

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) 2203 13<sup>th</sup> Street

**P1. Other Identifier:** 2203-2207 13<sup>th</sup> Street

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*a. County** Sacramento

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

c. Address 2203 13<sup>th</sup> 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) 009-0203-003

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The one-story Midcentury Modern commercial building is rectangular in plan and with a recessed flat-roofed central volume flanked by two taller volumes with low-pitched shed roofs, wide eaves, and exposed beams. Its primary entrance is on the east (main) façade in the central volume, which is dominated by full-height glass panels. The door is obscured by its orientation towards the north rather than facing the street. There is a low brick planter in front of most of the central volume. A blank concrete masonry unit wall set in a decorative geometric pattern is north of the entrance volume; to the south is a volume clad in wood shingles with a row of windows in vertical openings. This south wing has a row of clerestory windows facing north, above the entrance volume. The north elevation of the north volume is canted outward; it has a continuous band of tall, two-light windows with wood shingle cladding below. The building is in excellent condition.

**\*P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial property

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: 2203 13<sup>th</sup> Street, west elevation, camera facing southeast, June 15, 2021.

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

Historic  Prehistoric  Both

c1948, 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 \_\_\_\_\_

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**B1. Historic Name:** None

**B2. Common Name:** 2203 13<sup>th</sup> Street

**B3. Original Use:** commercial B4. Present Use: commercial

\***B5. Architectural Style:** Midcentury Modern

\***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, c1948

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

\***B8. Related Features:** \_\_\_\_\_

B9. Architect: Koblik and Fisher b. Builder: Arthur Sauer (structural engineer)

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

**Period of Significance** 1948 **Property Type** Office **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: 2203 13<sup>th</sup> Street, north and west elevations, camera facing southeast, June 15, 2021.



Photograph 3: 2203 13<sup>th</sup> Street, east and north elevations, camera facing southeast, June 15, 2021.



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\*Recorded by Kara Brunzell

\*Date: June 15, 2021  Continuation  Update



Photograph 4: 2203 13<sup>th</sup> Street, west and south elevations, camera facing northeast, June 15, 2021.

**B10. Significance (continued):**

Sacramento & Richmond Grove

See Report for detailed historic context statement.

Koblik and Fisher

The firm of Koblik and Fisher was a partnership formed in the 1940s between William Koblik (1910 – 1977) and Alfred Merrill Fisher. Koblik worked for the division of school planning, the State Department of Education, and the Sacramento District Army Corps of Engineers before becoming an architect in 1940. William Koblik married Meriam Beatrice Welfield (1910-2004) in 1936 and the couple moved to Sacramento and had two children, Carole Ann and Steven Koblik. Koblik studied architecture at UC Berkeley and joined the American Institute of Architects (AIA) in 1945. As with many firms working in the early postwar era, Koblik and Fisher's primary focus was school design. School sites were developed for natural ventilation; signature elements were wide covered walkways and banks of north-facing windows. The firm was dissolved in 1957 and Koblik worked alone until the formation of a new firm with David Cordoba Jr. and Gordon C. Gervin in 1968. Koblik, Cordoba, Gervin, and Associates designed many buildings throughout Sacramento and Northern California including retail, office, and residential buildings. Koblik received awards for "excellence of design," and was recognized by the AIA for his design of the Sacramento Community Center. Notable works include Gunther's Ice Cream And Congregation B'nai Israel. In the 1970s, Koblik served as a member of the California School Facilities Study Committee and the State Buildings Standards Commission. With the sudden death of William Koblik in 1977, the firm was dissolved.<sup>1</sup>

Alfred Merrill Fisher (1904-1987) was born in Spokane, Washington. He moved to Stockton for school and married Lavelle Wheeler in 1927. Fisher worked at the family planing mill in Stockton. The Fishers moved to Sacramento in 1939 and had a son, Louis Fisher. Alfred

<sup>1</sup> Unpublished biography by Cheryl Kuchman with information provided by Carole Koblik, undated; *The Sacramento Bee*, "Architect Koblik, 66, Dies While On Caribbean Cruise," Mar. 30, 1977, 12; *The Sacramento Bee*, "Funeral Notices: Koblik, Meriam Beatrice Welfield," June 13, 2004, B7.

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Fisher was in the US Army Corps of Engineers and was a member of the AIA. He started the firm with Koblik in the 1940s and the two worked on a number of projects in Sacramento until it was dissolved in 1957. Fisher moved to Walnut Creek in 1979.<sup>2</sup>

#### 2203 13<sup>th</sup> Street

The commercial building was designed by architects Koblik and Fisher and built about 1948; the designers used the building as the new location of their architectural firm. Arthur A. Sauer was the structural engineer for the building and had an office space in the building as well. Arthur Sauer also worked as an engineer for the state division of highways and had his own firm, Arthur A. Sauer and Associates. Starting in the 1960s, the building was rented as a commercial office space.<sup>3</sup>

#### **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 building at 2203 13<sup>th</sup> 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 commercial development of Sacramento and the Richmond Grove neighborhood in the postwar era. 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. Those that worked at the building 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 an important local architectural firm, but their work is recognized under Criterion C/3. 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: 2203 13<sup>th</sup> Street is significant for its architecture. The original c1948 building is an excellent example of Midcentury Modern architecture featuring full-height glass panels, a geometric concrete masonry unit wall, and avoidance of excessive ornament typical of the style. Character-defining features include flat and shed roof forms, wide eaves, large expanses of glass, north-facing window wall and clerestory, and expressed structure. It is an early example of the work of influential Sacramento area architect William Koblik and his partner Alfred Fisher. For these reasons, the property is eligible to the NRHP or CRHR under Criterion C/3/a.iii-v as a contributor to a Sacramento historic district.

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. 2203 13<sup>th</sup> 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 18<sup>th</sup> 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.

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<sup>2</sup> *The Sacramento Bee*, "Funeral Notices: Fisher, Alfred Merrill, AIA," Aug. 23, 1987, 12; *The Sacramento Bee*, "Obituaries: Alfred M. Fisher," Aug. 26, 1987, 44.

<sup>3</sup> *The Sacramento Bee*, "Architectural Firm Moves to New Building," May 20, 1948, 27; *The Sacramento Bee*, "Engineers Will Meet," July 24, 1939, 17.