

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) Richmond Grove Historic District

P1. Other Identifier: Richmond Grove Historic District

***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 Location:** Not for Publication Unrestricted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; Section; S.B.B.M.

c. Address City Sacramento Zip 95811, 95818

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) 009-0094-002-0000

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

The Richmond Grove Historic District is within the Richmond Grove neighborhood of Sacramento, which is located roughly between S and W Streets and 9th and 19th Streets. The Golden State Highway (I-80) bounds the area to the south, while a dense commercial neighborhood is located to the north. Streets are arrayed in an even grid, with lettered streets running roughly east-west and numbered streets running roughly north-south (the grid is at a slight angle to the cardinal directions). Blocks are evenly divided by alleys between the lettered streets, making the east-west blocks twice as long as the north-south blocks (the blocks between 12th and 13th streets are longer than the rest, but otherwise, the streets are all evenly spaced from one another). Parcels are generally long and narrow; many of those on the lettered streets have garages, barns, or ancillary dwellings that face onto the alleys. Most of the parcels aligned to the numbered streets are about half the depth of those along the lettered streets, and either lack ancillary buildings or have small garages. The district is primarily residential. S, 10th, 15th, and 16th Streets are wider and more heavily trafficked, and most of the commercial properties in the district are concentrated along these streets. Commercial blocks feature small businesses including stores and restaurants, some of which have residential second floors or are storefront additions to older residential buildings. S and 10th Streets in particular have high concentrations of restaurants, while 16th Street features auto mechanics in addition to other businesses. There are also some larger industrial and institutional buildings distributed throughout the neighborhood. Sidewalks include planting strips with a variety of shrubs and trees between the sidewalk and the curb; most buildings have small front yards (continued p. 2).

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property, HP3. Multiple family property, HP6. 1-3 story commercial building, HP8. Industrial building, HP16. Religious building

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



P5b. Description of Photo: (View, date, accession #) Figure 1: Map of district boundaries.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both

***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) _____

*Resource Name or # (Assigned by recorder): Richmond Grove Historic District

D1. Historic Name: Richmond Grove Historic District

D2. Common Name: Richmond Grove Historic District

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Buildings are mostly set back 20-45 feet from the sidewalk. Over half of the buildings in the district are single-family residences or multi-unit residential buildings created by remodeling older single-family residences. Of these, almost half are Craftsman buildings, with a number of earlier Victorian styles as well as later midcentury houses. There are a few larger multi-unit apartment buildings dispersed among the older houses as well as some courtyard apartments and purpose-built duplexes.

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Richmond Grove Historic District is bounded to the north by S Street, to the east by 19th Street, and to the south by W Street. The western boundary is an irregular line. It runs along 9th Street from W Street to V Street, then along V Street from 9th Street to the rear property line of parcels on the east side of 10th Street and from the rear property line of the parcels on the west side of 12th Street to the corner of V and 12th Streets; between the two rear property lines, it runs along Victorian Alley. North from the corner of V and 12th Streets, it runs along 12th Street to U Street, along U Street to the rear property line of the parcels on the east side of 13th Street, and from there along Tomato Alley to 15th Street. At the corner of Tomato Alley and 15th Street it turns half a block south, running along U Street again from 15th Street to the rear property line of the parcels on the west side of 16th Street half a block back to Tomato Alley, where it runs east past just three parcels before turning mid-way through the block between 15th and 16th Streets and running along the eastern property line of 1514 T Street. From there the boundary goes west along T Street to 13th Street, from the corner of T and 13th Streets to Solons Alley, from Solons Alley past the east property lines of 1915 and 1911 12 Street and the south property line of 1200 S Street, and then along 12th Street to the corner of 12th and S Streets.

*D5. **Boundary Justification:**

The north and east boundaries of the Richmond Grove Historic District follow the historic boundaries of the neighborhood. The historic neighborhood was shortened to the south by the construction of the Golden State Freeway, which is reflected by the southern boundary. To the west, the boundary is irregular to accommodate an existing historic district.

*D6. **Significance: Theme:** Residential Development

Area: Sacramento, California

Period of Significance: 1860-1970

Applicable Criteria: A/1 & C/3

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Richmond Grove Historic District is significant to the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP) to the Sacramento Register of Historic and Cultural Resources under Criteria 1/A/i and 3/C/ii-iv within the theme of neighborhood development and architecture. It exemplifies several eras of Sacramento's development, particularly through the lens of transportation, the growth of ethnic communities, and shifting demographics over the decades. The district is also significant for the architecture of its contributors, which exhibit a wide variety of styles exemplifying a long history of residential, commercial, and industrial architecture. The neighborhood features significant examples of architectural styles popular from the 1890s through the middle decades of the twentieth century, most significantly Queen Anne, American Foursquare, Craftsman, Streamline Moderne, Minimal Traditional, and Midcentury Modern. 495 properties were recorded during this study (see table below), 296 of these qualify as contributors to the Richmond Grove Historic District. Twenty-eight of these district contributors are also individually eligible as City of Sacramento landmarks (fifteen have previously been listed on the Sacramento Register and thirteen are recommended eligible by this study).

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

*D8. **Evaluator:** Kara Brunzell

Date: June 1, 2022

Affiliation and Address:

Brunzell Historical
1613 B Street
Napa, CA 94559

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***D3. Detailed Description** (continued)

Address	Status	Build Date	Style	Comments
2215 9 th St	non-contributor	1967	Midcentury Modern	Century Plaza Apartments
2219 9 th St	non-contributor	1990		
2221 9 th St	non-contributor			
2202 10 th St	contributor	1888	Italianate	
2204 10 th St	contributor	1910	4-square	
2210 10 th St	contributor	1925	Tudor	
2212-2214 10 th St	Individual*	1889	Victorian era house	Streamline Moderne remodel pre-1951
2215 10 th St	contributor	1963	Utilitarian	Osaka Ya
2217-2223 10 th St	contributor	1927	Streamline Moderne	Wakanoura Chop Suey
2218 10 th St	non-contributor	1914	Craftsman/Prairie, altered	Early multi-family building
2220-2222 10 th St	Individual*	1900	Queen Anne	
2224-2230 10 th St/927 W St	contributor	1958	Midcentury Modern	Former Osaka Ya
2231 10 th St	non-contributor	c1907	Altered	Ryan Saloon/Pelican Club
2217-2221 11 th St	contributor	1940	Tudor	
2218 11 th St	non-contributor		4-square	
2220 11 th St	contributor	1925	Craftsman	
2225 11 th St	contributor	1939	Tudor/Minimal Traditional	
2230 11 th St	contributor	1910	Craftsman	
2105 12 th St/1200 U St	contributor	1945	Minimal Traditional	
2109 12 th St	non-contributor		Minimal Traditional	
2115 12 th St	non-contributor	1963		
2117 12 th St	contributor	1920	Craftsman	
2121 12 th St	contributor	1925	Craftsman	
2127 12 th St	Individual*	c1860	Vernacular 19 th Century	
2200 12 th St	non-contributor		Minimal Traditional	
2206 12 th St	contributor	1940	Minimal Traditional	
2207 12 th St	contributor	1943	Minimal Traditional	
2208 12 th St	contributor	1940	Minimal Traditional	
2211-2215 12 th St	contributor	1943	Minimal Traditional	
2214 12 th St	contributor	1940	Minimal Traditional	
2216 12 th St	contributor	1919	Craftsman	
2217 12 th St	non-contributor	1958		
2200 12 th St	contributor	1910	Craftsman	
2221 12 th St	contributor	1912	Craftsman	
1909 13 th St	contributor	1900	4-square	
1915 13 th St	contributor	1920	Craftsman	
1927 13 th St/1309 T St	non-contributor	1955		A. R. Resources
2116 13 th St	non-contributor	1972	Mansard Apartment	
2120 13 th St	contributor	1913	Craftsman	
2130 13 th St	non-contributor	1966		
2200 13 th St	non-contributor	1941	Minimal Traditional	
2203 13 th St	individual	1948	Midcentury Modern	Koblik and Fisher
2211 13 th St	contributor	1920	Craftsman	
2212-2214 13 th St	non-contributor	1940	Tudor	
2215 13 th St	non-contributor	1915	Craftsman	
2216 13 th St	contributor	1912	Craftsman	
2217 13 th St	non-contributor	1950	Minimal Traditional	

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Address	Status	Build Date	Style	Comments
2221 13 th St	contributor	1928	Craftsman	
2222 13 th St	contributor	1910	Craftsman	
2225 13 th St	contributor	1938	Tudor	
2228 13 th St/1237 W St	non-contributor	1925		
1900 14 th St	contributor	1941	Utilitarian	Goodpastor Gray Bar Elec.
1911-1913 14 th St	contributor	1940	Folk Victorian	
1915 14 th St	non-contributor	1947	Minimal Traditional	
2016 14 th St	non-contributor	2004		
2017 14 th St	contributor	1900	Craftsman Swiss	
2018 14 th St	contributor	1890	Transitional	
2021 14 th St	contributor	1946	Minimal Traditional	
2024 14 th St	contributor	1935	Tudor	
2030 14 th St	contributor	1923	Tudor	
2115 14 th St	contributor	1922	Craftsman	
2117 14 th St	contributor	1922	Craftsman	
2121 14 th St	contributor	1890	Queen Anne	
2127 14 th St	non-contributor	1952	Minimal Traditional	
2209 14 th St	non-contributor	1926	Craftsman	
2215 14 th St	contributor	1918	Craftsman	
2216 14 th St	non-contributor	1920		
2217 14 th St	contributor	1921	4-square	
2219 14 th St	contributor	1921	4-square	
2222 14 th St	non-contributor	1915		
2224 14 th St	non-contributor	1925	Craftsman	
2225 14 th St	contributor	1918	Craftsman	
2229 14 th St	contributor	1923	Craftsman	
2230 14 th St	contributor	1918	Craftsman	
1909 15 th St	contributor	1920	Tudor	
1915 15 th St	contributor	1903	Craftsman	
1916 15 th St	contributor	1959		Chinese Gospel Mission
1923 15 th St	contributor	1914	Craftsman	
1924-1930 15 th St	non-contributor	2019		
2016 15 th St	non-contributor	1954		
2020-2024 15 th St	contributor	1940	Minimal Traditional	Tony Brazil builder
2105 15 th St	non-contributor	1969		
2108 15 th St	contributor	1920	Craftsman	
2109-2111 15 th St	contributor	1958	Ranch	
2114 15 th St	non-contributor	1930	Craftsman	
2115 15 th St	contributor	1912	Craftsman	
2116 15 th St	contributor	1926	Craftsman	
2119 15 th St	contributor	1968	Midcentury Modern	Apartments
2120 15 th St	contributor	1940	Minimal Traditional	
2121 15 th St	non-contributor	1964		
2126 15 th St	non-contributor	1968		
2130 15 th St	contributor	1925	Craftsman	
2200 15 th St/1430 V St	non-contributor	1976		
2208 15 th St	non-contributor	1930	Minimal Traditional	
2214 15 th St	non-contributor	1960		
2215 15 th St	non-contributor	1968		
2217 15 th St	non-contributor	1966		

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2218 15 th St	contributor	1935	Craftsman	
2220 15 th St	contributor	1908	Queen Anne	
1901 16 th St	non-contributor	1935		
1905 16 th St	non-contributor	1910		
1906 16 th St	non-contributor	1935		
1909 16 th St	contributor	1925	Craftsman	
1908-1910 16 th St	contributor	1940	Utilitarian	
1914 16 th St	contributor	1915	Craftsman	
1915 16 th St	contributor	1908	4-square House	
1917 16 th St	contributor	1950	Utilitarian Commercial	Addition to 1915 16th
1918 16 th St	non-contributor	1935		
1923 16 th St	contributor	1930	Streamline Moderne	
1929 16 th St	non-contributor	1967		
1924-1930 16 th St	Individual*	1925-26	4-square	Pierson's/Striker's Pharmacy
2000 16 th St	non-contributor	1978		
2016-2018 16 th St	contributor	1925		
2017 16 th St	non-contributor	1962	Commercial	Sooky Lee design
2020 16 th St	non-contributor	1960		
2025 16 th St	contributor	1946	Undistinguished	
2022-2026 16 th St	non-contributor	1962		Harry's Cafe
2030 16 th St	non-contributor	1920		
2031 16 th St	contributor	1915	Craftsman	
2101 16 th St	non-contributor	1960		
2100-2108 16 th St	contributor	1945	Streamline Moderne	
2110 16 th St	contributor	1920	Craftsman	Family Laundry neon sign
2111 16 th St	contributor	1930		
2114 16 th St	contributor	1936	Streamline Moderne	W.E. Coffman
2116 16 th St	contributor	1945	4-square	
2130 16 th St	contributor	1953	Utilitarian, sign significant	Flame Club neon sign
2200 16 th St	contributor	1940	Streamline Moderne	Part of 2210/2212
2201-2207 16 th St	contributor	1942	Streamline Moderne	
2210-2212 16 th St	contributor	1940	Streamline Moderne	Big Town Grocery
2211 16 th St	non-contributor	1940	Utilitarian	
2215 16 th St	non-contributor	1930	Minimal Traditional	
2216 16 th St	contributor	1910	Craftsman	
2225 16 th St	non-contributor	2008		
2230 16 th St	contributor	1954	Midcentury Modern comm	CMU Tire Station
1910-1912 17 th St	non-contributor	c1920		
1911 17 th St	non-contributor	1921	Craftsman	
1914 17 th St	individual	c1910	Craftsman	
1915 17 th St	non-contributor	1964	Utilitarian	
1916-1920 17 th St	non-contributor	1975		
1917 17 th St	individual	c1910	Craftsman	
1923 17 th St	contributor	c1909	4-square	
1924 17 th St	non-contributor	c1920	Queen Anne	
2009-2011 17 th St	contributor	c1910		
2015 17 th St	non-contributor	c1975		
2016-2020 17 th St	non-contributor	1938	Minimal Traditional	
2017-2021 17 th St	non-contributor	1969		
2024 17 th St	contributor	1938	Minimal Traditional	

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Address	Status	Build Date	Style	Comments
2104-2108 17 th St	non-contributor	1942	Minimal Traditional	
2111 17 th St	contributor	c1920	Craftsman	
2110-2114 17 th St	non-contributor	1942	Minimal Traditional	
2115 17 th St	non-contributor	c1910	4-square	
2117 17 th St	non-contributor	c1910	Craftsman	
2121 17 th St	contributor	1925	Craftsman	
2126 17 th St	contributor	c1952	Midcentury Modern	Jack W. Greene builder
2131 17 th St	Individual	1941	Streamline Mod/Art Deco	Lee Residence
2200 17 th St	individual	c1910	4-square	
2204 17 th St	contributor	c1910	Craftsman	
2205 17 th St	non-contributor	1969		
2209 17 th St	non-contributor	1923	Craftsman	
2210 17 th St	contributor	c1920	Craftsman	
2215 17 th St	contributor	c1910	Craftsman	
2216 17 th St	contributor	c1920	Craftsman	
2217 17 th St	contributor	c1910	Craftsman	
2218-2220 17 th St	contributor	c1920	4-square	
2221 17 th St	contributor	1923	Craftsman	
2224 117 th St	contributor	1921	Craftsman	
1910-1912 18 th St	non-contributor	c1975		
1911 18 th St	contributor	c1910	4-square	
1914 18 th St	contributor	c1900	Queen Anne	
1915 18 th St	contributor	c1910	4-square	
1916 18 th St	contributor	c1910	Craftsman	
1917 18 th St	non-contributor	c1960		
1920 18 th St	individual	c1905	Craftsman	
1921 18 th St	non-contributor	c1930		
1924 18 th St	non-contributor	c1945		
2001 18 th St	non-contributor	1959		
2010 18 th St	non-contributor	c1975		
2014 18 th St	contributor	c1915	4-square	
2016 18 th St	non-contributor	1959		
2017 18 th St	Individual*	1902	Shingle	
2019 18 th St	contributor	1920	Colonial Revival	
2029 18 th St	contributor	c1910	Craftsman	
2106 18 th St	non-contributor			
2110 18 th St	contributor	c1910	Craftsman	
2114 18 th St	contributor	1926	Craftsman	
2116-2118 18 th St	contributor	c1910	Craftsman	
2117 18 th St	individual	c1900	Queen Anne, Transitional	
2120 18 th St	contributor	1923	Craftsman	
2121 18 th St	contributor	c1910	Craftsman	
2129-2131 18 th St	non-contributor	1981	Minimal Traditional	
2126 18 th St	non-contributor	1959		
2200 18 th St	non-contributor	1916	Craftsman	
2201-2205 18 th St	non-contributor	1952		
2204 18 th St	contributor	c1910	Craftsman	
2211 18 th St	contributor	1918	Craftsman	
2212 18 th St	contributor	1916	Craftsman	
2214 18 th St	non-contributor	1921	Craftsman	

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Address	Status	Build Date	Style	Comments
2215 18 th St	non-contributor	1918	Craftsman	
2216 18 th St	contributor	1921	Craftsman	
2217 18 th St	individual	1899	Queen Anne, Transitional	
2219 18 th St	contributor	1908	4-Square	
2220 18 th St	contributor	1921	Craftsman	
2226-2230 18 th St	contributor	c1940	Tudor	
1900 19 th St/1820-1826 S St	non-contributor	1948		
1906 19 th St	non-contributor	1890		
1910 19 th St	non-contributor			
1916 19 th St	contributor	1925	Craftsman	
2012 19 th St	non-contributor	1953		
2018 19 th St	contributor	1981		Dodd Design
2030 19 th St	contributor	c1925		
2100 19 th St	non-contributor	1968	Altered Midcentury Modern	
2108 19 th St	non-contributor	c1900		
2114 19 th St	contributor	1958	Midcentury Modern	
2210 19 th St	contributor	1908		
2212 19 th St	non-contributor	1972	Mansard Apartment	
2216 19 th St	contributor	1908	Craftsman Bungalow	
2220 19 th St	contributor	1908	Craftsman	
2230 19 th St	non-contributor	1953	Utilitarian	
1200 S St	contributor	1945	Simple	
1210 S St	non-contributor	1971	Utilitarian	
1220 S St	non-contributor	1975	Undistinguished Modern	
1238 S St	non-contributor	1975	Undistinguished Modern	
1300 S St	non-contributor	1940		Brick- Standard Brands
1310-1314 S St	contributor	1949		
1400 S St	non-contributor	1957		
1412 S St	non-contributor	1954		
1430 S St	non-contributor	1910		
1506 S St	non-contributor	1963		
1610 S St	contributor	c1910	4-Square	
1614 S St	contributor	c1920	Craftsman Bungalow	
1616 S St	non-contributor	1953		
1620 S St	non-contributor	1922	Prairie	
1630 S St	non-contributor	1946	Quonset	Hook and Ladder
1700 S St	non-contributor	c1940		
1712 S St	non-contributor	c1980		
1714 S St	contributor	c1890	Queen Anne	
1716 S St	contributor	c1910	4-Square	
1722 S St	individual	c1890	Queen Anne	Architecturally significant
1724 S St	contributor	c1910	4-Square	
1720, 1728, 1730 S St	Individual*	1904-1907	Queen Anne commercial	Monez & Alvarado Saloon
1800 S St	contributor	c1900	Queen Anne/Util	
1804 S St	contributor	c1910	Craftsman	
1810 S St	Individual*	c1965	Midcentury Modern	Colley Office
1818 S St	contributor	c1900	Queen Anne	
1820 S St	non-contributor			
1329-1331 T St	contributor	1955	Midcentury Modern	Sac Builders Exchange, Starks
1401-1407 T St	contributor	1910	Prairie	

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1409-1411 T St	non-contributor	1955		
1417 T St	non-contributor	1963	Midcentury	
1421 T St	contributor	1910	4-Square	
1501 T St	non-contributor	1923	Spanish	
1505 T St	non-contributor		Spanish	
1509 T St	contributor	1915	Craftsman Bungalow	
1515 T St	non-contributor			
1517 T St	non-contributor	1979		
1521-1523 T St	non-contributor	1918		
1608 T St	non-contributor	1977		
1614 T St	contributor	c1910	4-Square	
1615 T St	contributor	c1915	4-Square	
1616 T St	Individual*	1912	Bungalow/Unique	
1617 T St	contributor	c1915	4-Square	
1621 T St	contributor	c1910	Craftsman	
1622 T St	non-contributor	1922	Craftsman	
1624-1630 T St	non-contributor	1957		
1625 T St	non-contributor	c1910	4-Square	
1631 T St	non-contributor	c1910	4-Square	
1700 T St	contributor	c1915	Shingle/1 st Bay Tradition	
1701 T St	contributor	c1905	4-Square commercial	Early grocery store
1703 T St	non-contributor	1918		
1704 T St	contributor	c1915	4-Square	
1705 T St	non-contributor	1968		
1710 T St	contributor	c1915	4-Square	
1709-1711 T St	contributor	1916	4-Square	
1714 T St	non-contributor	1972	Mansard Apartment	
1715 T St	non-contributor	1971	Mansard Apartment	
1716 T St	Individual*	1907	4-Square	
1719 T St	non-contributor	1971	Mansard Apartment	
1721 T St	contributor	1937	Tudor	
1724 T St	non-contributor	1952		
1727-1729 T St	contributor	1919		
1730 T St	non-contributor	c1916	Prairie	
1801 T St	non-contributor	1964		
1804 T St	non-contributor	1956		
1805 T St	contributor	c1910	Craftsman	
1808-1810 T St	contributor	1922		
1809 T St	non-contributor	1959		
1811 T St	non-contributor	c1970		
1814 T St	Individual*	1900	Queen Anne	
1815-1817, 1814-1818 T St	non-contributor	2019		
1818-1820 T St	contributor	c1898	4-Square	
1822-1824 T St	contributor	c1897	Queen Anne	
1823 T St	contributor	c1910	Queen Anne	
1826-1828 T St	non-contributor	c1980		
1827 T St	contributor	c1910	Queen Anne	
1830 T St	individual	1900	Queen Anne	WCIC Boarding House
1831 T St	Individual*	1897	Queen Anne	
1208 U St	non-contributor	1945		

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*Resource Name or # (Assigned by recorder): Richmond Grove Historic District

*Recorded by: Kara Brunzell, Ynez Barber

*Date: June 1, 2022 Continuation Update

Address	Status	Build Date	Style	Comments
1214 U St	non-contributor	1962		
1216 U St	contributor	1921	Craftsman	
1220-1222 U St	contributor	1920	Craftsman	
1230-1234 U St	non-contributor	1954		
1300 U St	contributor	1930		
1307 U St	contributor	1940		
1313 U St	non-contributor	1940	Minimal Traditional	
1317 U St	contributor	1942	Minimal Traditional	
1325 U St	non-contributor	1979		
1400 U St	individual	1920, 1930		Northern CA Koyasan Temple
1401 U St	non-contributor	1969		
1405 U St	non-contributor	1958		
1408 U St	non-contributor	1920		
1411 U St	contributor	1940	Tudor	
1412-1414 U St	contributor	1966	Fourplex Conversion	
1416 U St	non-contributor	1962		
1415-1419 U St	contributor	1940	Courtyard Apartment	Tony Brazil builder
1420 U St	contributor	1925	Craftsman	
1423 U St	non-contributor	1966		
1426 U St	contributor	1925	Craftsman	
1428 U St	non-contributor	1951		
1429-1431 U St	contributor	1940	Minimal Traditional	
1504 U St	Individual*	1870	Italianate	
1508 U St	contributor	1915	Craftsman	
1514 U St	contributor	1920	Craftsman	
1516-1518 U St	contributor	1920	Craftsman	
1520 U St	contributor	1925	Craftsman Bungalow	
1526 U St	contributor	1915	Craftsman	
1609 U St	contributor	1923	Craftsman	
1610 U St	non-contributor	1959		
1612-1614 U St	contributor	1948	Minimal Traditional	Moderne porch
1615 U St	contributor	1923	Craftsman	
1616-1618 U St	non-contributor	1946		
1617 U St	contributor	1920	Craftsman	
1620 U St	non-contributor	1963		
1621 U St	non-contributor	1964	Midcentury Modern	
1624-1630 U St	non-contributor	1942	Minimal Traditional	
1629-1631 U St	non-contributor	1938	Minimal Traditional	
1700 U St	contributor	1922	Craftsman	
1701 U St	contributor	1928	Craftsman	
1704 U St	contributor	1921	Craftsman	
1705-1707 U St	contributor	1917	Transitional	
1708 U St	contributor	c1920	Minimal Traditional	
1709-1711 U St	contributor	1924	Craftsman	
1712 U St	contributor	1925	Craftsman	
1717-1719 U St	non-contributor	1922		
1720 U St	non-contributor	c1930		
1721 U St	Individual*	c1895	Queen Anne	
1723 U St	non-contributor	c1980		
1724 U St	contributor	1890	Folk Victorian	

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*Recorded by: Kara Brunzell, Ynez Barber

*Date: June 1, 2022 Continuation Update

Address	Status	Build Date	Style	Comments
1725 U St	contributor	1945	Minimal Traditional	
1726-1728 U St	contributor	c1925	Minimal Traditional	
1729-1731 U St	Individual*	c1895	Queen Anne	
1730 U St	non-contributor	c1920		
1800 U St	non-contributor	c1975		
1801 U St/2031 18 th St	contributor	1900	Transitional	
1807 U St	non-contributor	c1925	Craftsman	
1808 U St	Individual*	1894	Queen Anne	Miller/Jacques-Wilcox House
1810 U St	contributor	1910		
1811 U St	contributor	c1915	4-Square	
1816 U St	contributor	c1915	Craftsman	
1819 U St	non-contributor	c1915		
1821 U St	contributor	c1920	Craftsman	
1822 U St	contributor	c1920	Craftsman	
1825 U St	contributor	c1920	Craftsman	
900 V St	non-contributor	1948		
904 V St	non-contributor	1948		
908 V St	non-contributor	1948	Minimal Traditional	
912 V St	non-contributor	1948	Minimal Traditional	
916-918 V St	contributor	1910	4-Square	
920 V St	non-contributor	1959		
1000 V St	non-contributor	1951		
1201-1203 V St	non-contributor	1977		
1200-1204 V St	contributor	1941	Minimal Traditional cottages	Tony Brazil builder
1205-1207 V St	non-contributor	1808		
1208 V St	contributor	1943	Minimal Traditional	Tony Brazil builder
1211 V St	contributor	1920	Craftsman	
1212-1220 V St	contributor		Minimal Traditional	Tony Brazil builder
1213 V St	non-contributor	1963		
1219 V St	contributor	1923	Craftsman	
1221 V St	contributor	1912	4-Square	
1224 V St	contributor	1920	4-Square	
1225 V St	contributor	1926	4-Square	
1226 V St	contributor	1904	4-Square	
1227 V St	contributor	1920	Prairie	
1233 V St	non-contributor	1915		
1301 V St	non-contributor	1987		
1304 V St	contributor	1922	Minimal Traditional	
1308 V St	contributor	1969	Midcentury Modern	
1314 V St	contributor	1958	Midcentury Modern	Built by Harry Yamasaki, moved from 615 O St
1322 V St	contributor	1946	Midcentury Modern	
1400 V St	contributor	1940	Minimal Traditional	
1401-1405 V St	non-contributor	1948		
1406 V St	contributor	1905	4-Square	
1408 V St	contributor	1920	Craftsman	
1409 V St	contributor	1925	Craftsman	
1412 V St	contributor	1916	Craftsman	
1413 V St	contributor	1925	Craftsman	
1414 V St	contributor	1958	Craftsman	

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Address	Status	Build Date	Style	Comments
1419 V St	contributor	1922	Craftsman	
1421 V St	contributor	1925	Craftsman	
1426 V St	contributor	1910	Vernacular 19 th Century	
1428 V St	contributor	1920	Craftsman	
1500 V St	non-contributor	1940		
1501-1503 V St	non-contributor	2008		
1504 V St	contributor	1940	Streamline Moderne	
1505 V St	contributor	1883	Minimal Traditional	
1509 V St	contributor	1912	Craftsman	
1514 V St	non-contributor	1961		
1515 V St	non-contributor	1966	Midcentury Modern	
1518 V St	non-contributor	1963		
1519 V St	contributor	1922	Craftsman	
1520 V St	contributor	1925	Craftsman	
1521 V St	non-contributor	1992		
1608 V St	contributor	c1915	4-Square	
1612 V St	contributor	c1915	Craftsman	
1616 V St	contributor	1939	Minimal Traditional	
1619 V St	contributor	1973	Modern Shed Apartment	Paul Stamas
1621 V St	contributor	1973	Modern Shed Apartment	Paul Stamas
1622 V St	contributor	c1915	Craftsman	
1623 V St	contributor	1952	Midcentury Apartment	Jack W. Greene builder
1625 V St	contributor	1952	Midcentury Apartment	Jack W. Greene builder
1700 V St	contributor	c1900		
1707 V St	contributor	c1925	Craftsman	
1704-1710 V St	non-contributor	c1975	Mansard Apartment	
1709 V St	contributor	1949	Craftsman Bungalow	
1715 V St	contributor	1924		
1718 V St	contributor	c1915	Craftsman	
1722 V St	non-contributor	1959		
1723 V St	contributor	c1915	4-Square	
1725 V St	non-contributor	1963	Midcentury Modern	
1804 V St	contributor	1952	Minimal Traditional	
1805-1807 V St	non-contributor	1986		
1808-1810 V St	contributor	1894	Folk Victorian	
1809 V St	contributor	1915	4-Square	
1814 V St	non-contributor	1979		
1817 V St	non-contributor	1940	Minimal Traditional	
1820 V St	non-contributor	1910		
1823 V St	contributor	1915	Craftsman	
1826 V St	contributor	1906	4-Square	
1830 V St	individual	1906	Craftsman	
1831 V St	non-contributor	1970	Utilitarian	
901 W St	contributor	1900	Queen Anne	
903 W St	contributor	1915	Craftsman	
905 W St	contributor	1915	Craftsman	
911 W St	non-contributor	1978		
919 W St	non-contributor	1915		
921-923 W St	non-contributor	2009		
925 W St	non-contributor	2009		

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Address	Status	Build Date	Style	Comments
1011 W St	non-contributor	1950		
1015 W St	contributor	1938	Tudor	
1019 W St	contributor	1915	Craftsman	
1023 W St	non-contributor	1978		
1101 W St	contributor	1939	Minimal Traditional	Tony Brazil builder
1109 W St	contributor	1925	Craftsman	
1115 W St	non-contributor	1950		
1123 W St	contributor	c1910	Craftsman Transitional	
1127 W St	non-contributor	1972	Mansard Apartment	
1131 W St	non-contributor	1925	Craftsman	
1205 W St	contributor	1925	Craftsman	
1209-1211 W St	contributor	1928	Spanish Revival	
1213 W St	contributor	1910	Craftsman	
1217 W St	contributor	1925	Craftsman	
1221 W St	non-contributor	1956		
1225 W St	non-contributor	1918		
1229 W St	contributor	1923		
1235 W St	contributor	1910	Craftsman	
1301-1305 W St	contributor	1935	Minimal Traditional	
1309 W St	contributor	1920	Craftsman	
1315 W St	contributor	1907	Craftsman	
1317 W St	non-contributor	1975	Shed Apartment	
1323 W St	non-contributor	1985		
1409 W St	contributor	1922	Craftsman	
1415 W St	contributor	1939	Minimal Traditional	
1417-1421 W St	non-contributor	1948	Courtyard Apartment	
1427-1431 W St/2230 15 th St	non-contributor	2020		
1501-1507 W St	non-contributor	1939		
1515 W St	contributor	c1920	Early 20 th Century Vernacular	
1517-1517 W St	contributor	1925	4-Square	
1521 W St	non-contributor	1942	Minimal Traditional	
1615 W St	non-contributor	1960		
1617 W St	contributor	c1915	4-Square	
1621 W St	contributor	c1915	Folk Victorian	
1629-1631 W St	contributor	1937	Minimal Traditional	
1701 W St	non-contributor	1917	Craftsman	
1705 W St	contributor	1924	Craftsman	
1709 W St	contributor	1970	Mansard	
1715 W St	contributor	c1915	Craftsman	
1717 W St	non-contributor	c1975		
1721 W St	non-contributor	c1975		
1727 W St	contributor	1941	Folk Victorian	
1801-1803 W St	contributor	1925	Craftsman	
1807 W St	contributor	1908	Craftsman	
1811 W St	contributor	1914	Craftsman	
1817 W St	non-contributor	1971	Late Midcentury Modern	
1819 W St	non-contributor	1978	Late Midcentury Modern	
1825 W St	contributor	1908	Minimal Traditional	
1827 W St	non-contributor			

**listed on the Sacramento Register of Historic and Cultural Resources*

***D6. Significance** (continued)

The area that would become the Richmond Grove neighborhood¹ was within the original Sacramento street grid. The name Richmond Grove originated with John W. Richmond, a dairy farmer who moved from New York to Sacramento in 1850. The dairy he started with his brother in 1851 encompassed most of what would become a Sacramento neighborhood as the end of the century approached. He developed a park named Richmond Grove at Q and 20th Streets; it was close enough to Sacramento's residential neighborhoods to be a popular picnic destination, and Richmond made it available for public musical performances and dances during the late nineteenth century. The name Richmond Grove came into use to describe the neighborhood in the 1990s in reference to this history.²

The railroad tracks and levee along R Street were barriers to growth, and the area south of them, including Richmond Grove, remained mostly undeveloped until late in the nineteenth century. A bird's-eye map of Sacramento from the 1890s shows only about 35 buildings in the expansive area bounded by 10th, 19th, S, and Y streets. By 1895, the area was still so sparsely developed that it was not included on the Sanborn Maps. Houses in the neighborhood were scattered; there were around three on each block. Richmond Grove was home to a small population by 1900, mainly consisting of white working-class families. While more than half were native Californians, a number had moved from other states or European countries. Many residents were skilled or unskilled laborers, most of whom were employed by the railroad or associated industries; others were small business owners. Commercial ventures at this time were confined to enterprises that required substantial amounts of land, for example, agricultural uses and businesses such as livery stables. The early houses in the neighborhood exhibited Queen Anne, Italianate, or folk Victorian styles. Most were small houses, and many blocks had no buildings whatsoever. The six blocks north of V Street between 12th and 15th streets were completely vacant.³

As the railroad expanded its operations, it began constructing levees farther south and east; a new levee was soon built at Y Street, and the levee at R Street was no longer necessary. In 1903, urged by the Southside Improvement Club, the city demolished the R Street levee and the railroad laid new tracks on R Street, effectively opening the area to the south to intensive development. In 1906, Augustus Buchanan and his wife Nellie sold 30 acres/nine blocks bounded by 16th, 19th, V, and Y Streets to the H.J. Goethe Company through real estate broker Harry A. McClelland (1870 – 1916). The transaction was the second largest of 1906, and the Sacramento Bee noted that it was the last undeveloped area of any size located within city limits. McClelland and Henry J. Goethe (1850 – 1928), a mortgage banker, undertook street grading and other improvements and named the tract Mission Trecho. The partners announced sales of lots in the Mission Trecho tract in February of 1906, emphasizing the oiled and graded streets, sidewalks, and uniform plantings of trees in advertisements. Within several days, over \$70,000 worth of lots were sold. By March 9, one week after sales opened, only 15 of the original 203 lots remained unsold. Sales continued, and by mid-April, \$150,000 worth of lots had been sold; parking (which in that era meant planting trees and creating planting strips adjacent to sidewalks), sidewalk-laying, and installation of water and electric wires continued simultaneously with sales through the spring. The first building permit for Mission Trecho was issued in August 1906, to William Gregory, Jr. who constructed a house near the southeast corner of the neighborhood.⁴

Mission Trecho lots were marketed for their convenient location; advertisements touted the neighborhood as being a 15-minute walk from Sacramento while also noting the railways under construction. The lack of saloons and stores was also promoted as a selling point in advertisements, reflecting the growing strength of the temperance movement of the time and prefiguring the kinds

¹ Richmond Grove will refer throughout this document to the neighborhood roughly bounded by 10th, 19th, S, and X streets. The following narrative history will refer to this general neighborhood. The historic district boundaries will be somewhat smaller because of the intrusion of the freeway between W and X streets as well as the Southside Park district extension.

² Nancy Goldenberg, "Richmond Grove Historic District," Historic Resources Survey, prepared by Carey & Co., Inc. for the City of Sacramento Planning Department, 22 August 2003.

³ Sacramento Archives and Museum Collection Center and the Historic Old Sacramento Foundation, *Sacramento's Midtown* (Charleston: Arcadia Publishing, 2006), 71; Daily Record-Union and Weekly Union, "Sacramento, Bird's Eye View," 189x; United States Federal Census, 1900.

⁴ Early Financier Called by Death, *Sacramento Bee*, 17 August 1928; Estate Left by Henry Goethe is worth \$320,000, *Sacramento Bee*, 26 November 1928; Suicide of H.A. McClelland a Great Blow to Whole City, *Sacramento Star*, 29 March 1916; Big Transfer of Real Estate, *Sacramento Bee*, 22 February 1906; "Property Going Like Hot Cakes," *Sacramento Star*, 6 March 1906; advertisement, *Sacramento Star*, 26 February 1906; advertisement, *Sacramento Star*, 7 March 1906; advertisement, *Sacramento Star*, 8 March 1906, advertisement, *Sacramento Bee*, 8 March 1906; advertisement, *Sacramento Star*, 9 March 1906; "Colony Makers Claim they were Bent on Doing Public a Service: Matter of the Arrest of the Workmen Comes Up in the City Justice's Court," *Sacramento Bee*, 29 March 1906; "Mustn't Dig Their Own Real Estate: Even to Improve It and the City, Seems to Be the Attitude Against Owners of Mission Trecho," *Sacramento Star*, 29 March 1906; "Mission Trecho Improvements," *Sacramento Bee*, 3 April 1906; *Sacramento Bee*, 18 May 2021.

of zoning restrictions that would later become the norm. Another selling point was affordability. At first, lots were largely sold by the McClelland and Goethe companies. However, by 1908 other development companies (first the Carmichael Company and Robertson-Govan later joined by the Fred J. Johns Co. and others) were advertising houses within the development. Queen Anne architecture dominated residential development in Richmond Grove through the turn of the twentieth century. After 1906, emerging styles such as Craftsman, Prairie, and American Foursquare began to supplant Victorian-era styles in popularity. Over the next few years, development in Richmond Grove/Mission Trecho boomed, and it became the fastest-growing part of Sacramento. Development patterns, however, remained traditional, with developers or property owners constructing one house at a time, or at most a handful of grouped residences. As the populations of the neighborhood expanded, it became more diverse, with Portuguese and Asian immigrants as well as Black Americans from the South moving into its new houses.⁵

The Sacramento Electric, Gas, and Railway Company began work on its T Street Line, which ran from 3rd Street to 28th Street, in 1908, and it opened the following year, spurring further development in the southeastern section of Sacramento's street grid. In 1909, the Western Pacific Railroad constructed its line between 19th and 20th streets, creating a physical barrier between Richmond Grove/Mission Trecho and the Newton Booth neighborhood to its immediate east. The depot was several blocks north of the neighborhood, and the increased transportation infrastructure appears to have further stimulated development in southern Sacramento. The price of new houses in Mission Trecho/Richmond Grove increased significantly in just a few years. By 1915, Sanborn Maps show that many parcels between S Street and V Street had been developed, most with modest-sized single-family residences. Parcels were subdivided gradually, with many double and even quarter-block lots remaining vacant in 1915. There were a handful of small businesses interspersed within residential areas, and the neighborhood lacked the north-south commercial corridors that developed later in the twentieth century, reflecting its subdividers' vision of a strictly residential neighborhood.⁶

For most blocks, the early pattern of development continued well into the twentieth century. A typical parcel had a residential building near the street with a shed or ancillary dwelling on the alley. The southern portion of the neighborhood was eventually developed as intensively as the area north of V Street, mostly with single-family residential construction but also neighborhood serving retail. The William Land School was built in 1915 to serve the neighborhood children, and the National Guard Armory (no longer extant) was completed in 1914. By 1915, there were a handful of duplexes and four-unit apartment buildings in the neighborhood. These buildings were designed to closely mimic their single-family neighbors in scale, massing, and architectural style. As cars became more common in the 1920s and 1930s, the carriage houses and small barns from the neighborhood's early years of development were converted to garages, and most new residential development included car storage. Scattered light industrial uses, such as auto repair or metal fabrication, also persisted along the alleys behind residences. Despite brisk sales and intensive residential developments on many blocks, large swaths of the neighborhood remained semi-rural into the 1920s.⁷

16th Street was at the western edge of the Mission Trecho subdivision and developed slightly more slowly than the area to its east. By 1915, no more than half the lots on 16th Street south of U Street were developed, and many half-blocks were completely empty; by the early 1920s, and the open lots were becoming more attractive for commercial than residential development. In the 1930s, 16th Street was integrated into the highway system as a section of California Highway 24 and started to develop into the principal commercial thoroughfare of the neighborhood. The first (and still the tallest) apartment building in the neighborhood, at 2114 16th Street, was constructed in 1936; a restaurant, a couple of bars, and the Big Town Market at 16th and V Streets quickly followed.⁸

The population expanded significantly between 1900 and 1940. While still made up of working-class families, the neighborhood had become more racially diverse. Unlike other parts of Sacramento, Southside never implemented racial restrictions on land ownership, and there were Black property owners by 1912 and Asian property owners by 1923 in Richmond Grove. In the 1930s, the Negro Women's Civic Improvement Club (a mutual-aid society operated by Black women) acquired a house in Richmond Grove, which the club utilized as a boarding house for young women. Some Richmond Grove residents still worked for the railroad, but many were retail clerks or in other service positions. Most lots in the neighborhood were developed by 1940; a single block in that year contained almost as many houses as the entire neighborhood had in 1900. In the 1930s and 1940s, Minimal Traditional and Tudor architectural styles came to dominate new construction, including a number of new courtyard apartments

⁵ Advertisement, *Sacramento Star*, 17 September 1906; *Sacramento Bee*, 18 May 2021; "12 Mission Trecho Resales Yesterday," *Sacramento Star*, 29 January 1907; advertisement, *Sacramento Star*, 26 February 1908; advertisement, *Sacramento Star*, 14 January 1911.

⁶ Sanborn Maps, Sacramento, 1915; Advertisement, *Sacramento Bee*, 16 April 1906; building permits, *Sacramento Star*, 4 August 1906; advertisement, *Sacramento Bee*, 28 January 1907; advertisement, *Sacramento Bee*, 8 April 1911; Nancy Goldenberg, "Richmond Grove Historic District," Historic Resources Survey, prepared by Carey & Co., Inc. for the City of Sacramento Planning Department, 22 August 2003.

⁷ New Five Room Flat, *Sacramento Bee*, 14 March 1914.

⁸ Nancy Dingler, "Architect know for beauty, elegance and aesthetics," July 18, 2004, Historical Articles of Solano County, http://www.solanoarticles.com/history/index.php/vhcdb/architect_known_for_beauty_elegance_and_aesthetics/, accessed May 13, 2022.

clustered around U Street and constructed by local contractor Tony Brazil (1900 – 1976). At least one remarkable Streamline Moderne/Art Deco residence (a style rarely used in residential construction) was also built. After 1940, new residential construction in Richmond Grove was more likely to be higher-density multifamily apartment buildings than single-family residences. Large undeveloped parcels such as those near the intersections of 17th and U streets and 17th and V streets were particularly attractive for these more substantial projects. Sacramento's streetcar system served the city limits and inner suburbs until the 1940s, when many residents had acquired private cars and streetcars were replaced with buses.⁹

Auto-related development boomed after World War II along the 16th Street corridor, and there were eleven used car lots along the street by 1952. By the 1950s, almost every parcel had been developed and neighborhood density had greatly increased from the first decades of the century. In most cases, empty lots were developed for single-family residences, although occasionally older houses or two-flat residences had been replaced with small apartment buildings. Modernist styles came into widespread use in Richmond Grove beginning in the 1950s, particularly with a notable number of Midcentury Modern residential and commercial buildings. Several early apartment buildings were architecturally significant, but as time passed multi-family housing became primarily utilitarian in design. The block of U Street between 12th and 13th Streets was entirely industrial, with a billboard factory, a garage, a tractor showroom, and a tractor repair shop, and 15th and 16th streets were one-way routes cosigned as US 99 W. and US 40.¹⁰

The next major change to the neighborhood came in the mid-1960s with the expansion of the freeway system through the area. The X-Y Freeway destroyed several blocks of the neighborhood and divided it at its southern edge. While the railroad tracks still form the northern and eastern boundaries of today's Richmond Grove, the neighborhood is now bounded to the south by Interstate 80 (the Golden State Highway). During this era Interstate 5 was constructed just west of the Sacramento River, creating a convenient new north-south route through Sacramento and removing pressure from the old highway system that had been routed along city streets. As density increased, simple storefronts were added to existing houses and other old houses were converted to office/retail uses, especially on 16th Street. The neighborhood became an incubator for small businesses, providing inexpensive access to commercial space and allowing local residents to develop their own small businesses over the decades. During the 1950s and 1960s, commercial buildings constructed in the neighborhood were chiefly Midcentury Modern architecture, with some utilitarian commercial buildings that lacked reference to any particular architectural style. During the 1960s and 1970s, infill construction of modest-sized apartment buildings was common.

Sacramento's original Japantown neighborhood was located to the northwest of Richmond Grove in the blocks between 3rd, 5th, L and O Streets. Japantown recovered after Japanese internment during World War II, only to be destroyed by the Capitol Mall redevelopment project. When the Capitol Mall pushed out Japantown, a new Japanese neighborhood was established at the southwest of Richmond Grove, on 10th Street between T and W Streets. A number of existing businesses moved to the new Japantown, including Ouye's Pharmacy, the Senator Fish Market, and the Wakano Ura restaurant.¹¹

Evaluation:

The Richmond Grove Historic District is recommended eligible to the NRHP under Criterion A, to the CRHR under Criterion 1, and to the Sacramento Register of Historic and Cultural Resources under Criterion i for its association with transportation and

⁹ Sanborn Maps, Sacramento, 1951; United States Federal Census, 1940; Ken Lastufka, "Redevelopment of Sacramento's West End, 1950-1970: A Historical Overview with an Analysis of the Impact of Relocation," Master's thesis, California State University, Sacramento, spring 1985; *Sacramento Star*, 5 June 1923; "Tony Brazil," U.S. Federal Census, 1940, *Ancestry.com*, Accessed 27 Sept. 2021; *Sacramento Bee*, "Six Unit Bungalow Court Will Be Built," 17 Jan. 1940, 4; *Sacramento Bee*, "Home Building Activity Here Is Stimulated: Forty-Four Permits Were Issued In Week By City Department," 9 March 1940, 6; *Sacramento Bee*, "28 Houses Are Authorized By City Inspector," 23 March 1940, 2; *Sacramento Bee*, "New Houses Are Damaged Heavily," 17 May 1940, 4; *Sacramento Bee*, "Partnership Dissolution, Accounting Are Asked," 27 May 1948, 4; *Sacramento Bee*, "Super 3 Bedroom," Feb. 8, 1952, 37; *Sacramento Bee*, "Finest Homes Ever Built for \$10,850," June 21, 1952, 37; *Sacramento Daily Union*, 23 May 1909; Sacramento Archives and Museum Collection Center and the Historic Old Sacramento Foundation, *Sacramento's Midtown* (Charleston: Arcadia Publishing, 2006), 71; The Western Railroader for the Western Railfan, "Street Railways of Sacramento," Vol. 19 No. 12, October 1946, 3; The Kenfield-Fairchild Publishing Company, "Electric Traction Weekly," 18 July 1908, 727; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 66.

¹⁰ "The Daylight Plant," *Your Protection Magazine*, May 1919; *Sacramento Bee*, 23 December 1916; "Fifteen Deals Are Closed for \$41,000; S.S. Albright Purchases New Site on Y Street for Industrial Plant," *Sacramento Bee*, 4 January 1927; Sanborn Maps, Sacramento, 1951; Challenger Tom, "Highways In And Around Old Sacramento; Us 40, Us 99w, Ca 16, Ca 24, Ca 70, Ca 99, Ca 275, And More," December 14, 2018, <https://www.gribblenation.org/2018/12/highways-in-and-around-old-sacramento.html>, Accessed May 11, 2022; Sanborn Maps, Sacramento, 1915, 1951; Sacramento city directory, 1926, 1933, 1940; *Sacramento Bee*, 29 August 1947, 17; Sanborn Maps, Sacramento, 1951; *Sacramento Bee*, 11 August 1933.

¹¹ "Post-Japantown business section has long history," Valley Community Newspapers, 5 February 2015.

neighborhood/residential development. It exemplifies the early residential development of Sacramento's suburbs and reflects the ways in which the levees and expansion of streetcar service impacted the City's growth. Shaped by the development of railroad tracks, public transportation, and the construction of the freeway, Richmond Grove documents the ways in which multiple eras of transportation changes influenced Sacramento. Likewise, the neighborhood reflects several periods of city planning philosophy as well as the impact of private developers on the built environment with its waves of residential and commercial development. Richmond Grove is also associated with the history of Sacramento's changing ethnic demographics. Unlike many neighborhoods, Richmond Grove lacked racial covenants and exhibited ethnic diversity even during the early twentieth century, and Black and Asian Sacramentans were able to purchase houses here. Over its many decades of developments, as waves of immigrants from Italy, Portugal, and Asia continued to alter the demographic composition of the neighborhood, Richmond Grove provided housing for working-class and middle-class Sacramento residents. For these reasons, the historic district is recommended eligible for listing under Criterion A/1/i.

The Richmond Grove Historic District is not recommended eligible to the NRHP under Criterion B and to the CRHR under Criterion 2. Research revealed no persons significantly associated with the neighborhood as a whole who made significant contributions to Sacramento's development. While some developers, like original subdividers Henry J. Goethe and Harry A. McClelland, were important to the development of the neighborhood itself, the strength of association with these individuals is not sufficient for eligibility under Criterion B/2.

The Richmond Grove Historic District is recommended eligible to the NRHP under Criterion C, the CRHR under Criterion 3, and to the Sacramento Register of Historic and Cultural Resources under Criteria ii-iv. Buildings in the neighborhood exemplify many eras of Sacramento's architectural growth, and Richmond Grove includes residential examples of Queen Anne, Italianate, folk Victorian, Craftsman, Prairie, American Foursquare, Minimal Traditional, Tudor, and Midcentury Modern buildings. Commercial buildings in the neighborhood exemplify Queen Anne, Streamline Moderne, or Midcentury Modern style. There are also architecturally significant examples of historic brick industrial buildings in the neighborhood. The neighborhood exhibits both simple and landmark examples of many of these styles, with a high concentration of contributing buildings that allow the district to retain the characteristics of a historic neighborhood. Therefore, the historic district is recommended eligible for listing under Criterion C/3/ ii-iv.

The Richmond Grove Historic District is a well-understood neighborhood type and not a likely source of information about history or prehistory and is therefore not recommended eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

Integrity of Contributing Resources

In addition to age eligibility and significance, eligibility rests on integrity, which affects a district's ability to convey the qualities that make it significant. There are seven aspects of integrity: location, setting, design, materials, craftsmanship, association, and feeling. While the setting has been altered somewhat by the construction of the freeway to the south, the freeway has only affected one edge of the neighborhood. All buildings change over time, and many of the buildings in the neighborhood have been altered. However, district contributors retain sufficient integrity to convey their original uses and architectural styles; many retain all seven aspects of integrity. Even contributors that have been somewhat altered generally retain integrity of setting, design, association, and feeling. Because of the high concentration of contributing buildings that retain integrity and the continuity of the neighborhood's residential and commercial uses, the Richmond Grove retains sufficient integrity to convey its identity as a historic Sacramento neighborhood. Therefore, the district retains sufficient integrity and to remain eligible for local, NRHP, and CRHR listing.