

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) 2017 18th Street

P1. Other Identifier: 2017 18th 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 Location:** Not for Publication Unrestricted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 2017 18th 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) 010-0091-021-0000

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

The 1.5-story Shingle-style house sits atop a raised basement and is rectangular in plan. It has a cross-gambrel roof with minimal eaves and is clad in wood shingle siding. There is an assemblage of three windows on the gambrel end of the main (west) façade. Patterned shingle work and decorative wood details on the gambrel end above the windows give the illusion of the shingle siding being pulled up like curtains. The entrance is centered on the strictly symmetrical main elevation and recessed within a partial-width porch. It is flanked by decorative sidelights and piano windows, and its wide opening is fitted with a paneled wood door. It is accessed via a wide set of wooden steps with shingled wing walls; there are two low concrete steps between the sidewalk and entry stairs. Side and rear gambrel ends have louvered vents rather than ornamental features. Fenestration consists of double-hung three-over-one wood sash windows. There is a single-car garage to the north of the house accessed via Tomato Alley. It has a flat roof, a rollup vehicle door, and is constructed of concrete masonry units.

***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: 2017 18th Street, north and west elevations, camera facing southeast, June 15 2021.

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

Historic Prehistoric Both

c1902, DPR 523 form

***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) 2017 18th Street

B1. Historic Name: None

B2. Common Name: 2017 18th Street

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

***B5. Architectural Style:** Shingle style/First Bay Tradition

***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, c1902

***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 1902 **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:** June 15, 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: 2017 18th Street, west and south elevations, camera facing northeast, June 15, 2021.

B10. Significance (continued):

Sacramento & Richmond Grove

See Report for detailed historic context statement.

Sacramento Investment Company

The Sacramento Investment Company was behind the development of multiple buildings in Richmond Grove. The real estate investment company was incorporated in 1898 by Thomas B. Hall (1853 – 1910). Hall came to Sacramento from Illinois as an infant and was raised on a farm. As a teenager, he became a porter in a grocery store, rising to ownership in the grocery business in 1876 with the formation of Hall, Luhrs and Company. He married Selina Govan the same year, with whom he had two children. Hall helped form the Sacramento city charter and was prominent in Republican politics, the local Chamber of Commerce, and ventures such as regional agricultural fairs. In the 1890s, he entered the real estate business as president of the Orangeville colonization project, which subdivided large tracts of agricultural land. He appears to have been the sole owner of the Sacramento Investment Company, which he used to buy, develop, and sell empty lots and buildings in Sacramento as well as other locations. He bought and sold many parcels in the Richmond Grove neighborhood around the turn of the century, when the area was becoming attractive for development. Hall concurrently operated another real estate investment company in Sacramento.¹

The Sacramento Investment Company appears to have terminated operation in 1910 with the death of Thomas B. Hall. The historical record is confusing, because many companies with similar names were established over the years. The Greater Sacramento Investment Company and Sacramento Valley Investment Company, both established in 1910, were among the companies with similar names. A firm with an identical name established later in the twentieth century does not appear to have been associated with Hall's Sacramento Investment Company.²

¹ Record Union, "Return of Sale," April 1, 1898; Leigh Irvine, A History of the New California, The Lewis Publishing Company, New York: 1905, 364 – 366.

² *Sacramento Bee*, "New Company," May 4, 1910, 5; *Sacramento Bee*, "New Company's First Investment," June 4, 1910, 14.

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2017 18th Street

The residence at 2017 18th Street was built about 1902 by the Sacramento Investment Company. It was purchased by Robert and Louise E. Smith in 1902. Robert M. Smith (1865 – 1945) was a general contractor and builder in Sacramento for twenty-five years. Louise E. Smith (1871 – 1961) was a native of Sonoma County and lived in Sacramento for most of her life. The couple had a son, Robert E. Smith Jr., and lived in Sacramento for decades before moving to Sylvan Corners in the 1930s.³

In 1918, the owners put the house up for sale and moved. William Dingee, who was retired, rented the property and lived in the house with a housekeeper in 1920. In the 1920s, the Bowman family lived in the house. Irvie and his wife, Amy (also known as “Mamie”), Bowman were ranchers. Irvie Bowman (1877 – 1948) was a native of Logansport, Indiana. He married Amy E. Bowman (1881 – 1958) and they had a son and a daughter. Their daughter, Fay Bowman, worked as a clerk at the Owl Drug Company. Irvie Bowman’s brother, Rex Bowman, also lived with them at the residence. The family later moved to Ukiah, where Irvie Bowman worked at the Robinson Creek Ranch until his death in 1948.⁴

In the 1930s, Clyde W. Russell and Eva Eleanor Russell presumably bought the residence from the Bowmans. Clyde Russell was a mechanic and Eva was a housewife. They had a daughter, Ruth Russell, who married Jack Feusi in 1934 and moved out of her parents’ house. The Russells moved to a Dreher Avenue, where Clyde Russell had his own gunsmithing business until his death in 1961.⁵

In 1936, Kathryn A. McCulloch (1885 – 1972) moved to the residence after divorcing her husband, David H. McCulloch. She lived at 2017 18th Street with her daughter, Genevieve McCulloch (a clerk), and her niece, Nadine Yvonne Roguin (1914 – 2004). In 1937, Genevieve McCulloch (1909 – 1999) married Francis Roche (1909 – 2006), a WWII veteran and retail worker, and moved out of the house. Starting in 1932, Nadine Roguin worked as a secretary for the Buffalo Brewery, the only female employee in the company. Later, she worked for the State Employment Development Department and volunteered for the Red Cross during WWII. She was also the first single woman to obtain a mortgage to own her own home in Sacramento in 1950 (a decade after moving out of the subject property).⁶

By 1940, Elizabeth M. Rose lived in the house with her sons, Walter J. Rose and William F. Rose. Elizabeth Rose had divorced her husband, William L. Rose, in the 1930s. Walter Rose worked in the federal post office and married Agnes Criss in 1935. William F. Rose worked as an electrician until he opened his own restaurant, Rose’s Buffet. Elizabeth Rose died in 1959.⁷

By 1960, Arlet E. Stephens owned the property. He married Winnie F. Craig in 1966. Starting in the early 1970s, George and Virginia Yee lived at the property. George M. H. Yee (1927 – 2000) worked as the head clerk at a farmers’ market for twenty-five years. Prior to moving to Sacramento, George Yee was a champion ping pong player in China and served in the U.S. army during WWII. He was also a member of the Soo Yuen Benevolent Association of Sacramento. George and Virginia Yee (1930 – 2008) had a daughter, Shirley Yee, and a son, Mike Tofanelli. Starting in the 1990s, Shirley Gunn Yee lived at the house with her cousins, Jiang and Lisa J. Kuang. Lisa J. Kuang was married to Yixin Su. George Yee died in 2000 and Virginia followed in 2008.⁸

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. The Sacramento Register has six criteria based on the NRHP and CRHR criteria.

³ Sacramento Department of Parks and Recreation, Historic Structures Inventory, “2017 18th Street,” 1976; *Sacramento Bee*, “Robert M. Smith, Aug. 6, 1945, 4; *Sacramento Bee*, “Obituaries: Louise E. Smith,” Jan. 23, 1961, 25.

⁴ *Sacramento Bee*, “Very Cheap Beautiful Home For Sale,” Apr. 22, 1918, 13; “Rex Bowman,” U. S. City Directories, 1822-1995, Ancestry.com, Accessed Feb. 4, 2022; *Sacramento Bee*, “Bowman,” Dec. 4, 1948, 22; *Sacramento Bee*, “Amy Bowman,” Nov. 24, 1958, 46.

⁵ “Clyde Russell,” California, U.S. Voter Registrations, 1900-1968, Ancestry.com, Accessed Feb. 4, 2022; *Sacramento Bee*, “Obituaries: Clyde W. Russell,” Aug. 10, 1961, 28.

⁶ Kathryn A McCulloch,” California, U.S. Voter Registrations, 1900-1968, Ancestry.com, Accessed Feb. 4, 2022; *Sacramento Bee*, “Divorces,” Oct. 17, 1936, 4; “Miss Nadine Y Roguin,” California, U.S. Voter Registrations, 1900-1968, Ancestry.com, Accessed Feb. 4, 2022; *Sacramento Bee*, “Genevieve McCulloch Names November 14th As Date of Marriage to Francis Roche,” Nov. 3, 1937, 14; Paula Thorpe, “Genevieve Roche, 3rd-Generation Sacramentan, Worked For Tax Board,” *Sacramento Bee*, May 17, 1999, 16; *Sacramento Bee*, “Allegeier, Nadine Yvonne Roguin,” Feb. 27, 2004, 24.

⁷ “Walter J. Rose,” California, U.S. Voter Registrations, 1900-1968, Ancestry.com, Accessed Feb. 4, 2022; *Sacramento Bee*, “City News in Brief: Cruelty Is Alleged,” Apr. 6, 1928, 5; *Sacramento Bee*, “Betrothal of Agnes Criss To Walter J. Rose Is Told To Guests At Dinner Party,” Dec. 9, 1935, 18; *Sacramento Bee*, “3 In Memoriam,” June 11, 1972, 60; *Sacramento Bee*, “Deaths: Rose,” Mar. 2, 1959, 4.

⁸ “George and Virginia Yee,” U.S. City Directories, 1822-1995, Ancestry.com, Accessed Feb. 2, 2022; *Sacramento Bee*, “Yee, George,” Aug. 12, 2000, 27.

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Criterion A/1/a.i: The house at 2017 18th 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 early twentieth 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. Its first occupant was a local contractor, but research has not suggested that he made a substantial impact on the built environment in Sacramento. Although a later resident may be important as the first female mortgage holder in Sacramento, she did not live at the property when she received this mortgage. The house was frequently used as a rental that provided shelter for ordinary working people and families. 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: 2017 18th Street is significant for its architecture. The original c1902 house is an excellent example of Shingle architecture, featuring a symmetrical façade and ornamentation typical of the style. Character-defining features include a gambrel roof, wood-sash windows, multiple-light windows and decorative side lights. The ornamental curtains executed in shingle on the gambrel end of the main façade are a charming and unusual decorative feature. 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 to the 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/a.vi. 2017 18th 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. 2017 18th 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 expresses the aesthetic sense of its original Shingle style design 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.