

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 _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) 2117 18th Street

P1. Other Identifier: 2117 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 Location:** Not for Publication Unrestricted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 2117 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) 010-0092-019-0000

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

The 2.5-story Queen Anne Transitional house sits atop a raised basement and is rectangular in plan. It has a steeply-pitched gable-on-hip roof with medium eaves. Gable ends are clad in decorative fishscale shingles with decorative molding at the cornice and feature small double-hung wood-sash windows. The house is clad in narrow wood siding and has decorative friezes at the roofline and separating the first and second stories. There is a partial-width integral porch on the main (west) elevation with a balustrade made of turned wood posts and Tuscan columns with capitals and bases that rest on piers clad in the same siding as the house. The primary entrance is accessed via a wide set of wood steps and is fitted with a paneled wood door with a transom. Fenestration consists of double-hung wood sash windows with decorative casings. The main façade features a decorative cutaway window bay to the left of the entrance. A three-story rear addition has a flat roof and single-car garage on the ground floor, which is accessed via Uptown Alley.

***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: 1920 18th Street, north and west elevations, camera facing southeast, June 15 2021.

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

Historic Prehistoric Both

c1899, Sacramento Bee

***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) _____

Page 2 of 5

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 2117 18th Street

B1. Historic Name: None

B2. Common Name: 2117 18th Street

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

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, c1899
Rear addition, unknown date c1950

***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 c1899 **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.)

Page 3 of 5 *Resource Name or # (Assigned by recorder) 2117 18th Street
*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

***P3a. Description: (continued):**



Photograph 2: 2117 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.

2117 18th Street

The Queen Anne Transitional residence at 2117 18th Street was built about 1899. The first known residents were Louis (1857 – 1934) and Annie (1872 – 1934) Miller and their children Eihne and Louis, Jr. Louis Miller was a machinist who worked for the railroad; he married Annie in 1882. She helped him raise his daughter from a previous marriage and Louis, Jr. was born a few years later. The Miller family moved into the neighborhood during the 1890s, when houses were still widely scattered. Originally, they owned a 40' x 160' lot at the northeast corner of V and 18th Streets, which was apparently the entire area between the intersection and Uptown Alley. In 1898, their first house at 1801 V Street burned down. The current residence was probably constructed shortly thereafter. Its address appears to have been changed to 2117 18th Street around 1910. In about 1912, they moved out of the house and the Craver family, who would occupy the house for decades, moved in.¹

Charles C. Craver (1872 – 1950) married Mary Elizabeth “Bessie” Cooney (1872 – 1938) in 1900 in Sacramento. Craver worked in the railroad shops at first, then opened the Brock and Craver cigar store on J Street with a partner. He later operated and owned the Welcome Hotel, also on J Street. The couple had two children, Lester and Ruth. Bessie’s bachelor brother James Cooney lived with the family while they resided in the house. Bessie Craver died in 1938. Lester Daniel Craver (1904 – 1950) lived at home into his thirties, marrying a woman named Julia with whom he lived in Sacramento until his death in 1950. Ruth Mary Craver (1903 – 1955) married Harry Walter Day in 1923 and the couple moved to Harry Day’s home in Dunsmuir. In 1938, Ruth filed for divorce from Harry Day. Ruth Craver married David C.

¹ *Sacramento Bee*, “A Dwelling Burned,” June 21, 1898; US Census records, Sacramento, California, 1900, 1910.

Page 4 of 5 *Resource Name or # (Assigned by recorder) 2117 18th Street
*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

Harrison in the 1950s. The couple owned and operated the Welcome Hotel on J Street in the early 1950s after the death of Ruth's father Lester. Ruth Harrison died a few years after her brother and father in 1955.²

The Craver family did not live in the house after the death of Lester and Charles in 1950. In the early 1950s, the house at 2117 18th Street was put up for rent as a four-room apartment. In 1955, Helen Louise Flint (1906 – 1959) was the manager of the house apartments and lived on the property. Helen Williamson married Carleton Edward Flint in 1924 and they divorced in 1940. She moved to the Bay Area with her son following the divorce, returning to Sacramento in the early 1950s.³

In the 1970s, Oy Yen Yee and his wife, Yuen Lan Yen, lived at the address. At the same time, Frank Lee Hue, Shiu Hong, and Wond Fung Kim Yee lived at the apartments. In addition, Park S. and Florence K. Hom lived at the apartments at the same period. From 1971 to the 1980s, Gary and Pamela Chin lived at the apartments. In the 1980s, P. J. Harney was a resident. In 1990, the house was purchased by Michele Hardre.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. The Sacramento Register has six criteria based on the NRHP and CRHR criteria.

Criterion A/1/a.i: The house at 2117 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. 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. The Craver family owned local businesses but does not appear to have made an enduring impact on Sacramento. Later, the house was a rental that provided shelter for many 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: 2117 18th Street is significant for its architecture. The original c1899 house is a good example of Queen Anne/Transitional architecture featuring an asymmetrical façade and ornamentation typical of the style. Character-defining features include a gable-on-hip roof, tall wood-sash windows with decorative casings, a transom and paneled wood door, ornamental features at the cornice and gable ends, a decorative cutaway bay, and a combination of fishscale and horizontal wood siding. Its partial-width porch with Tuscan columns is an element that was coming into fashion at the turn of the century and shows the transitional nature of the house. 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 recommended eligible to the NRHP, CRHR, and Sacramento register under Criterion C/3/a.iii-v.

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. 2117 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.

² *Sacramento Bee*, "Sacramento," Feb. 14, 1923, 19; *Sacramento Bee*, "Craver," May 5, 1950, 33; *Sacramento Star*, "Social Notes," Sep. 7, 1923, 5; *Dunsmuir News*, "Harry W. Day Weds Sacramento Girl," Sep. 7, 1923, 1; *Sacramento Bee*, "City News Told Briefly: Sues Husband," May 26, 1938, 4; *Sacramento Bee*, "Ruth M. Harrison," Aug. 11, 1955, 10.

³ *Sacramento Bee*, "Apartments- Unfurnished- For Rent," Mar. 5, 1951, 30; *Sacramento Bee*, "Search of theft Suspect's Home Uncovers Loot," Oct. 24, 1955, 22; *Sacramento Bee*, "Woman Swallows Barbiturates, Dies," July 9, 1959, 6.

⁴ "Yee," U.S. City Directories, 1970, Ancestry.Com, Accessed February 10, 2022; "Hong," U.S. City Directories, 1971, Ancestry.Com, Accessed February 10, 2022; "Hom," U.S. City Directories, 1971, Ancestry.Com, Accessed February 10, 2022; "Chin," U.S. City Directories, 1973, Ancestry.Com, Accessed February 10, 2022; "Chin," U.S. City Directories, 1981, Ancestry.Com, Accessed February 10, 2022; "Harney," U.S. City Directories, 1982, Ancestry.Com, Accessed February 10, 2022; *Sacramento Bee*, "Home For Sale," Feb. 18, 1990, 126; *Sacramento Bee*, "Real Estate Transactions," July 5, 1990, 32.

Page 5 of 5 *Resource Name or # (Assigned by recorder) 2117 18th Street
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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. 2117 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 Queen Anne Transitional 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.