

P1. Other Identifier: 1722 S Street

***P2. Location:** Not for Publication Unrestricted

***a. County** Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad Date** T; R; ¼ of Sec ; B.M.

c. Address 1722 S Street City Sacramento Zip 95811

d. **UTM:** (give more than one for large and/or linear resources) Zone ; mE/ mN

e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-0096-007-0000

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

The Queen Anne house is 1.5 stories above a tall raised basement. The 3,343-square-foot house has a rectangular plan and gable-on-hip roof. Highly decorative ornamental features are concentrated on the front gable ends: stick work, scrolled and scalloped trim, decorative wood shingle cladding, and round louvered vents. Many of these decorative features are repeated on the gable on the primary roof and the west elevation gable. There are scrolled brackets and a frieze at the cornice. A partial-width porch on the main (north) façade has a spindlework balustrade and elaborate turned posts topped with scroll work. It is accessed via a tall set of wood steps and shelters the main entrance, which is right of center. The main entrance is fitted with a partially glazed paneled wooden door and topped with a stained-glass transom. There are elaborately decorative cutaway bays adjacent to the porch on the projecting volume of the main façade as well as below the gable on the west elevation. The house has double-hung wood sash windows and is clad in horizontal drop siding. The main façade has highly ornamental window and door casings, and the center window in the main façade bay features stained-glass border encircling the upper pane. There is a corbelled chimney on the east elevation. A double garage at the rear of the property is accessed via Solons Alley. It has a gabled roof, horizontal wood siding, and two metal rollup doors.

***P3b. Resource Attributes:** (List attributes and codes) HP2, single-family property

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

P5b. Description of Photo: (View, date, accession #) Photograph 1: 1722 S Street, northeast elevation, camera facing southwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**

Historic Prehistoric Both

c1890, Sacramento County Assessor

***P7. Owner and Address:**

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

***P9. Date Recorded:** June 15, 2021

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.



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

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*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1722 S Street

B1. Historic Name: None

B2. Common Name: 1722 S Street

B3. Original Use: residence B4. Present Use: residence

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, c1890
Restoration, c1970s

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

***B8. Related Features:** _____

B9. Architect: unknown. b. Builder: unknown

***B10. Significance: Theme** Architecture **Area** Richmond Grove

Period of Significance 1890 **Property Type** Residence **Applicable Criteria** C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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

***B12. References:**

(See Footnotes)

B13. Remarks:

***B14. Evaluator:** Kara Brunzell

***Date of Evaluation:** November 11, 2021

(This space reserved for official comments.)

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*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

*P3a. Description: (continued):



Photograph 2: 1722 S Street, northeast elevation, camera facing southwest, June 15, 2021.



Photograph 3: 1722 S Street, northeast and northwest elevations, camera facing south, June 15, 2021.

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Photograph 4: 1722 S Street, northeast elevation, camera facing southwest, June 15, 2021.

B10. Significance (continued):

Sacramento

See Report for detailed historic context statement.

1722 S Street

The Queen-Anne-style house at 1722 S Street in Sacramento was built between 1885 and 1890, apparently by J. F. Menke. John Frederick Menke (1830 – 1899) was a Bavarian immigrant who operated the Excelsior Dairy in Sacramento. He married Catherine Sadler about 1860 and the couple had two children during the following decade. The family lived on the dairy, which was within city limits, in a house at 1600 R Street. As Sacramento grew in the late nineteenth century, the family began subdividing their land and constructing rental houses. The subject property was deeded to Catherine Menke in 1899, shortly after her husband's death, along with several neighboring properties. Members of the Menke family did not live in the house.¹

In 1909, the property was advertised as a five-room modern rental. Later that year, the house was used by contractors J. V. Perry & Brother. About 1911, Joseph Leal Manica (1856 – 1923) and Rose Manica (1861 – 1938), moved in with several of their nine children (the oldest were adults by this time). Joe and Rose Manica were from the Azores Islands in Portugal. Joe Manica operated a grocery store. The Manicas advertised the upper flat of the house for rent, referring to the lower flat as 1722½ S Street. Rose's mother Mary Machado lived at 1722 S Street with the family until her death in 1923. A few months after the death of her mother, Rose's husband Joe died suddenly while on vacation. She appears to have moved out of the house shortly thereafter. Both flats were rented out for the next several years. Research has not revealed when the Manicas sold the property.²

In 1936, Reginald H. Ogden lived at the house with his wife and son, L. G. Ogden. The house continued in its use as two separate flats. In the 1960s, Daniel Carrillo lived at 1722 S Street until he was killed outside a bar in Sacramento in 1967. He lived in the upper flat and his

¹ *Sacramento Bee*, Pioneer Dairyman's Death, October 26, 1899.

² *Sacramento Bee*, "Rent List," May 31, 1909, 3; *Sacramento Bee*, "Contractors," Aug. 2, 1909, 13; *Sacramento Star*, "Are You Entered in the Prize Campaign for Big Automobile?" Feb. 16, 1918, 3; *Sacramento Star*, "Machado," Feb. 19, 1923, 8; ; *Sacramento Bee*, "To Let- Houses Unfurnished," Mar. 5, 1923, 19; *Sacramento Bee*, "Fiftieth Anniversary," Apr. 11, 1956, 8.

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brother-in-law, Humberto Lozano, lived in the lower flat. Denial Carrillo was nineteen years old when he died. The son of Catalina Ramirez and David Carrillo, Daniel and his seven siblings lived in Sacramento his whole life.³

In 1976, the home was listed for sale as a triplex. Marvin and Karen Bibby bought the building shortly thereafter. In 1979, Marvin Bibby applied for a building permit for an apartment addition to the property. The couple lived there until 2001. They spent over seven years restoring the house's Victorian-era architecture, which had been modified over the years. Starting in 1983, they entered the house in the annual Old City Home Tour in Sacramento. Marvin and Karen Bibby were married in 1976. While restoring the home at 1722 S Street, Marvin worked as a consultant for the California Youth Authority. Karen, Marvin, and Marvin's parents all worked nights and weekends to restore the home. Karen and Marvin Bibby also purchased 1724 S Street, to the east of 1722 S Street.⁴

Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1/a.i: The house at 1722 S Street is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the residential development of Sacramento and the Richmond Grove neighborhood in the late nineteenth century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP, CRHR, or Sacramento register under Criterion A/1/a.i.

Criterion B/2/a.ii: The property is not associated with the life of persons important to our history. The families that lived on the property were not significant contributors to Sacramento's development, and research has revealed no important professional accomplishments or lasting impact on local history. It was a duplex that provided shelter for ordinary working people: mechanics, shop keepers, contractors, and laborers. Therefore, the property lacks the strength of association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP, CRHR, or Sacramento register under Criterion B/2/a.ii.

Criterion C/3/a.iii-v: 1722 S Street is significant for its architecture. The original c1890 house is an excellent example of Queen Anne architecture, featuring the vertical massing, asymmetrical façade, and profuse ornamentation typical of the style. Character-defining features include a gable-on-hip roof, tall wood-sash windows, elaborate window and door casings with decorative crowns, decorative multiple-light windows with stained glass, carved partially glazed door, ornamental features at the cornice and gable ends, and partial-width porch with decorative turned posts and balusters. In addition, the house exhibits the local "raised basement" typology, a practical response to the danger of flooding that is common across architectural styles in Sacramento historic-era residences. For these reasons, the property is eligible to the NRHP, CRHR, and Sacramento register for its architecture.

Criterion D/4/a.vi: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1722 S Street is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. 1722 S Street has not been moved and therefore retains integrity of location. The composition of elements that constitute the form, plan, space, structure, and style of the building have not been altered. The building's integrity of materials and workmanship is evident in the survival of original exterior details. The property retains sufficient significant physical characteristics from its original construction to convey its historic qualities and therefore retains integrity of feeling. Continued use as a residence and presence of the physical features that convey its original architectural characteristics allow it to convey integrity of association. Therefore, the building conveys its historic significance through all seven aspects of integrity.

The property is recommended eligible for listing on the NRHP, CRHR, and Sacramento Register and qualifies as a historical resource under CEQA.

³ *Sacramento Bee*, "Board of Election," Oct. 16, 1936, 27; *Sacramento Bee*, "Swerves to Save Boy," Aug. 31, 1936, 2; *Sacramento Bee*, "2 Are Slain Outside Bar; Trio is Held," Mar. 27, 1967, 21; *Sacramento Bee*, "Death Notices," Mar. 27, 1967, 32.

⁴ *Sacramento Bee*, "801- Homes for Sale Are 1," Apr. 22, 1976, 55; *Sacramento Bee*, "City Building Permits," Mar. 18, 1979, 107; *Sacramento Bee*, "Real Estate Transactions," Mar. 31, 1988, 47.