 Note: The colors depicted on this rendering may not match actual colors used on the finished display. Please refer to the detail drawing for the approved color specifications. Note: The cost of providing electrical wiring to the sign area, all required permits and all special inspections are not included in this sign proposal. Note: The proportion of signs shown on building & landscape area photos is an approximate representation.

**CUSTOMER APPROVAL**

ACCEPTED W/ NO CHANGES     ACCEPTED W/ CHANGES AS NOTED  
 REVISE AS NOTED AND RESUBMIT

BY \_\_\_\_\_ CUSTOMER    BY \_\_\_\_\_ LANDLORD  
 DATE \_\_\_\_\_    DATE \_\_\_\_\_

DATE	BY	DATE	BY
09.24.25	BJL	.25	BJL
11.13.25	BJL		
11.17.25	BJL		

<b>COMPANY OR JOB NAME / JOB DESCRIPTION</b>	<b>250848 R2</b>
<b>PFSA BUILDING SIGN PROGRAM</b>	
ADDRESS:	<b>1100 14th STREET MODESTO CALIFORNIA 95354</b>
SALESPERSON: <b>CLIFF SHAW</b>	CUSTOMER CONTACT: <b>XXXXX</b>

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By signing this drawing document, I understand that I am not obligated to purchase this project, notwithstanding, the above artwork cannot be submitted for pricing, duplication and/or manufacturing to another sign company, architectural company or other business entity for the purpose or intent of manufacturing or for use as intellectual property, such as, but not limited to, a company logo, unless the represented logo was provided to Sign Designs by the customer and input into this drawing document by a Sign Designs employee.

NAME / DATE **1 OF 8**

This sign is intended to be installed in accordance with the requirements of ARTICLE 600 of the national electrical code &/or other applicable codes. this includes proper grounding & bonding of the sign. The location of the disconnect switch after installation shall comply w/ ARTICLE 600.6(A)(1) of the National Electrical Code. All measures shown in this drawing are nominal until the "NOT FOR PRODUCTION" is removed



SIGN A1 / AFTER



SIGN A2 / AFTER

**NOT FOR PRODUCTION**

11.17.25 / BJL / R2 / ADDED FIFTH TENANT PANEL TO SIGNS A & B 11.13.25 / BJL / R1 / ADDED SITE MAP & SIGNS A1 & A2 LOCATIONS

**SD SIGN DESIGNS** INCORPORATED

PO Box 4590 | 204 Campus Way Modesto Ca 95350 | O 209.524.4484 | F 209.521.0272 | Ca LIC #268001 | C-45 | D-41 | Nv LIC #0082570 | C-6 |



**NOTICE TO THE CUSTOMER**

Note: The colors depicted on this rendering may not match actual colors used on the finished display. Please refer to the detail drawing for the approved color specifications. Note: The cost of providing electrical wiring to the sign area, all required permits and all special inspections are not included in this sign proposal. Note: The proportion of signs shown on building & landscape area photos is an approximate representation.

**CUSTOMER APPROVAL**

ACCEPTED W/ NO CHANGES     ACCEPTED W/ CHANGES AS NOTED  
 REVISE AS NOTED AND RESUBMIT

BY \_\_\_\_\_ CUSTOMER    BY \_\_\_\_\_ LANDLORD  
DATE \_\_\_\_\_    DATE \_\_\_\_\_

DATE	BY	DATE	BY
09.24.25	BJL	.25	BJL
11.13.25	BJL		
11.17.25	BJL		

**COMPANY OR JOB NAME / JOB DESCRIPTION**    **250848 R2**

**PFSA BUILDING SIGN PROGRAM**

ADDRESS: **1100 14th STREET MODESTO CALIFORNIA 95354**

SALESPERSON: **CLIFF SHAW**    CUSTOMER CONTACT: **XXXXX**

**© COPYRIGHT 2025** This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of Sign Designs. Permission to copy or revise this drawing can only be obtained thru a written agreement with Sign Designs. See your sales representative or call Sign Designs.

By signing this drawing document, I understand that I am not obligated to purchase this project, notwithstanding, the above artwork cannot be submitted for pricing, duplication and/or manufacturing to another sign company, architectural company or other business entity for the purpose or intent of manufacturing or for use as intellectual property, such as, but not limited to, a company logo, unless the represented logo was provided to Sign Designs by the customer and input into this drawing document by a Sign Designs employee.

NAME / DATE    **2 OF 8**

This sign is intended to be installed in accordance with the requirements of ARTICLE 600 of the national electrical code &/or other applicable codes. this includes proper grounding & bonding of the sign. The location of the disconnect switch after installation shall comply w/ ARTICLE 600.6(A)(1) of the National Electrical Code. All measures shown in this drawing are nominal until the "NOT FOR PRODUCTION" is removed



**City of Modesto**  
**Community and Economic**  
**Development Department/Planning Division**  
*1010 Tenth Street, Third Floor*  
*Modesto, CA 95354*

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January 6, 2026

Owner of Record  
Address  
Modesto, CA 95354  
Landmark # XX

RE: Mills Act Schedule of Improvements and Inspection update

Dear Property Owner:

Per latest Landmark Contract records, staff confirms that your property with the address [REDACTED] has a recorded Landmark Preservation Contract or Mills Act, which was approved by City Council by Resolution [REDACTED] on \*date\*. This contract reduces your property tax liability in exchange for maintaining your landmark property in historic condition.

The City of Modesto staff and members of the Landmark Preservation Commission inspected your property for compliance with the Mills Act on \*date\*. We have found your property complies with required preservation conditions per Resolution \*xx-xxx\*. The next inspection will be in 2030. Please be aware that there is an annual maintenance and schedule of improvements form that should be completed **annually** and returned to the Planning Division.

Each contract has a list of improvements which was provided last year in early 2025 and includes recently completed efforts as well as future efforts. The list of improvements is required to be reported to the City annually to comply with the Mills Act provisions. The items listed in the schedule of work should be updated to reflect work performed within the past year, cost, and date of completion; as well as known future projects, the estimated cost of those projects, and an estimated schedule. Please fill out the form with an updated schedule of improvements and return to [planning@modestogov.com](mailto:planning@modestogov.com) prior to **April 10, 2026**.

Thank you for helping make Modesto a great place to live by maintaining your landmark property.

Regards,

Radha Hayagreev, Principal Planner  
[planning@modestogov.com](mailto:planning@modestogov.com) 209-577-5267  
1010 10<sup>th</sup> Street, Suite 3300, Modesto, CA 95354

