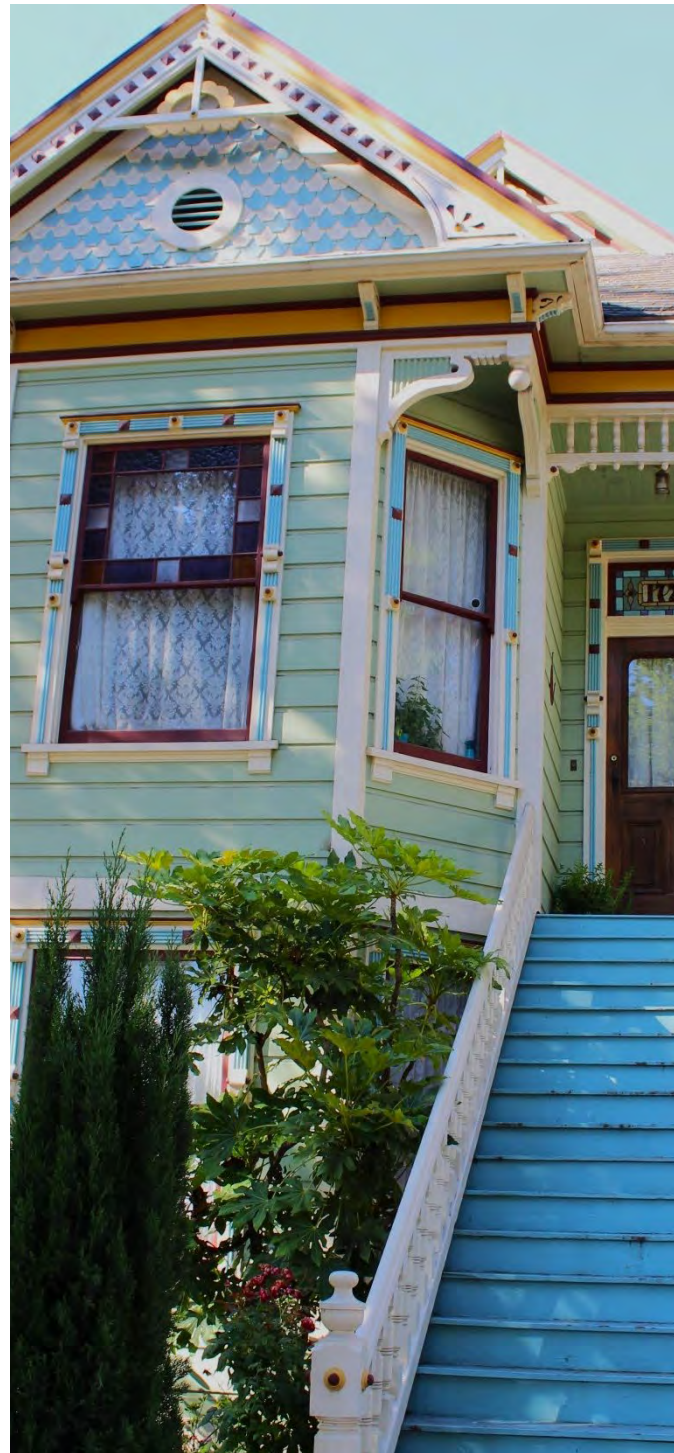


**RICHMOND GROVE
NEIGHBORHOOD HISTORIC
CONTEXT STATEMENT & HISTORIC
DISTRICT NOMINATION**

Sacramento, California



BRUNZELL HISTORICAL

June 1, 2022

Prepared for: Preservation Sacramento

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1. INTRODUCTION

Project Description

PREPARERS

Brunzell Historical prepared this Historic Context Statement. The project was designed and overseen by Kara Brunzell, who holds a Master's Degree in Public History from California State University, Sacramento (CSUS). Ms. Brunzell is qualified as a Historian and Architectural Historian under the Secretary of Interior's Professional Qualifications Standards. She is experienced in the recordation, inventory, and evaluation of historic resources using the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) guidelines. Her expertise includes preparing survey evaluation reports and making recommendations for federal, state, municipal, and private entities regarding Section 106 review and compliance as well as the California Environmental Quality Act (CEQA). In addition, Ms. Brunzell has experience in municipal preservation planning and non-profit historic preservation.

Ynez Barber, Architectural Historian, B.A. in History of Art and Visual Culture acted as architectural historian, assisting with field work, research, and historic context preparation. Ms. Barber has five years of experience in cultural resource management, contributing field photography and research to NHPA and CEQA compliance documents.

Tatyana Dunn, Research Assistant, B.A.s in Art History and History, also assisted with the project. Ms. Dunn has two years of experience in cultural resource management, contributing field photography and research to NHPA and CEQA compliance documents.

METHODOLOGY

This Historic Context Statement identifies important architectural styles, events, themes, and periods of significance in the Richmond Grove neighborhood. The document provides a framework for evaluation of the neighborhood's historical resources. Kara Brunzell and Ynez Barber performed an intensive-level field survey of the neighborhood, walking each street and photographing the buildings within neighborhood boundaries. Brunzell Historical personnel performed extensive research online and through Sacramento archives to uncover the specific history of the neighborhood and its built environment. Archives and repositories utilized included: the Center for Sacramento History (CSH), the California Room at the California State Library, the Sacramento County Assessor's Office, and the Sacramento County Recorder's Office. Sources consulted include: Sacramento histories, historic newspapers, city directories, historic maps, building permits, U.S. Census rolls, and Sacramento County Assessor's map books. Information gathered was used to create the narrative history found in this document and to analyze the neighborhood's built resources according to the themes developed. The attached DPR 523 D form recording the neighborhood as a historic district includes a property table with basic

information about each property including architectural style and status as a historic district contributor, historic district non-contributor, or individual landmark. A full set of DPR 523 or NRHP 10-900 forms has been created for several properties recommended individually eligible by this study and not currently listed on the Sacramento Register of Historic and Cultural Resources. DPR 523 primary forms have also been produced for all district contributors in order to provide a baseline record of building features and conditions.

ACKNOWLEDGMENTS

This project was undertaken with funding and support from Preservation Sacramento. A non-profit preservation organization, Preservation Sacramento promotes preservation and enhancement of the quality of life for Sacramento's residents, businesses, and visitors, working to increase awareness of the irreplaceable historic, architectural and cultural resources of the City. The members of the survey committee, including Bill Burg, Karen Jacques, and Gretchen Steinberg, have provided additional help, research materials, direction, and advice. Sacramento's archives, libraries and repositories and the people who staff them have also proved invaluable to this effort. I am also grateful for the assistance provided by Sean De Courcy of the City of Sacramento.

Historic Register Criteria

NATIONAL REGISTER OF HISTORIC PLACES & CALIFORNIA REGISTER OF HISTORIC RESOURCES

The NRHP is the United States' comprehensive listing of historic resources. Administered by the National Park Service, it lists buildings, structures, sites, objects and districts that have been found significant for American history, architecture, archaeology, engineering, or culture. Typically, buildings are considered eligible for the NRHP if they are over 50 years old and meet four criteria for significance (A – D), which are listed below. The CRHR is a similar listing compiled by the State of California. It follows similar significance criteria, which are listed numerically (1 – 4).

Eligibility for the NRHP or CRHR rests on meeting the following significance criteria:

- A/1. Properties that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B/2. Properties that are associated with the lives of significant persons in our past; or
- C/3. Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D/4. Properties that have yielded, or may be likely to yield, information important in history or prehistory.

In addition to age eligibility and significance, eligibility rests on integrity, which affects a property's ability to convey the qualities that make it significant. Seven types of integrity are considered: location, design, setting, materials, workmanship, feeling, and association.

SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES

The Sacramento Register is a local historic register of historic properties. Significance criteria are based on standards set forth by the National Park Service for the NRHP, though they are stated slightly differently.

A property or district is eligible for the Sacramento Register when it meets the following significance criteria:

- i. It is associated with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation,
- ii. It embodies the distinctive characteristics of a type, period, or method of construction,
- iii. It embodies the distinctive characteristics of a type, period, or method of construction,
- iv. It represents the work of an important creative individual or master,
- v. It possesses high artistic values, or
- vi. It has yielded, or may be likely to yield, information

In addition to meeting one or more of the above significance criteria, a property must retain integrity in order to be locally eligible. A resource that meets the above criteria will be locally listed if it has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of the City of Sacramento's Historic Preservation Program.

Survey Location

The Richmond Grove Historic District is located within the Richmond Grove neighborhood, south of the center of the City of Sacramento. It is roughly bordered by the R Street Corridor on the north, 19th Street on the east, U.S. Route 80 on the South, and 12th Street on the west. The area studied is outlined on the map below. The specific boundaries of this survey and the potential Richmond Grove Historic District have been drawn to include the postwar Japantown on South 10th Street and to exclude blocks between S and U streets that are included in the Southside Extension historic district. Likewise, X Street was excluded from the survey because the I-80 freeway creates a physical barrier that disrupts the continuity of the neighborhood between W and X streets. For these reasons, properties outside mapped survey locations are not district

contributors; because these areas were historically contiguous with the neighborhood and share its history, they have been included in historic context research.

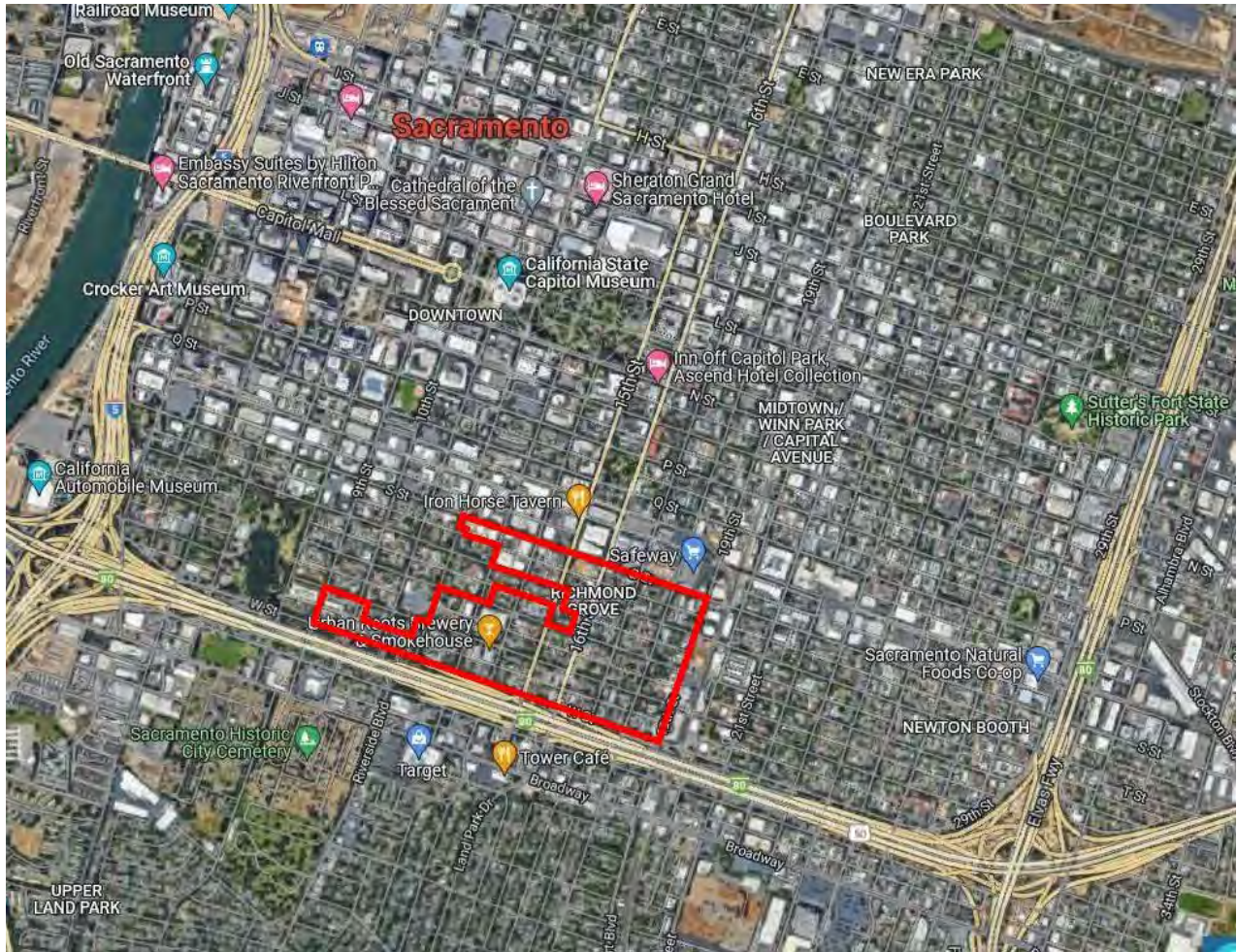


Figure 1: Survey location and vicinity, survey boundaries outlined in red, 2022 (Google satellite image, 2022).

2. GUIDELINES FOR EVALUATION

Summary of Significant Themes

This document divides the history of Sacramento and the Richmond Grove Neighborhood into themes based on events important to Sacramento and Neighborhood development.

- Early Richmond Grove
- Mission Trecho Subdivision
- Transportation
- Residential Development
- Institutional Development
- Commercial and Industrial Development
- Japantown

Architectural Style

The Richmond Grove neighborhood features buildings constructed between the 1860s through the twenty-first century in a variety of architectural styles. The principal styles utilized during the neighborhood's historic Period of Significance (1860 – 1970) are briefly discussed below. The neighborhood also features other historic architectural styles, but they are few in number.

QUEEN ANNE

Queen Anne architecture was popular worldwide from about 1880 to 1900. It was named and popularized by English architect Richard Norman Shaw. The style gets its name from the monarch, Queen Anne, but has stylistic roots in earlier English buildings. Queen Anne houses were mainly constructed in Richmond Grove from 1890 through 1910.



Figure 2: Queen Anne property, c1890, 1714 S Street (Kara Brunzell, June 2021).



Figure 3: Queen Anne property, c1895, 1818 S Street (Kara Brunzell, June 2021).

Characteristics include:

- Steeply-pitched hipped or gabled roofs
- Vertical orientation
- Frequent use of turrets or towers
- Partial or full-width porch with turned posts and other ornamental features
- Asymmetrical massing
- Elaborate decorative motifs and multiple surface textures
- Decorated gables
- Tall double-hung wood sash windows, frequently featuring decorative colored panes or transoms

FOLK VICTORIAN

Prevalent nationwide from roughly 1870 – 1910, Folk Victorian houses are similar to folk houses of earlier and later eras in that they generally are modest in size and feature simple plans. The otherwise straightforward buildings are elaborated by decorative elements inspired by high-style mansions, most frequently Queen Anne. These characteristics are found in various types of working-class dwellings of the period, including cottages and multiple-unit flats. The use of Victorian-style architectural details in vernacular houses stretched into the twentieth century in Richmond Grove, at least a decade after they had fallen out of fashion with architects and their wealthy patrons.



Figure 4: Folk Victorian house, c1915, 1621 W Street (Kara Brunzell, June 2021).



Figure 5: Folk Victorian, c1860, 2127 12th Street (Kara Brunzell, June 2021).

Characteristics include:

- Rectangular or L-shaped plan
- Steeply-pitched hipped or gabled roofs
- Partial or full-width porch
- Horizontal wood siding
- Double-hung wood sash windows

- Occasional decorative windows featuring single large pane surrounded by multiple small panes
- Modest ornamentation, including turned posts on porches and decorative elements at eaves and gables

AMERICAN FOURSQUARE

American Foursquare is considered the vernacular form of the Prairie Style, which was based on designs by Frank Lloyd Wright. The Prairie style was introduced around the turn of the century and was popular nationwide only until about 1920. During its brief heyday, it was adapted to both high-style and simple vernacular houses. The simpler Foursquare style was disseminated throughout the nation with standardized pattern books and kit homes.

Foursquare appeared in Richmond Grove about 1880 and was constructed into the 1920s.



Figure 6: Foursquare house, c1910, 2204 10th Street (Kara Brunzell, June 2021).



Figure 7: Foursquare house, c1910, 1610 S Street (Kara Brunzell, June 2021).

Characteristics include:

- Simple square or rectangular plan
- Two-story (or one-story above raised basement) cubical shape
- Hipped roof with dormer or multiple dormers
- Wood cladding
- Double-hung wood sash windows
- Wide porch, usually full-width
- Craftsman-influenced details, including exposed rafter tails at the eaves

CRAFTSMAN

Popular nationwide from 1905 – 1930, the Craftsman Style was a reaction to the decorative excesses of late Victorian-period architecture. With roots in the English Arts & Crafts movement, Craftsman architecture in the United States was heavily influenced by brother architects Charles Sumner Greene and Henry Mather Greene, as well as furniture designer Gustave Stickley. As with the American Foursquare style, pattern books and kit homes helped

to spread the style nationwide. In about 1906, the Craftsman house was introduced to the Richmond Grove neighborhood. After 1910, the style gained momentum locally, and it was the ascendant architectural style in the district through the 1920s, with later examples including small, modest dwellings.



Figure 8: Craftsman house, c1919, 2216 12th Street (Kara Brunzell, June 2021).



Figure 9: Craftsman house, c1912, 2116 24th Street (Kara Brunzell, June 2021).

Characteristics include:

- Usually 1 or 1½ stories
- Low-pitched roofs, occasionally hipped but usually gabled
- Broad, open eaves with exposed rafter tails
- Decorative brackets at the eaves
- Wood or occasionally stucco cladding
- Double-hung wood sash windows
- Wide porches with heavy battered columns
- Masonry elements, often natural stone or clinker brick

TUDOR

Tudor buildings generally feature steeply pitched roofs and elaborations that refer to medieval English architecture. Although the Tudor style, broadly speaking, stretches back to 1890 and includes architect-designed landmarks, the examples of the style in the Richmond Grove neighborhood date from about 1920 to 1940 and are similar to Minimal Traditional-style houses.



Figure 10: Tudor house, c1923, 2030 14th Street (Kara Brunzell, June 2021).



Figure 11: Tudor house, c1937, 1721 T Street (Kara Brunzell, June 2021).

Characteristics include:

- Steeply-pitched gabled or cross-gabled roofs
- Minimal eave overhang
- Stucco, brick, or wood cladding
- Half-timbering or other medieval-inspired decorative elements
- Steel casement or double-hung wood sash windows

MINIMAL TRADITIONAL

The Minimal Traditional style grew out of an attempt to build houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. The modest houses often resemble simplified versions Tudor Revival houses of the same era. Minimal Traditional houses were constructed in Richmond Grove from the 1920s through the 1950s.



Figure 12: Minimal Traditional courtyard apartment, 1939, 1415-1319 U Street (Kara Brunzell, June 2021).



Figure 13: Minimal Traditional house, 1952, 1804 V Street (Kara Brunzell, June 2021).

Characteristics include:

- Low-pitched cross-gabled roofs (occasionally hipped), minimal eave overhang
- Stucco cladding, sometimes with wood trim
- Steel casement or double-hung wood sash windows
- Lack of ornamentation

STREAMLINE MODERNE

Streamline Moderne was an offshoot of Art Deco, which was popular nationwide from about 1920 through 1940. Initially inspired by Finnish architect Eliel Saarinen, after 1930 the style began to incorporate design elements derived from the streamlined appearance of airplanes and ocean liners. The Richmond Grove neighborhood has commercial and residential examples of the style constructed between 1920 and the early 1940s.



Figure 14: Streamline Moderne property, c1940, 2201-2207 16th Street (Kara Brunzell, June 2021).



Figure 15: Streamline Moderne house, c1941, 2131 17th Street (Kara Brunzell, June 2021).

Characteristics include:

- Flat roofs
- Smooth stucco wall cladding
- Glass block windows
- Decorative horizontal grooves intended to invoke streamlining

MIDCENTURY MODERN

The Midcentury Modern style grew out of the Modern movement and was popular from about 1945 to 1969. The style softened the austerity of academic Modernism with natural materials or decorative concrete masonry units. Midcentury Modern buildings were mainly constructed in Richmond Grove from the 1950s through the 1970s. Distinguished examples in the neighborhood are more likely to be commercial; many multi-family residential examples of the style lack architectural distinction.



Figure 16: Midcentury Modern property, c1952, 2126 17th Street (Kara Brunzell, June 2021).



Figure 17: Midcentury Modern property, 1958, 2114 19th Street (Kara Brunzell, June 2021).

Characteristics include:

- Low-pitched gable or flat roofs
- Clean, simple lines
- Lack of applied ornamentation
- Concrete masonry units arranged in decorative patterns
- Steel casement or aluminum sliding-sash windows
- De-emphasis of entryways

Definition of Property Types

Property types in the Richmond Grove neighborhood are primarily residential but also include commercial, civic/institutional, and industrial properties. Although agricultural activities took place in the area, there are no extant agricultural properties within neighborhood boundaries.

RESIDENTIAL PROPERTIES

The bulk of the properties constructed within the Period of Significance (1860 – 1970) are residential. The majority of historic residential properties are single-family residences constructed between about 1880 and 1950 (although there are a handful of houses constructed between 1860 and 1889 within the district). There also are significant numbers of multiple-family residential buildings. Historic-era multiple-family residential buildings in the neighborhood fall into three principal subtypes:

- Two- and three-flat houses (1890 – 1920)
- Courtyard bungalows (1936 – 1947)
- Apartment buildings (1936 – 1970)

Most of the single-and multi-family residential buildings constructed in the neighborhood prior to 1950 are significant examples of one of the architectural styles discussed above and qualify as district contributors if they retain integrity. Many apartment buildings found in the Richmond Grove neighborhood were constructed within the Period of Significance, but most of those built after 1955 are utilitarian examples of Modern architectural styles and lack the significance required for historic listing. Therefore, only a handful qualify as historic district contributors.

INSTITUTIONAL PROPERTIES

A limited number of institutional properties were developed within the Richmond Grove historic district, which since the late nineteenth century has been a primarily residential neighborhood. Only one is extant: the Japanese Koyasan Temple, a relatively small building developed as a Christian church in the 1930s and later remodeled with Japanese-style details. (Although the William Land School has been an important institution in the history of the greater neighborhood, it lies outside the boundaries of the historic district.)

COMMERCIAL AND INDUSTRIAL PROPERTIES

Commercial properties constructed within the Period of Significance (1860 – 1970) are concentrated on 10th, 16th, and S streets, with scattered examples of commercial buildings on streets dominated by residential construction. The earliest commercial properties developed within the neighborhood were land-intensive ventures such as creameries and livery stables; no trace of this early development remains in the built environment. Neighborhood-serving retail ventures were developed beginning in the first decade of the twentieth century after the Southside was opened to development. Surviving historic-era commercial properties include purpose-built retail properties and converted single-family residential buildings. Extant commercial buildings that contribute to the historic district were constructed between 1904 and 1972. The most significant architectural styles for contributing commercial properties in the district are Queen Anne, Streamline Moderne, and Midcentury Modern.

Industrial properties in the Richmond Grove Historic District are concentrated near its northern border, which is close to the railroad tracks. They were constructed between 1916 and 1936 and exhibit early twentieth century utilitarian industrial architecture, featuring brick construction, large windows for daylighting, and minimal ornament. By the middle decades of the twentieth century, the large parcels in the neighborhood were mostly built out and it was too densely populated to be attractive for new industrial development.

3. HISTORIC CONTEXT

The information in this section is focused on the specific history of the Richmond Grove neighborhood. This historic context is focused on the period between roughly 1880 through 1970, the era during which most extant historical resources within the neighborhood were constructed. A brief historic context of the City of Sacramento is also included in order to provide a framework in which to evaluate the history of the Richmond Grove neighborhood.

Sacramento

The Nisenan, a branch of the Maidu people, occupied the area near the confluence of the American and Sacramento Rivers before the arrival of Europeans. The Spanish explored but did not settle in the region, and the first permanent non-native resident was Swiss immigrant John Sutter, who arrived in 1839. Sutter's Fort (approximately $\frac{3}{4}$ mile northeast of Richmond Grove) became a waystation for immigrants traveling overland to California in the 1840s. When Sutter's employees discovered gold near the end of the decade, Sam Brannan and other speculators laid out Sacramento near Sutter's Fort. A dry winter in 1848 – 49 allowed Sacramento's founders to ignore the great drawback of the site: its position in the flood plain. Surveyors platted an enormous three-mile area, giving the east-west streets letter names and numbering the north-south streets (see Figure 18). Sacramento became the gateway to California's gold fields. Its influence was made enduring in 1854, when Sacramento became the permanent state capital. Completion of the transcontinental railroad in 1869 further established Sacramento as a hub for commerce. As the nineteenth century progressed, agriculture began to overtake mineral extraction as the most important economic pursuit in the Sacramento Valley.¹

¹ "Sacramento Bird's Eye View," *The Daily Record-Union and Weekly Union*, 1890s; *Sacramento Daily Union*, 6 October 1881, 3 col.1; Sanborn Insurance Maps, Sacramento, California, 1895; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 31-32, 41, 49, 58.



Figure 18: J.R. Ray Map of the City of Sacramento, California, 1873; Richmond Grove is south of the railroad line on R Street and east of the city cemetery (California State Railroad Museum Library).

California's first successful rail line was the Sacramento Valley Railroad (SVRR), which began service from Sacramento to Folsom in 1856. Theodore Judah was SVRR's chief engineer, and while working on it devised a plan for a transcontinental railroad with its terminus in Sacramento. In 1861, he recruited Collis P. Huntington, Mark Hopkins, Leland Stanford, and Charles Crocker (the "Big Four") to the Board of Directors of the Central Pacific Railroad (CPRR). When Stanford became governor later that year, he was able to push legislation that favored railroad construction in California, and the CPRR broke ground in 1863. Despite political and technical difficulties as well as Judah's premature death in 1863, the transcontinental railroad was completed in 1869. Sacramento was positioned as a hub for products of the mines and California's growing agricultural sector. Travel to and from Sacramento, which had declined as the gold rush petered out, increased substantially after the railroad's completion. In 1865, the CPRR purchased the SVRR, folding the local line into its transcontinental system. The CPRR then merged with potential rail competitor Southern Pacific

(SP) and took on its name. The SP shops in Sacramento became the city's largest employer and remained so for many years, even after management moved to San Francisco.²

As Sacramento matured from a frontier tent encampment to a permanent city, it became clear that flooding would be a recurring problem. Beginning in 1862, Sacramento undertook a series of flood control projects that were considerably more ambitious than initial attempts to build levees. Civic leaders raised streets just east of the Sacramento River and re-channeled the mouth of the American River. A flood in 1878 prompted the creation of the first comprehensive flood control plan for the Sacramento Valley in 1880. The first structure of note in the southern part of Sacramento was the R Street levee, initially constructed from Front to 19th Streets in order to protect downtown from floods. The R Street levee acted as a de facto barrier to the development of the southern portion of city limits.³

Despite its huge street grid, early Sacramento development was concentrated near the waterfront. The State Capitol on 10th Street and the rail yards to the northwest stimulated West End development during the nineteenth century. Commercial activity was concentrated at the western end of K Street and near the rail yards. Establishment of streetcar service allowed residential development to push eastward along the streetcar lines beginning in the 1870s. During the nineteenth century, many residences were in the Homes District east of the Capitol as well as mixed with businesses along K Street. As Sacramento's population grew around the turn of the century, K Street became a robustly commercial area, and single-family residences were pushed out. During the first two decades of the twentieth century, development densified the West End with multi-story retail, office, hotel, and apartment buildings replacing many smaller nineteenth century buildings. The "Homes District" to the east became a middle-class enclave. Sacramento's population growth was further stimulated as new levees lessened flood danger and streetcars were electrified, and by 1910, the city had nearly 45,000 residents.⁴

After the turn of the century, the entire southern part of the Sacramento street grid was opened to development when the city demolished the R Street levee in response to advocacy from the Southside Improvement Club. More areas were opened to development in 1911, when

² William L. Willis, *History of Sacramento County, California: With Biographical Sketches* (Los Angeles: Historic Record Company, 1913), 183; Richard Orsi, *Sunset Limited: The Southern Pacific Railroad and the Development of the American West, 1850 – 1930* (Berkeley: University of California Press, 2005), 7, 12-18; William Burg, *Sacramento's Streetcar* (Charleston: Arcadia Publishing, 2006), 7; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 58.

³ Sacramento Area Flood Control Agency, *Sacramento Area Flood History*, SAFCA, 2008, <http://www.safca.org/history.html>, accessed 6 February 2014; Sacramento Archives and Museum Collection Center and the Historic Old Sacramento Foundation, *Sacramento's Midtown* (Charleston: Arcadia Publishing, 2006), 71.

⁴ Environmental Science Associates, "Historical Resource Impact Analysis Report, Sacramento Entertainment and Sports Complex," prepared by JRP Historical Consulting, October 2013, 13.

annexation of areas east and south of the original grid added 6,000 acres of land and further boosted population. Growth slowed during World War I, but by the 1920s a booming economy was fueling rapid development and population expansion in Sacramento. The built environment was reshaped with the addition of institutional buildings like lodges, churches, Memorial Auditorium, and a new hospital as well as substantial downtown commercial development. Commercial expansion fueled population growth, which necessitated new residential neighborhoods as well as schools and a junior college. The onset of the Great Depression in 1930 halted most construction and began an era of hardship for Sacramento. The railyards and canneries, major local employers, laid off workers in considerable numbers. Population growth, however, continued, along with continued development of educational buildings in the 1930s.⁵

The entry of the US into World War II in 1941 prompted the establishment or reactivation of three military installments in Sacramento County: Mather Field, McClellan Supply Depot, and Sacramento Signal Depot. The bases, located outside city limits, stimulated suburban commercial and residential development and drew new residents to the area. Development also signaled a shift from an economy based on agriculture and the railroad to one where military bases and state government offices were the biggest local employers. As California's population exploded during and after World War II, state government grew, and the City of Sacramento expanded far outside its original boundaries into former agricultural areas. Between 1946 and 1955, twenty-seven annexations added ten square miles to Sacramento's urban footprint (see Figure 19). The shift toward the personal automobile in the post-war period facilitated this trend, making commutes outside the traditional street grid feasible; by 1960, the population of Sacramento's suburbs had surpassed that within city limits. Completion of the Elvas Freeway (Business 80) in 1955, US 50/99 in 1961, and Interstates 5 and 80 in the late 1960s further encouraged development in Sacramento County's rural areas. The 1960s and 1970s saw more substantial annexations, after which growth slowed but did not stop.⁶

⁵ William Burg, *Midtown, Sacramento: The Creative Soul of a City* (Charleston: The History Press, 2014); *The Sacramento Bee*, 25 October 1944, 6; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 80, 90-92.

⁶ City of Sacramento, General Plan Technical Background Report, Prepared by Ascent Environmental, August 2014, 81-82, 94, 113; County of Sacramento, County History, 2018, accessed 28 November 2018, <http://www.saccounty.net/Government/Pages/CountyHistory.aspx>; Norwood, 2004.

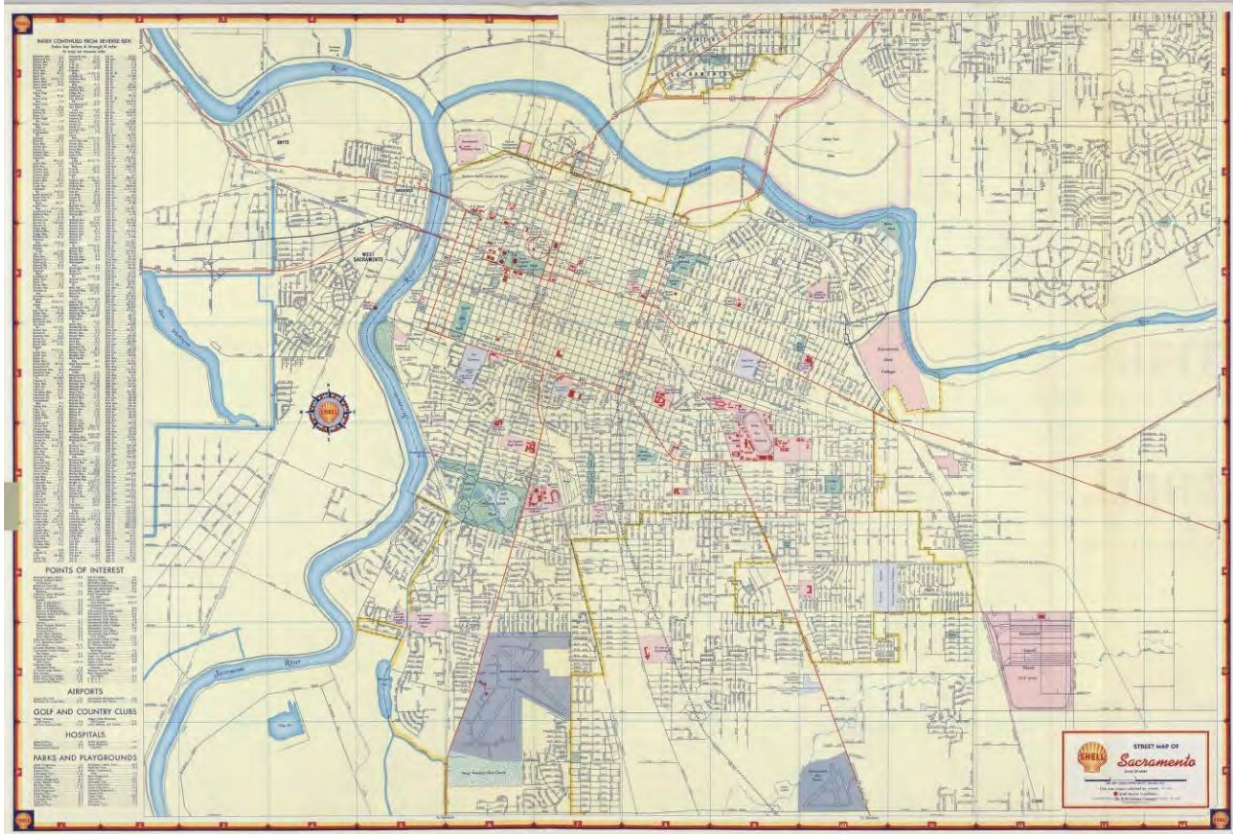


Figure 19: Map showing expanded area of urbanization around the original Sacramento street grid, 1956 (Shell Street Guide of Sacramento).

Redevelopment beginning in the 1950s led to the destruction of much of Sacramento’s original urban fabric, including its historic Japantown. Meanwhile, continued suburban development and the intrusion of freeways into historic neighborhoods led to disinvestment and population loss in much of the original city grid. The 1980s brought the decline of Sacramento’s most significant, long-standing industries: the railyards, canneries, and military bases. Loss of these industries was only partially offset by growth of the technology sector and the ongoing employment provided by state government. By 2013, the City of Sacramento encompassed nearly 100 square miles and by 2019, the metropolitan area had over half a million residents.

Richmond Grove

EARLY RICHMOND GROVE

John W. Richmond

The area that would become the Richmond Grove neighborhood⁷ was within the original Sacramento street grid (see Figure 18). The name Richmond Grove originated with John W.

⁷ 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

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. The house he built in 1881 was located north of the Richmond Grove neighborhood on P Street. Richmond developed a park at Q and 20th Streets which he named Richmond Grove; it was close enough to Sacramento's settled residential neighborhoods to be a popular picnic destination and Richmond made it available for public musical performances and dances during the late nineteenth century (see Figure 20). The name Richmond Grove came into use to describe the neighborhood in the 1990s in reference to this history.⁸



Figure 20: Advertisement for Richmond Grove picnic, April 23, 1870, (Sacramento Bee).

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 (see Figure 21). 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. The widely-scattered

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.

⁸ Nancy Goldenberg, "Richmond Grove Historic District," Historic Resources Survey, prepared by Carey & Co., Inc. for the City of Sacramento Planning Department, 22 August 2003.

early houses in the neighborhood exhibited Queen Anne, Italianate, or folk Victorian styles (see Figure 22).



Figure 21: Sacramento Bird's Eye View Detail, showing R Street railroad tracks dividing the Southside from the more intensively developed area of Sacramento (red arrows at intersection of tracks and 10th and 19th streets), 1890s, (Daily Record Union and Weekly Union).



Figure 22: Queen Anne style residential buildings constructed around the turn of the twentieth century at 1823, 1827, and 1831 T Street (Kara Brunzell, June 14, 2021).

Mission Trecho Subdivision

HENRY J. GOETHE AND HARRY A. MCCLELLAND

Henry J. Goethe (1850 – 1928) came to Sacramento from his native Australia in the 1870s and entered the mortgage banking business. As Sacramento grew during the late nineteenth century, Goethe formed a real estate development company with two of his adult sons as partners. The H.J. Goethe Company purchased expansive tracts of land in and around Sacramento, subdividing them for resale as residential lots. At the time of his death, the Goethe estate was worth over \$300,000, with subdivisions in the Sacramento area as well as holdings in San Francisco, El Dorado, Placer, and Sutter counties. Harry A. McClelland (1870 – 1916) came to Sacramento around the turn of the twentieth century, shortly after he married Josie Lindstrom in Oakland, where they both lived at the time. He went into business as a real estate broker, forming the H. A. McClelland Company. McClelland promoted many popular residential subdivisions within Sacramento, including Mission Trecho, originating small payment plans for modest houses and developing a reputation for fairness. The Goethe and McClelland partnership apparently began in 1906 with Mission Trecho; they worked together for the next several years and by 1910 were claiming to have established 200 subdivisions. In the mid-1910s, McClelland ran into financial trouble, and he sold his business in 1915, a year before his death.⁹

SUBDIVISION AND DEVELOPMENT

As transportation advances made the neighborhood more accessible, real estate speculators became interested in the land in Richmond Grove. 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 H.A. McClelland. Augustus Buchanan was a successful ranch manager, and his wife Nellie a member of a wealthy Sacramento pioneer family: the couple lived in a more fashionable neighborhood and appear to have acquired the land in Richmond Grove as a speculative investment. 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, and that future development would require extension into surrounding farmland. McClelland and Goethe undertook street grading and other improvements and named the tract Mission Trecho (see Figure 23).¹⁰

⁹ 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.

¹⁰ Big Transfer of Real Estate, *Sacramento Bee*, 22 February 1906.



Figure 23: Sacramento Map Detail, showing Mission Trecho subdivision roughly bounded by 15th, 19th, V, and Y streets, 1908 (C.M. Phinney Official Map of Sacramento City and Suburban Tracts).

H.A. McClelland and the H.J. Goethe Company announced sales of lots in the Mission Trecho tract in February of 1906, emphasizing the oiled, rolled and graded streets. Other infrastructure provided by the developers included sidewalks and extensive, uniform plantings of trees. The developers did not build on the individual lots, however, but left house construction to the purchasers. The amenities they provided were heavily touted in advertisements. Within several days, over \$50,000 and then \$70,000 worth of lots were sold. By March 9, one week after sales opened, only 15 of the original 203 lots remained unsold. By March 28, the H.A. McClelland and H.J. Goethe Companies were embroiled in a legal battle with the city over the rights to the dirt in the tract. The city arrested several of their employees and charged them with a violation of a city ordinance forbidding anyone to dig up public streets; the developers maintained that because they were building the neighborhood, their removal of dirt from the tract was a public good. After a representative of the Goethe Company promised to return control of the streets to the city once the neighborhood was built, the Board of Trustees allowed them to continue work. 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 infrastructure continued simultaneously with sales through the spring.¹¹

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 (see Figure 24). 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 of zoning restrictions that would later become the norm. Another selling point was affordability (see Figure 25). 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, and later the Fred J. Johns Co. and others) were advertising houses within the development.¹²

¹¹ "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.

¹² 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.

15 **MINUTES' WALK**

FROM

SACRAMENTO

Within fifteen minutes' walk from the city, you may see gangs of men with teams working upon three different railways with Sacramento as the objective point. When these roads are finally completed, you may look for times in Sacramento being even better than they are now, and its population will surely greatly increase.

We have a few choice lots left in the best part of Mission Trecho (this comprises the nine blocks between 16th and 19th, and V and Y streets).

Prices of these lots are lower than any others as advantageously located. We guarantee to grade, curb and oil roll the streets, lay cement sidewalks and plant uniform shade trees.

Remember, the new cross-town car line will pass very close to these lots, and when all the improvements are made, it will be the most beautiful part of the city.

The Terms Are \$5.00 Down and \$5.00 Per Month

BRAND-McCLELLAND CO
426 J STREET

Figure 24: Mission Trecho advertisement highlighting walkability, Sacramento Star, September 17, 1906.

Have You Been Out to Mission Trecho Lately?

Have you ever noticed that pretty home section between Sixteenth and Nineteenth Streets south of "V"? It is Mission Trecho. More new homes have been built here during the past two years than in any other section of the city. Lots are constantly changing owners, and profits are being made on every transaction.

You should turn your attention to Mission Trecho. Prices are low here—a tempting feature for the man with small capital. Our list of Mission Trecho lots is unusually good. Here's a

Fine Corner for \$1300

Nicely terraced. Sidewalks laid. Situated on "V" Street. New homes all around. Only two blocks from car service on "T" or "X" Street. It's cheap. See it TO-MORROW.

Look for our signs. They evidence good value.

ROBERTSON-GOVANCI 1911

Figure 25: Mission Trecho advertisement, Sacramento Star, April 8, 1911.

Transportation

When Theodore Judah began construction of the SVRR in 1855, he chose the R Street levee as the route from downtown Sacramento to Folsom. The levee was extended out through the future Richmond Grove neighborhood to carry the railroad tracks above the marshy ground in the area. The R Street route continued in use after the SVRR was absorbed by the CPRR. The tracks and levee were barriers to growth, and the area to their south remained mostly undeveloped until late in the nineteenth century. Most development consisted of small houses, and many blocks had no buildings whatsoever. Agricultural uses remained common in the neighborhood, and the six blocks north of V Street between 12th and 15th streets were completely vacant. By 1895, the area was still so sparsely developed that it was not included on the Sanborn

Maps. Houses in the neighborhood were spaced widely; there were around three on each block.¹³

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. 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 (see Figure 26). 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.¹⁴

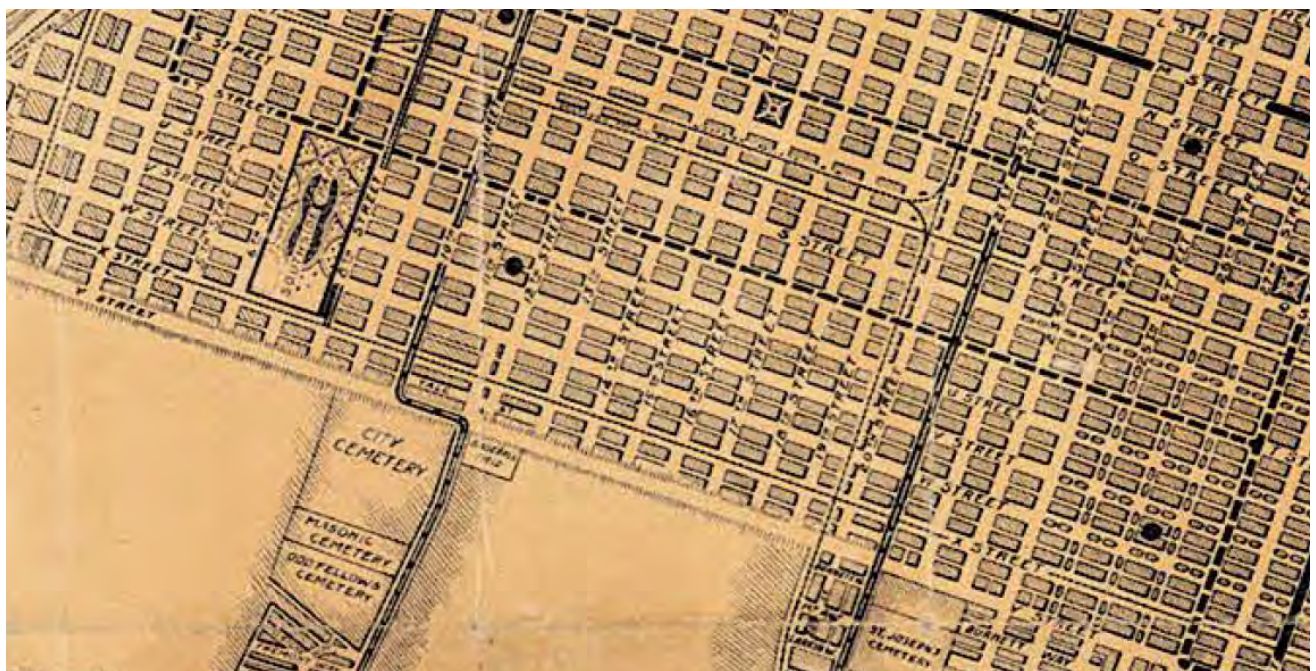


Figure 26: Detail showing railroads, streetcar lines (dotted black lines), and state highways (heavy black lines) in and near the neighborhood, 1923 (C.G. Brown Map of the city of Sacramento).

¹³ 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.

¹⁴ *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.

During the nineteenth century, local transportation within the Richmond Grove neighborhood would have largely been limited to delivery wagons and other horse-drawn conveyances. Although wealthy Sacramentans might keep carriages, working- and middle-class residents of the neighborhood would have walked to most of the places they visited daily or used horse-drawn omnibuses. Freeport and Riverside Boulevards connected Sacramento to communities to its south, entering city limits near the western and eastern boundaries of Richmond Grove. As the area outside city limits urbanized and cars began to become common during the first half of the twentieth century, these old rural wagon roads were gradually widened and improved so they could carry more traffic. Sacramento was formally integrated into the state highway system after passage of the first State Highway Bond Act in 1909, and by the 1920s Freeport Boulevard was part of California Highway 24, which connected Sacramento to Los Angeles. In the 1920s the highway was routed straight up 21st Street. In the 1930s it was rerouted again to jog west at Y Street (Broadway) at the southern boundary of Richmond Grove and north along 16th Street through the heart of the neighborhood. According to maps of the era, 16th Street was the most heavily traveled north-south route through Sacramento at the time. By the 1950s, 15th and 16th streets were one-way highway routes cosigned as US 99 W. and US 40 (see Figure 27).¹⁵

¹⁵ 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.



Figure 27: Map detail showing state highways along 15th Street, 16th Street, and Broadway, 1956 (Shell Street Guide of Sacramento).

After streetcar service was discontinued in the 1940s, Sacramento began planning for freeway construction. Richmond Grove was spared the devastation of a planned freeway route that would have obliterated S, T, and U Streets. In the mid-1960s, however, the X-Y Freeway destroyed several blocks of the neighborhood and divided it at its southern edge. 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. While the railroad tracks still form the northern and eastern boundaries of twenty-first century Richmond Grove, the neighborhood is bounded to the south by Interstate 80 (the Golden State Highway) (see figures 28 and 29).



Figure 28: Demolished area of Richmond Grove during freeway construction, view from 19th Street, 1966 (Center for Sacramento History).



Figure 29: Golden State Highway, view from 17th Street, 1967 (Center for Sacramento History).

Residential Development

SINGLE FAMILY RESIDENCES

Queen Anne architecture dominated residential development in Richmond Grove through the turn of the twentieth century (see Figures 30 and 31). After 1906, emerging styles such as Craftsman, Prairie, and American Foursquare began to supplant Victorian-era styles in popularity. 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. Gregory was a regional developer who would continue building in the area for decades; this house appears to have been one of many of his speculative investments. 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 population of the neighborhood expanded, it became more diverse, with Portuguese and Asian immigrants as well as Black Americans from the South moving into new houses.



Figure 30: Corner of 18th Street and U Street, March 25, 1950 (Eugene Hepting, Center for Sacramento History).



Figure 31: Corner of 12th and S streets, February 22, 1951 (Eugene Hepting, Center for Sacramento History).

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 (see Figure 32). Craftsman, Prairie, and American Foursquare were the dominant residential styles constructed during this era. Parcels were subdivided gradually, with many double and even quarter-block lots remaining in 1915. There were a handful of businesses such as laundries, a soda-bottling plant, a liquor store, and a carpenter shop. Businesses were 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 district. Small garages, sheds, or ancillary dwellings were located along the alleys. With many vacant lots between the houses, some alley buildings were sizable barns, stables, or light industrial buildings (for instance, a hay and coal storage building).¹⁶

¹⁶ 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.



Figure 32: Map detail, area bounded by 17th, T, 17th, and V Streets, 1915 (Sanborn Insurance Company).

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. 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 purpose-built car storage. Scattered light industrial uses, such as auto repair or metal fabrication, also persisted along the alleys behind residences. 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 (see Figure 32). This area, however, was lost to freeway development in the mid-1960s.



Figure 33: Northeast corner of 12th and X streets, 1963 (Eugene Hepting, Center for Sacramento History).

The neighborhood population expanded significantly between 1900 and 1940. While still made up of working-class families, the Richmond Grove had become more racially diverse. Unlike other parts of Sacramento, the 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 it utilized as a boarding house for young women. Some neighborhood residents still worked for the railroad, but many others 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. 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 tended to be higher-density multifamily apartment buildings rather than single-family residences. Large undeveloped parcels such as those near the intersections of 17th and U streets and 17th and V streets (see Figure 34) were particularly attractive for these more substantial residential buildings.¹⁷

¹⁷ 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.



Figure 34: Map detail, area bounded by 15th, T, 17th, and V Streets, 1952 (Sanborn Insurance Company).

Miller Residence, 1808 U Street

The Miller family, who occupied 1808 U Street for nearly a century, was unusual in the length of their tenure but in many ways exemplified the residential development of the neighborhood. Henry Frederick Miller (1859 – 1927) acquired the property in 1895, apparently after he had built a house (see Figure 35) for his growing family on it in 1892. (The 1893 city directory shows him at this address.) Miller’s parents had traveled to California in the 1850s, not long before his birth, homesteading a section of land within the street grid just north of the Richmond Grove neighborhood. He learned to work as a tinsmith and a plumber, and in 1885, opened his own sheet-metal business on J Street, one of the first of its kind in Sacramento. The same year, he married Hattie Foss (1864 – 1942). Their son Grover was born in 1886 and daughter Delilah the

following year. Three more daughters, Vesta, Genevieve, and Brownie, were born between 1895 and 1903. Apparently, Miller did all the construction work on the house himself, and he was as skilled at carpentry as plumbing and metalwork, because he made its turned posts and other decorative features. Miller built another house next door (now demolished) that the family apparently sold.¹⁸



Figure 35: 1808 U Street, c1892 (Karen Jacques collection).

In 1903 or 1904, Miller constructed a small, screened cabin on the property that the family used as sleeping quarters during summer months. He built the wrought-iron fence in front of the property in about 1905 and the barn at the rear of the property about the same time. By 1910, Grover Miller had married a woman named Beulah and was working for his father. Vesta had a job as a bookkeeper, and the three younger children were still in school. The entire family of five adults and three children lived together in the house during this era. Vesta, who never married, stayed in the family home for almost her entire life, although she did live in San Francisco in 1913 and 1914 while studying for her nursing degree. She would go on to have a forty-year career as a nurse in Sacramento. By 1920, only Vesta, Henrietta, and Brownie (both of

¹⁸ US Census records, Sacramento, California, 1870; "Miller Family History," unpublished manuscript based on personal interview between Karen Jacques and Pamela Hunt, 1995; DPR 523 form, 1808 U St., January 27, 1976.

whom were still teenagers) remained at home with their parents. In the 1920s, Henry Miller moved his business to the barn at the rear of the property when J Street was redeveloped (see Figure 36). He had taken on a partner years earlier, and the business was known as Miller & Edler. In addition to sheet-metal work, they offered plumbing, roofing, and other services such as furnace repair. In 1927, Henry Miller died at the age of 67.¹⁹



Figure 36: Barn at the rear of 1808 U Street (Kara Brunzell, June 14, 2021).

Hattie and Vesta lived on in the house and Grover appears to have taken over his father's business. In 1930, he was living next door at 1800 U Street with his wife and their 17-year-old son. By this time, the Miller House was worth \$9000, more than any of the nearby residences. One of the oldest houses on the block, it was also on one of the large lots reflecting the nineteenth century development pattern of the neighborhood. The thriving business in the barn would also have added value to the property. In the 1930s, Hattie's bachelor brother Jared moved into the house with Vesta and Hattie. The rear addition was constructed in 1931, perhaps to make space for Hattie's brother. At some point, the basement space was also converted to residential use and the house was raised several feet. Hattie deeded the house to Vesta before she died in 1941; Jared Foss lived on with his niece until 1953. Vesta continued working as a nurse until 1961. Grover Miller died in 1944, after which the barn was used as

¹⁹ US Census records, Sacramento, California, 1910, 1920; DPR 523 form, 1808 U St., January 27, 1976.

storage, a wholesale florist business, and a refrigerator repair shop. During the 1950s, the main floor of the residence was divided into two apartments and Vesta rented part of the house to a non-relative named Ed Warner. It was probably about this time that incompatible midcentury-style trim was added to the porch. Vesta sold the house to Warner in 1980; she died in 1987. Karen Jacques and Ken Wilcox acquired the house in the 1990s and restored its original architectural details (see Figure 37).²⁰



Figure 37: 1808 U Street (Kara Brunzell, June 14, 2021).

MULTI-FAMILY RESIDENTIAL

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. 2218 10th Street (which is extant but heavily altered) was completed in 1914 as a four-unit building. With its large front porch, two-and-a-half-story massing, and Prairie-style cornice with decorative rafter tails, its quality of construction and appearance was similar to nearby houses (see Figure 38). Newspaper ads for the flats touted its modernity and then-popular features such as a wall bed and sleeping porch.²¹

²⁰ US Census records, Sacramento, California, 1930, 1940; “Miller Family History,” unpublished manuscript based on personal interview between Karen Jacques and Pamela Hunt, 1995.

²¹ New Five Room Flat, *Sacramento Bee*, 14 March 1914.



Figure 38: Multi-family building at 2218 10th Street, 1923 (Eugene Hepting, Center for Sacramento History).

The first (and still the tallest) apartment building in the neighborhood was designed by W.E. Coffman and constructed by Fair Oaks contractor William Gregory (who had built the first house in the Mission Trecho subdivision two decades before) in 1936. The building, 2114 16th Street, was owned by Adelina Prato, who lived in and managed the building when it was completed. Prato was a widow and an Italian immigrant; her husband Giovanni had given his occupation as scavenger on earlier census records and was apparently able to acquire enough capital to purchase land. 16th Street had recently been integrated into the highway system as a section of California Highway 24 and was becoming the principal commercial thoroughfare of the neighborhood during this era. Constructed during the depths of the Great Depression, the apartment building is an illustration of the fact that Sacramento and the Richmond Grove neighborhood were able to keep growing during this time of economic stagnation. Coffman was known for the fashionable residences he designed in the Fabulous 40s neighborhood and for the Tower Theater, a masterpiece of Art Deco design. The three-story Streamline Moderne apartment building was designed about the same time and referenced the same fashionable architectural idiom as the theater, although in a much more restrained expression (see Figure 39). Its modernity was emphasized in its name, "Moderne Apartments," and in the newspaper ads that celebrated its completion, which repeatedly emphasized the up-to-date qualities of the

building. Apartments were furnished and included refrigerators, still something of a luxury in the 1930s. The building had a storefront on the ground floor and a garage for storage of personal automobiles, which were already the ultimate consumer symbol of modernity. It was one of the last projects Coffman completed before his untimely death in 1937.²²



Figure 39: Rendering for “Moderne Apartments” building on 16th Street, 1936 (Sacramento Bee).

Between the late 1930s and mid-1940s, local contractor Tony Brazil (1900 – 1976) developed a half-block of duplexes and courtyard apartments along U Street between 14th and 15th streets, which increased residential density while giving residents access to outdoor spaces and garages similar to those enjoyed by residents of single-family homes. Courtyard apartments were popular during these decades in part because exterior entrances to each unit were visible from the street, and thus the units were considered safe and appropriate for single women (in contrast to hotel or boardinghouse accommodations where interior hallways allowed residents and visitors to enter a unit in more privacy). These units were attractive but small and featured simplified Tudor architectural details. Brazil was born in the Azores and worked as a plumber before and during his career as a contractor. In 1940, he lived south of Richmond Grove at 2600

²² 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.

Sixteenth Street with his wife, Adella Brazil (1903 – 1957). He worked on various types of buildings, including houses at 1640 Tenth Avenue and 2702 Marty Way. During the development of the Richmond Grove projects, they were damaged by arsonists who targeted the new developments in the neighborhood. Brazil continued to construct buildings and subdivisions in the Sacramento area.²³

By 1951, 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. During the 1960s and 1970s, infill construction of modest-sized apartment buildings was common.

One of the earliest postwar apartment complexes, and perhaps the most substantial, was constructed beginning in 1951 by builder-developer Jack W. Greene (1920 – 1979) on a large empty lot northeast of the intersection of V and 17th streets. Two buildings, each two stories with nine units and separate entrances, were completed in 1952, with a third building constructed shortly thereafter. When complete, the building advertised one-and two-bedroom furnished apartments with a laundry room in the complex. With flat roofs, wide eaves, and steel industrial-sash windows, the buildings exhibit the characteristics of immediate postwar architecture. Although they are much larger than prewar courtyard apartment buildings, the complex retains some space around the buildings for landscaping and balconies. Greene was a young World War II veteran just starting his career as a builder and he retained ownership and management of the building, living in the complex with his family after its completion. He went on to build many more large apartments and housing tracts in the Sacramento area.²⁴

Another example of a carefully designed early postwar apartment building featuring large corner windows, a subtly elegant entry volume, and simple geometric trim can be found at 1314

²³ “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.

²⁴ Jack Greene Apts., *Sacramento Bee*, 7 February 1952; Builder is Sued on Assault Complaint, *Sacramento Bee*, 8 November 1961.

V Street (see Figure 40). Constructed by local contractor Harry Yamasaki in 1950, Yamasaki had the building moved to its present location in 1959 after a redevelopment project took its original O Street location. As the 1950s progressed, cost consciousness became the paramount imperative governing design choices for Richmond Grove apartment buildings. Most multi-family residential buildings constructed from the mid-1950s on were simple boxes that occupied an entire parcel and lacked design distinction or substantial landscaping. 1308 V Street (immediately west of 1314 V Street) is the exception that proves the rule. It features modest decorative details such as a projecting flat-roofed entry volume and decorative cultured stone cladding with matching planter on the main façade. Although relatively restrained, they make this 1968 apartment building one of the most notable constructed during an era when utilitarian design was ubiquitous for multi-family residential development.



Figure 40: Apartment building at 615 O Street prior to move, Sacramento Business and Taxpayers Association, 1954 (Collection of William Burg).

Institutional Development

During the early twentieth century, school construction inevitably followed residential development, and by 1912 plans were being made for the construction of William Land School to serve the neighborhood children who lived in the houses being developed. Located on the block bounded by 11th, 12th, U and V streets, the school was completed in 1915 and considered a

showplace for Sacramento (see Figure 41). It was a central institution in the life of the neighborhood, and although the building was demolished and replaced in the postwar era, the school has remained the most important educational institution in the neighborhood.

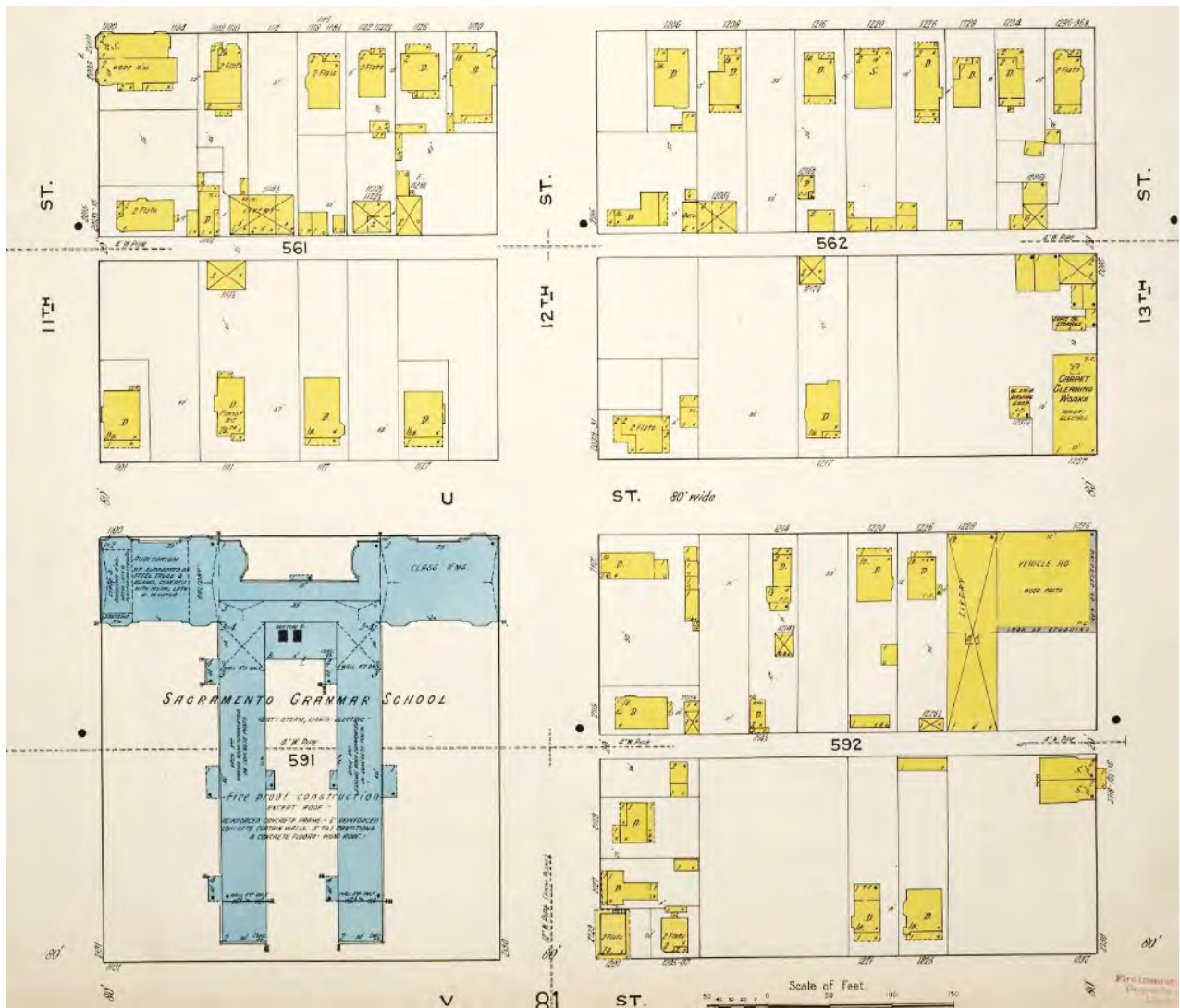


Figure 41: Map detail, area bounded by 11th, 12th, and 13th Streets, 1915 (Sanborn Insurance Company).

The most substantial buildings in the entire neighborhood were the National Guard Armory (see Figure 42) southeast of the intersection of 12th and W streets and school, which occupied a full block at U and 12th streets. Meanwhile, development in the southern portion of the neighborhood was less intensive, with entire blocks that remained vacant. The armory at 12th and W streets was completed in 1914. The impressive building was also the site of musical performances and other community events. It was razed in the mid-1960s to make way for freeway construction (see Figure 43).

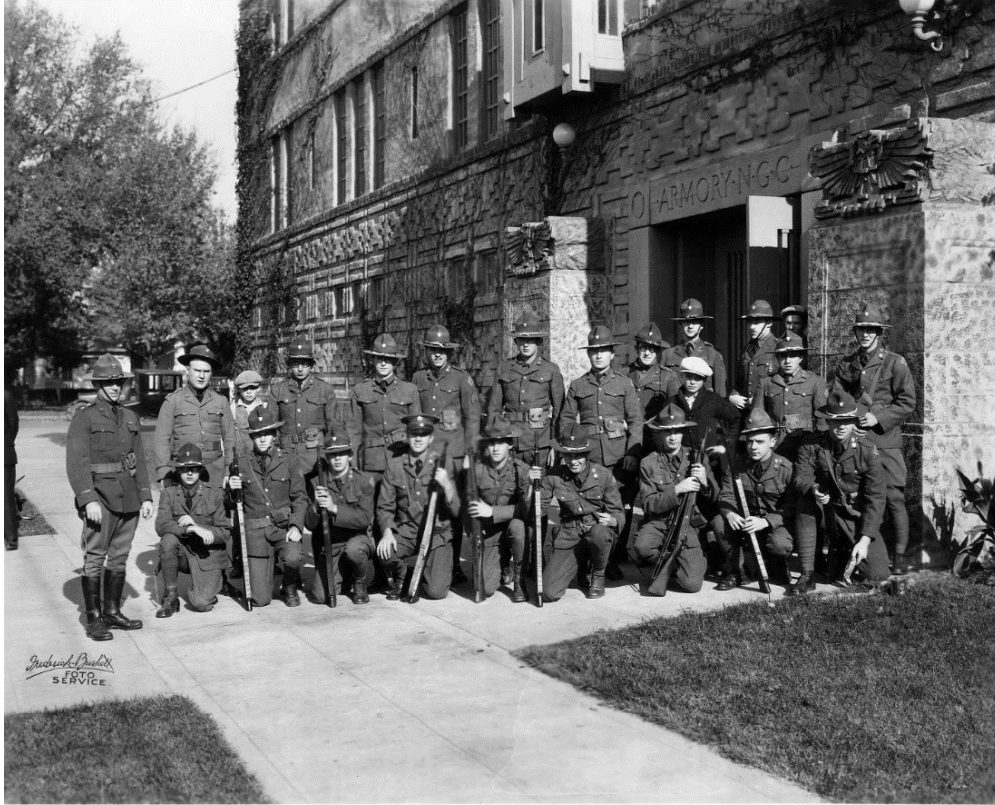


Figure 42: National Guard Armory, 1928 (Frederick-Burkett Foto Service, Sacramento History Room).



Figure 43: National Guard Armory under demolition, 1965 (Eugene Hepting, Center for Sacramento History).

There was one religious institution (see Figure 44) in Richmond Grove by the late 1930s. The modest church, not much bigger than a residence, was originally constructed about 1937 and exemplifies the changing ethnic makeup of the neighborhood over the decades. It was a house

of worship for an Italian Christian congregation, a group of Italian immigrants and Italian Americans who adhered to a Pentecostal-style Christianity rather than Catholicism like the majority of Italians. Its modest size and lack of architectural pretension (see Figure 44) would have been consistent with a theology that rejected the rich trappings of the Roman Catholic church as well as a reflection of its comparatively small number of members. In 1970, it was converted to a Japanese Koyasan Buddhist Temple. In about 1979, its façade was updated with Japanese-inspired details to honor its new function (see Figure 45).



Figure 44: Italian church at corner of 13th Street and U Street, c1950 (Center for Sacramento History).



Figure 45: Koyasan Buddhist Temple with members, 13th Street and U Street, 1979, University of Washington.

The Negro Woman’s Civic Improvement Club (NWCIC) was an important institution with a short-lived but significant tenure in the neighborhood. In 1942, the club bought the property at 1830 T Street from J. D. Swift and used it as a boarding house or “girls’ home” (see Figure 46). This was the first residential facility for Black women who were newcomers to Sacramento. At the time, there were no suitable public accommodations for women and girls. Moreover, due to segregation and prejudice, young African American women arriving in Sacramento had great difficulty finding safe, decent housing. Viola M. Brooks (1887 – 1975), the founder and president of the club turned to the Woman’s Monday Club to help find a solution to suitable housing. Mrs. Brooks headed the project. In 1936, Brooks and twelve other women founded the “Negro Women’s Civic Improvement Club,” which became the Women’s Civic Improvement Club in 1951. After the group purchased the house at 1830 T Street in 1942, it became the first location of the NWCIC girl’s home. The property reverted to use as a private residence after the club bought a larger house in the late 1940s. The WCIC (as it later became known) continued to focus on providing programs and services for low-income and disadvantaged families in Sacramento.²⁵

²⁵ “WCIC History,” Women’s Civic Improvement Club of Sacramento, Accessed September 16, 2021, <https://www.wcicinc.org/wcic-history.html>; Ginger Rutland, “Blacks in Segregated Sacramento Took



Figure 46: 1830 T Street, 1942 (Sacramento Women's Civic Improvement Club).

Commercial and Industrial Development

Before the turn of the century, the only commercial ventures in Richmond Grove were enterprises that required substantial amounts of land, like agricultural uses and businesses such as livery stables. Removal of the R Street levee, subdivision of Mission Trecho, and subsequent residential development soon stimulated a handful of small-scale neighborhood-serving retail ventures. As Richmond Grove was becoming a residential neighborhood after the turn of the century, however, large parcels remained open, and it continued to house land-intensive commercial ventures like the creamery at T and 13th streets, which opened in 1915. The development history of the block bounded by U, 17th, V, and 16th Streets, which by 1915 had only two small dwellings, is illustrative of this pattern. Despite brisk sales and intensive residential developments on many blocks, large swaths of the neighborhood remained semi-rural into the 1920s.

In 1927, local florist Mark H. Ebel petitioned to rezone in order to develop a flower nursery with a greenhouse and conservatory. The Ebel family had operated a nursery at 10th and P Streets and a florist shop on K Street and must have been seeking a less congested yet easily accessible

Care of Own," *Sacramento Bee*, Mar. 29, 1999, 18; "WCIC History," Women's Civic Improvement Club of Sacramento, Accessed July 30, 2021, <https://www.wcicinc.org/wcic-history.html>; "Five Views: An Ethnic Historic Site Survey for California (Black Americans)," National Parks Service, Accessed July 30, 2021, https://www.nps.gov/parkhistory/online_books/5views/5views2f.htm.

neighborhood in which to grow and sell flowers. They constructed the nursery and office (see Figure 47) at the corner of 16th and V Streets later that year. The \$30,000 main building (described as being Italian- and Spanish-inspired by the *Sacramento Bee*) was designed by Starks and Flanders and adorned with a neon sign. Adjacent to the greenhouse, it served as showroom, conservatory, and flower packing/shipping house. Its main façade loggia was described as a modern convenience oriented toward motorists, and the business advertised ample parking. The onset of the Great Depression was not good for the cut-flower business, and by 1932 Ebel Nursery was bankrupt. By this time, most of Richmond Grove had been developed, and it no longer made sense for a small-scale agricultural use like a plant nursery. The greenhouse was torn down, making space for a used car lot, and from the mid-1930s through the 1960s, the building on the corner was used for a succession of bars and restaurants. The building was demolished in the late 1960s, and in 2022 the parcel was vacant and slated for redevelopment.²⁶



Figure 47: Ebel's Nursery, c1930, Center for Sacramento History.

²⁶ Planning Board to Meet on Ebel Zone Change, *Sacramento Bee*, 4 January 1927; Construction Started on new Florist Store at Sixteenth and V, *Sacramento Bee*, 2 April 1927.

The Queen Anne storefront commercial/second floor residential building at 1730 S Street, with its prominent tower, was developed between 1904 and 1907 and is the oldest surviving purpose-built commercial building in Richmond Grove. Research has revealed little about its first use, but by 1914 it housed the Monez and Azevedo Saloon. The architecturally significant building is extant, as is the more modest grocery store with a second floor flat at 1701 – 1703 T Street that was developed around the same time. Another early saloon was developed on the northeast corner of 10th and W Streets in about 1907. A few blocks west of the Mission Trecho subdivision, it was technically outside the “saloon free” area but still close enough to serve its residents. Its proprietor was Irish immigrant and former riverboat pilot George Thomas Ryan, who operated both a grocery store and saloon (and later a gas station) on the property until his death in 1919. The property was used as a meat market in the 1920s and reborn as the Armory Tavern in 1936 (after Prohibition had been repealed), becoming the Pelican Club in 1937 (see Figure 48). The building is extant at 2231 10th Street but has been heavily altered to the point that the only remnants of its historic-era form are its massing and heavy projecting cornice.



Figure 48: Pelican Club (Ryan Saloon), 1950 (Eugene Hepting, Center for Sacramento History).

In 1950, the Sacramento Builders Exchange announced construction of a new building on the northwest corner of 14th and T Streets. It was designed by Leonard F. Starks, who had designed the Ebel Nursery in Richmond Grove with his partner Edward Flanders two decades earlier, to house offices, blueprint booths, and a conference room (see Figure 49). It was completed in 1955 adjacent to the Graybar building, creating an industrial/commercial block between S and T

Streets. It is one of a handful of buildings in Richmond Grove designed by an architect and a notable example of the local transition to Modernism.²⁷



Figure 49: Sacramento Builders Exchange, 1951 (Center for Sacramento History).

16TH STREET CORRIDOR

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. There were more residences between U and S Streets, but there were still many vacant lots. By the early 1920s, the only businesses on 16th Street were a barbershop and laundry between X and Y streets (later demolished), and the open lots were becoming more attractive for commercial than residential development. By 1930, commercial uses had increased, with small scale businesses like laundries and an electrical supply warehouse interspersed with residential uses. A pharmacy and grocery store had opened, and there was a gas station and auto repair shop at 16th and Y streets. Integration of 16th and Y streets into California Highway 24 brought travelers through the neighborhood and accelerated commercialization of those thoroughfares. Between 1936 and 1941, development of the three-story Moderne Apartments building, a restaurant, a couple of bars, and the Big Town Market at 16th and V streets (see Figure 50) shifted the character of 16th Street away from the pattern of low-density neighborhood-serving commercial buildings interspersed with single-family residential that defined the larger neighborhood. The Moderne Apartments and Big Town Market projects also introduced the Streamline Moderne architectural style to the neighborhood.

²⁷ "Builders Group Will Have New 25 Office Home," *Sacramento Bee*, 24 June 1950.



Figure 50: Matchbook advertising Franklin Life Insurance Co. at 2200 16th Street (late 1940s).

The most dramatic transformation came after World War II, when the highway route along 16th Street and increasing ubiquity of personal automobiles stimulated auto-related uses: empty lots were re-purposed and existing buildings demolished to make room for several used car lots. By 1947, there were at least six used car lots lining the street, along with other auto-related uses such as gas stations and repair shops; by 1952 there were eleven used car lots (see Figure 51). Although some of these businesses had small offices, others were simply large empty parcels. As automobile sales formalized their operations and grew in size over the second half of the twentieth century and the development of the freeway system in the 1960s took the heaviest traffic off city streets, most auto lots moved outside city limits, freeing parcels on 16th Street for postwar development. However, the corridor retains some automobile service businesses that date from the mid-twentieth century.²⁸

²⁸ 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.

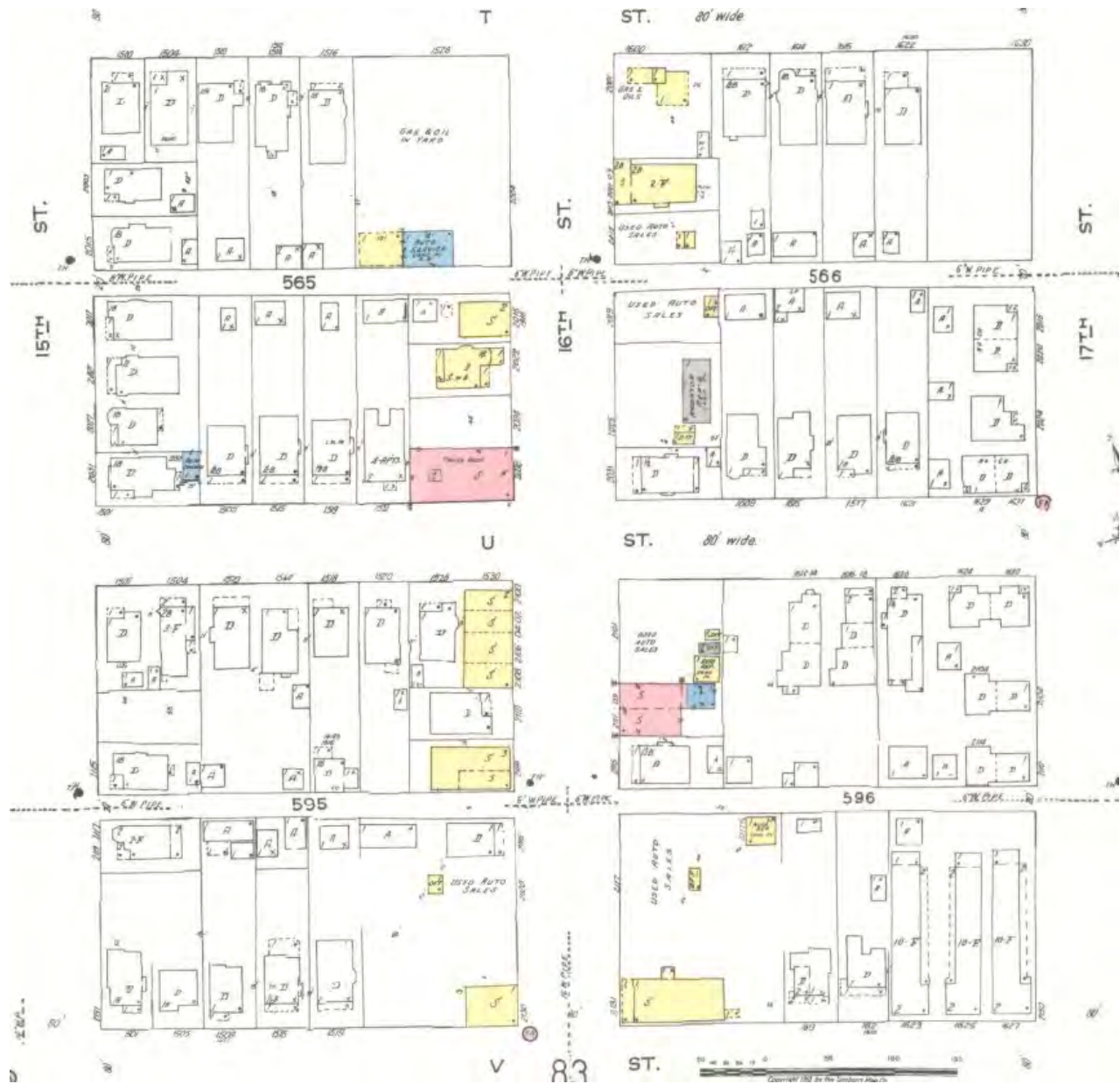


Figure 51: Map detail showing six used car lots, an auto service lot, and a gas station on 16th Street between T and V Streets, 1952 (Sanborn Insurance Company).

As density increased, simple storefronts were added to existing houses and other old houses were converted to office/retail uses, especially on 16th Street (see Figures 52 and 53). 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.

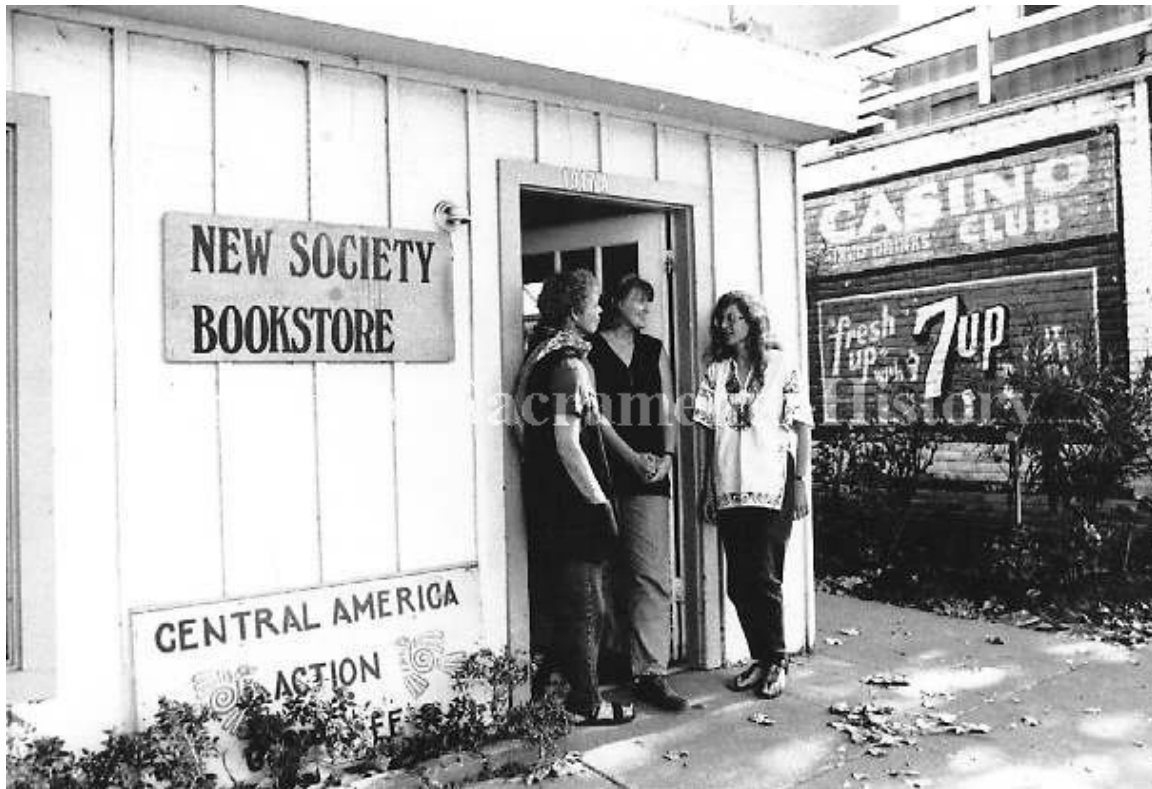


Figure 52: 1917 16th Street, Joni Foster and Darien Dern, 1981 (Center for Sacramento History).

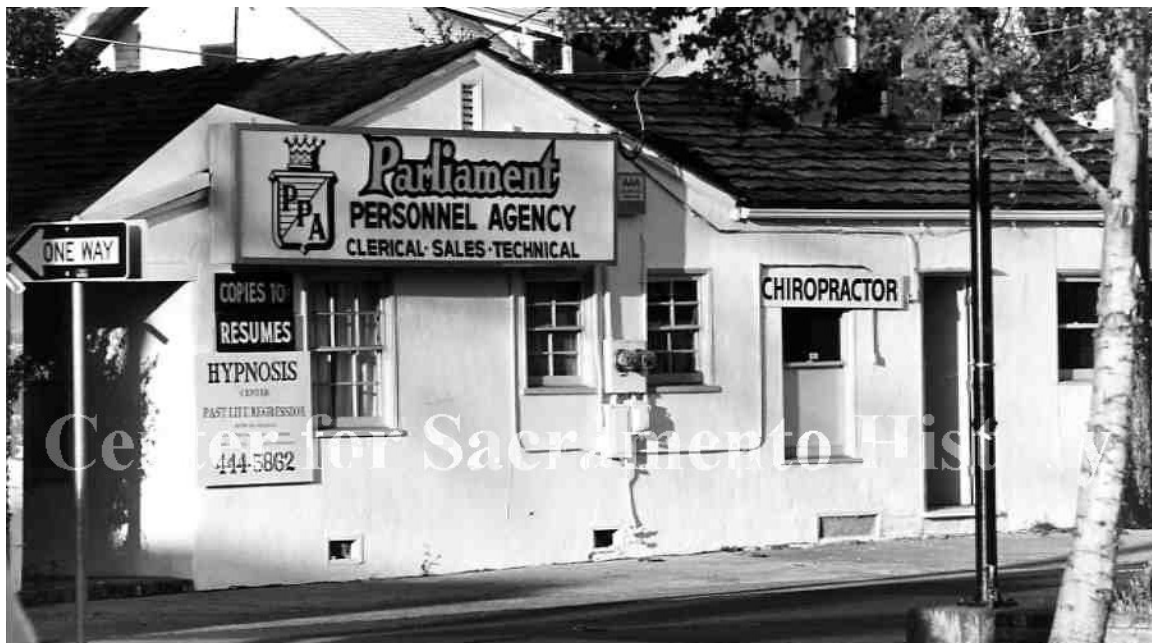


Figure 53: 2215 16th Street, 1981, Owen Brewer, 1981 (Center for Sacramento History).

Industrial Development

The S.S. Albright Co., an automobile manufacturing company, was founded by S.S. Albright in 1909. The company was quickly successful and outgrew its first plant within a decade. In October 1916, the S.S. Albright Co. moved into its new location on the corner of 13th and U Streets. The purpose-built factory (see Figures 54 and 55) was particularly noted for its sawtooth roof and large number of windows, which gave the interior a wealth of natural light; it was advertised as the “daylight plant.” All stages of automobile manufacture were executed within the building, including body manufacture, painting, and upholstery. In 1927, Albright bought a new site on Y Street between 13th and 14th Streets to upsize again. However, other industrial businesses remained nearby, and by the 1950s, 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.²⁹



Figure 54: 1300 U Street, 1919 (Your Protection Magazine).

²⁹ “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.



Figure 55: S.S. Albright Company with completed car, 1923, McCurry Foto Co. (California State Library).

Industrial buildings were also developed on the block of 14th Street south of S Street. In 1941, the Graybar Electric Company moved into a new plant and distribution center at the southwest corner of 14th and S Streets (see Figure 56). The company sold wholesale home appliances and electrical equipment, and the Sacramento plant was established in 1936. The move to Richmond Grove was necessitated when Graybar outgrew their first location on L Street. Early twentieth century industrial buildings were brick construction and primarily utilitarian, with some modest references to Streamline Moderne or Period Revival styles in cornice and façade details.³⁰

³⁰ *Sacramento Bee*, 29 August 1947, 17; “Electric Concern Will Be Moved,” *Sacramento Bee*, 5 July 1941.



Figure 56: Graybar Electric Building rendering from opening announcement, July 19, 1941 (Sacramento Bee).

Japantown

Sacramento's original Japantown neighborhood was located to the northwest of Richmond Grove in the blocks between 3rd, 5th, L and O Streets. This 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. For the most part, new buildings were not constructed to house these Japanese businesses, and the ethnic theme is reflected in signage rather than in architectural style. Owners of these longstanding local businesses were people like Harry K. Masaki, who opened the Senator Bait & Fish Market with Niro Sanada in 1946 in Sacramento's old Japantown. By 1962 Masaki owned it alone; he purchased a lot on 10th Street and demolished the existing house to build a new commercial structure there. His son, Akito Masaki, took over the business and operated it until 1995. The Senator Fish Market was replaced by Osaka-Ya, which still operates in the same location. Osaka-Ya is one of the very few Japanese-owned businesses that survived into the third decade of the twenty-first century (see Figure 57).³¹

³¹ "Post-Japantown business section has long history," Valley Community Newspapers, 5 February 2015.



Figure 57: Osaka-Ya at 2215 10th Street (Kara Brunzell, June 14, 2021).

4. PRESERVATION GOALS & PRIORITIES

Summary of Findings

Brunzell Historical performed extensive research and prepared a neighborhood historic context statement for the Richmond Grove Historic District, as well as researching the history of individually eligible properties and surveying the entire neighborhood. Brunzell Historical's field survey of the Richmond Grove neighborhood (project boundaries described on page 3) included photographic documentation of 495 properties. Properties that appeared to be age-eligible were evaluated for historic significance and integrity. 296 properties are recommended as potential contributors to a historic district. Fourteen properties within district boundaries are already listed as Sacramento Register Landmarks, while an additional thirteen properties are recommended eligible for listing as local landmarks by this study. The neighborhood features a sufficient concentration of contributing resources to form a Richmond Grove Historic District, which should be officially listed on the Sacramento Register. The goal of the creation of this district is to protect the eligible historic resources in the neighborhood from demolition or inappropriate modifications.

Richmond Grove Historic District Boundaries

The boundaries of the Richmond Grove Historic District, which have been chosen to include areas with a high concentration of historic resources and to exclude areas within existing historic districts, are somewhat smaller than the historic neighborhood. Figure 58 below shows the boundaries of the Richmond Grove Historic District along with the parcel boundaries of properties within the district.



Figure 58: Richmond Grove Historic District boundaries.

DPR 523 Forms

A DPR 523D form has been produced as part of this survey and documentation effort, and contains additional information regarding the Richmond Grove Historic District, including a detailed property table, district boundary justification, and specific boundary description. The property table includes construction dates, contributor/non-contributor status, and (where applicable) architectural style for all 495 properties within the district. In addition, DPR 523 primary forms have been prepared for all district contributors. A complete set of DPR 523 forms has also been prepared for each resource recommended eligible for individual listing by this study. These forms are appended to this report. Forms for resources recommended eligible as individual landmarks are also attached. The information contained in these forms, along with the Historic Context Report, can provide baseline information to guide future planning efforts in the Richmond Grove neighborhood.

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Appendix: DPR Forms

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 16

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

*Recorded by: Kara Brunzell, Ynez Barber

*Date: June 1, 2022 Continuation Update

***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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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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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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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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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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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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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		

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 12 of 16

*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
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.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Lee Residence

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2131 17th Street

City or town: Sacramento State: California County: Sacramento County

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
---	---------------------------------

North Sacramento School

Sacramento, California

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

North Sacramento School _____

Sacramento, California _____

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

North Sacramento School

Sacramento, California

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Streamline Moderne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stucco

Metal

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The building at 2131 17th Street is located in a residential neighborhood in the center of Sacramento that is characterized by single-family residences and small apartment buildings constructed between the late 19th century and the late 20th century. The property is located northeast of the intersection of 17th and V streets. The house is set back twenty-five feet from V Street and just a few feet from 17th Street behind a lawn punctuated by a set of concrete steps leading to the primary (west) façade. Although the building is roughly rectangular in plan, multiple two-story volumes are connected by a curved single-story volume at the corner, creating asymmetrical massing. Ornamental features include curved details, metal balustrades, banded and curved entry canopy, curved corner with glass block, repeated circular motifs, and an elaborate metal screen door with Art Deco inspired gazelle pattern. Originally constructed by the Lee family in 1941, the building has been used for many years as a residence.

The building reflects the character-defining features of Streamline Moderne architecture with Art Deco details and is considered among the finest examples of the style in Sacramento. The building at 2131 17th Street has been altered only slightly and retains integrity.

Detailed Description

The two-story Streamline Moderne building at 2131 17th Street features a rectangular plan with asymmetrical massing and a flat roof with narrow coping. It is clad in textured stucco. The irregular front (west) façade has a slightly projecting two-story volume in the center. A projecting curved canopy with horizontal grooves on the main (west) façade shelters the main entrance, which is fitted with a flat wood door with a round window and glass-brick sidelights. It is accessed via a low set of concrete steps; the porch has a brick balustrade that repeats the curve of the canopy and has decorative metal at the front exhibiting scrolled and circular motifs. The second-floor façade above the porch is blank except for vertical glass blocks that respond to the sidelights below. Both single-story side wings have rooftop decks enclosed with railings of plain metal piping adorned with decorative circular motifs. The north volume has a two-car garage fitted with a metal rollup door and human-scale entrance fitted with an elaborate metal screen door featuring an Art Deco inspired gazelle design and circular motif. The single-story south volume has a curved corner with glass block. It is accessed via a second-story door that faces south. Fenestration consists of steel casement windows with second story corner windows and glass block accents as well as one hexagonal window on the main façade. An attached garage on the north elevation is one-story and has a deck with a matching decorative metal balustrade above it. The garage has a wide roll-up metal garage door and decorative metal gate next to the house. There is a two-story chimney on the south elevation. The rear (east) elevation has a projecting volume at its center and several areas of glass block.

Integrity

Development History

The house at 2131 17th Street in Sacramento was built by Lawrence and McCarthy in 1941, when it first appeared on the city directory. The first owners were Percy L. and Mae Wong Lee.

The integrity of 2131 17th Street is assessed below by assessing the seven principal aspects of integrity that affect its significance.

Location

The house at 2131 17th Street has not been moved so it retains integrity of location.

Design

The Lee house's design is expressed through its Streamline Moderne architecture. Character-defining features include its asymmetrical massing, smooth surfaces, grooved and curved features referencing streamlined vehicles, steel casement windows, and flat roof. Ornamental elements of the design include metal piping, banded canopy, repetition of circular motifs, glass blocks, and Art Deco motifs executed in metal. No substantial alterations have been performed to its design outside the period of significance. Therefore, it retains integrity of design.

Setting

North Sacramento School

Sacramento, California

The residential neighborhood surrounding 2131 17th Street has retained many of its historic-period buildings as well as the overall character present during the property's period of significance. The house at 2131 17th Street therefore retains sufficient integrity of setting to convey its significance.

Materials

The property at 2131 17th Street's glass block, steel casement windows, decorative metal features, brick porch, and metal piping dates to the period of significance. Except for replacement of the original garage door and use of textured stucco, no alterations are apparent, and the house conveys its historic identity through its materials.

Workmanship

The building's workmanship dates from its original construction in 1941 and it conveys its historic identity through its workmanship.

Feeling

The building at 2131 17th Street exhibits the character-defining features of Streamline Moderne architecture and strongly evokes the aesthetic sense of the early 1940s. The property retains sufficient significant physical characteristics from its period of significance to convey its historic qualities and therefore retains integrity of feeling.

Association

2131 17th Street's retains its important original physical features and thus conveys its association with the early 1940s and the Streamline Moderne architectural style. Therefore, the building retains integrity of association.

The property conveys its architectural significance through all seven aspects of integrity.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
-

North Sacramento School

Sacramento, California

D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1941

Significant Dates

1941

North Sacramento School

Sacramento, California

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Lawrence and McCarthy (builder)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The building at 2131 17th Street is eligible for the National Register of Historic Places under Criterion C at the local level for its architecture. Its period of significance is 1941, the year it was completed. Its design deploys varied heights and setbacks to create a sophisticated blend of asymmetry and harmony, with curved and round details rescuing the strictly rectilinear building from a cold austerity. By the mid-1990s, it had been identified as the finest local example of pre-World War II Streamline Moderne residential architecture. The smooth surfaces, glass block, rounded motifs, and curved corners all evoke the streamlining of airplanes and other vehicles of the era. Its design is further elevated by the ornate Art Deco screen door with its round and botanical motifs as well as a detailed rendering of a gazelle leaping over hills. For these reasons, the building exhibits the important character-defining elements of Streamline Moderne architecture.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Sacramento

The Nisenan, a branch of the Maidu people, occupied the area near the confluence of the American and Sacramento Rivers before the arrival of Europeans. The Spanish explored but did not settle in the region, and the first permanent non-native resident was Swiss immigrant John Sutter, who arrived in 1839. Sutter's Fort, approximately ¾ mile northeast of Richmond Grove,

became a way station for immigrants travelling overland to California in the 1840s. When Sutter's employees discovered gold near the end of the decade, Sam Brannan and other speculators laid out Sacramento near Sutter's Fort. A dry winter in 1848-49 allowed Sacramento's founders to ignore the great drawback of the site: its position in the flood plain. Surveyors platted an enormous three-mile area, giving the east-west streets letter names and numbering the north-south streets. Sacramento became the gateway to California's gold fields. Its influence was made enduring in 1854, when Sacramento became the permanent state capital. Completion of the transcontinental railroad in 1869 further established Sacramento as a hub for commerce. As the nineteenth century progressed, agriculture began to overtake mineral extraction as the most important economic pursuit in the Sacramento Valley.¹

California's first successful rail line was the Sacramento Valley Railroad (SVRR), which began service from Sacramento to Folsom in 1856. Theodore Judah was SVRR's chief engineer, and while working on it devised a plan for a transcontinental railroad with its terminus in Sacramento. In 1861, he recruited Collis P. Huntington, Mark Hopkins, Leland Stanford, and Charles Crocker (the "Big Four") to the Board of Directors of the Central Pacific Railroad (CPRR). When Stanford became governor later that year, he was able to push legislation that favored railroad construction in California, and the CPRR broke ground in 1863. Despite political and technical difficulties as well as Judah's premature death in 1863, the transcontinental railroad was completed in 1869. Sacramento was positioned as a hub for products of the mines and California's growing agricultural sector. Travel to and from Sacramento, which had declined as the gold rush petered out, increased substantially after the railroad's completion. In 1865, the CPRR purchased the SVRR, folding the local line into its transcontinental system. The CPRR then merged with potential rail competitor Southern Pacific (SP) and took on its name. The SP shops in Sacramento became the city's largest employer and remained so for many years even after management moved to San Francisco.²

As Sacramento matured from a frontier tent encampment to a permanent city, it became clear that flooding would be a recurring problem. Beginning in 1862, Sacramento undertook a series of flood control projects that were considerably more ambitious than initial attempts to build levees. Civic leaders raised streets just east of the Sacramento River and re-channeled the mouth of the American River. A flood in 1878 prompted the creation of the first comprehensive flood control plan for the Sacramento Valley in 1880. The first structure of note in the southern part of Sacramento was the R Street levee, initially constructed from Front to 19th Streets in order to

¹ "Sacramento Bird's Eye View," *The Daily Record-Union and Weekly Union*, 1890s; *Sacramento Daily Union*, 6 October 1881, 3 col.1; Sanborn Insurance Maps, Sacramento, California, 1895; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 31-32, 41, 49, 58.

² William L. Willis, *History of Sacramento County, California: With Biographical Sketches* (Los Angeles: Historic Record Company, 1913), 183; Richard Orsi, *Sunset Limited: The Southern Pacific Railroad and the Development of the American West, 1850 – 1930* (Berkeley: University of California Press, 2005), 7, 12-18; William Burg, *Sacramento's Streetcar* (Charleston: Arcadia Publishing, 2006), 7; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 58.

protect downtown from floods. The R Street levee acted as a de facto barrier to the development of the southern portion of city limits.³

Despite its huge street grid, early Sacramento development was concentrated near the waterfront. The State Capitol on 10th Street and the rail yards to the northwest stimulated West End development during the nineteenth century. Commercial activity was concentrated at the western end of K Street and near the rail yards. Establishment of streetcar service allowed residential development to push eastward along the streetcar lines beginning in the 1870s. During the nineteenth century, many residences were in the Homes District east of the Capitol as well as mixed with businesses along K Street. As Sacramento's population grew around the turn of the century, K Street became a robustly commercial area, and single-family residences were pushed out. During the first two decades of the twentieth century, development densified the West End with multi-story retail, office, hotel, and apartment buildings replacing many smaller nineteenth century buildings. The Homes District to the east became a middle-class enclave. Sacramento's population growth was further stimulated as new levees lessened flood danger and streetcars were electrified, and by 1910, the city had nearly 45,000 residents.⁴

After the turn of the century, the entire southern part of the Sacramento street grid was opened to development when the city demolished the R St. levee in response to advocacy from the Southside Improvement Club. More areas were opened to development in 1911, when annexation of areas east and south of the original grid added 6,000 acres of land and further boosted population. Growth slowed during World War I, but by the 1920s a booming economy was fueling rapid development and population expansion in Sacramento. The built environment was reshaped with the addition of institutional buildings like lodges, churches, Memorial Auditorium, and a new hospital as well as substantial downtown commercial development. Commercial expansion fueled population growth, which necessitated new residential neighborhoods as well as schools and a junior college. The onset of the Great Depression in 1930 halted most construction and began an era of hardship for Sacramento. The railyards and canneries, major local employers, laid off workers in considerable numbers. Population growth, however, continued, along with continued development of educational buildings in the 1930s.⁵

The entry of the US into World War II in 1941 prompted the establishment or reactivation of three military installments in Sacramento County: Mather Field, McClellan Supply Depot, and Sacramento Signal Depot. The bases, located outside city limits, stimulated suburban

³ Sacramento Area Flood Control Agency, *Sacramento Area Flood History*, SAFCA, 2008, <http://www.safca.org/history.html>, accessed 6 February 2014; Sacramento Archives and Museum Collection Center and the Historic Old Sacramento Foundation, *Sacramento's Midtown* (Charleston: Arcadia Publishing, 2006), 71.

⁴ Environmental Science Associates, "Historical Resource Impact Analysis Report, Sacramento Entertainment and Sports Complex," prepared by JRP Historical Consulting, October 2013, 13.

⁵ William Burg, *Midtown, Sacramento: The Creative Soul of a City* (Charleston: The History Press, 2014); *The Sacramento Bee*, October, 25, 1944, 6; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 80, 90-92.

commercial and residential development and drew new residents to the area. Development also signaled a shift from an economy based on agriculture and the railroad to one where military bases and government offices were the biggest local employers. As California's population exploded during and after World War II, state government grew, and the City of Sacramento expanded far outside its original boundaries into former agricultural areas. Between 1946 and 1955, twenty-seven annexations added ten square miles to Sacramento's urban footprint. The shift toward the personal automobile in the post-war period facilitated this trend, making commutes outside the traditional street grid feasible; by 1960, the population of Sacramento's suburbs had surpassed that within city limits. Completion of the Elvas Freeway (Business 80) in 1955, US 50/99 in 1961, and interstates 5 and 80 in the late 1960s further encouraged development in Sacramento County's rural areas. The 1960s and 1970s saw more substantial annexations, after which growth slowed but did not stop.⁶

Redevelopment beginning in the 1950s led to the destruction of much of Sacramento's original urban fabric, including its historic Japantown. Meanwhile, continued suburban development and the intrusion of freeways into historic neighborhoods led to disinvestment and population loss in much of the original city grid. The 1980s brought the decline of Sacramento's most significant, long-standing industries: the railyards, canneries, and military bases. Loss of these industries was only partially offset by growth of the technology sector and the ongoing employment provided by state government. By 2013, the City of Sacramento encompassed nearly 100 square miles and by 2019, the metropolitan area had over half a million residents.

Percy Lym Lee and Mae (May) Wong Lee

Percy L. Lee (1899-1974) was a native of San Francisco and became internationally known for his calligraphy, a hobby that started when he was a child. He was heavily involved in the Chinese community of Sacramento, and he owned and managed several hotels in Sacramento before the area was redeveloped. Lee was proprietor of a medicinal herb store. He was the founder and vice president of the Wo Yik Import-Export Company in San Francisco from 1969 until his death. He was a grand elder of both the Lee Family Association and the Bing Kong Chinese Masons. He lived at the residence with his wife, Mae (May) Fong Wong Lee (1902 – 1984). They had a son, Albert Harvey Lee (b.1926) and a daughter, Ethel Lee (b. 1923). Albert Harvey Lee served in World War II before graduating from University of Southern California and returning to Sacramento to work as a pharmacist while living in the house. Ethel Lee worked as a postal clerk before relocating to Los Angeles to pursue acting. By the mid-1950s she had also returned to Sacramento and was living in the house with her family. Percy Lee died in 1974, and Mae a decade later. The house has remained in the Lee family.⁷

⁶ City of Sacramento, General Plan Technical Background Report, Prepared by Ascent Environmental, August 2014, 81-82, 94, 113; County of Sacramento, County History, 2018, accessed 28 November 2018, <http://www.saccounty.net/Government/Pages/CountyHistory.aspx>; Norwood, 2004.

⁷ *Sacramento Bee*, "Percy Lym Lee, Active in Chinese Affairs," Nov. 22, 1974, 26; *Sacramento Bee*, "Chinese Girl Here Would Share Estate," Apr. 13, 1927, 35.

Percy Lym Lee died in 1974 and was buried in the Sacramento East Lawn Cemetery.⁸

Lawrence and McCarthy

Lawrence & McCarthy are listed on the 1941 City of Sacramento building permit as the building contractors for the project. Research has not revealed a definitive identity for either partner, although Lawrence is probably Carl K. Lawrence (1901 – 1974), a prolific local builder who formed Lawrence Construction Company in 1936 in partnership with his father Charles H. Lawrence. Born in Canada, Carl Lawrence relocated to Sacramento with his family as a child and studied architecture at the University of California. By 1930, he was a practicing architect and in 1936 he married Marjorie McGlashan of Clarksburg; the couple moved to Sacramento where Carl Lawrence went into partnership with his father, who was already an established contractor. Early projects include buildings and structures at Sacramento Air Depot. The Percy Lee House, constructed in 1941, was also an early project, and may have been designed by Carl Lawrence. In 1950, the company constructed the Caleb Greenwood School (designed by George Sellon). In the late 1940s, the company began expanding the scope of their projects when they developed a \$6 million subdivision northwest of the intersection of Stockton Boulevard and Fruitridge Road. The firm later developed a gas station, grocery store, and other commercial buildings in the vicinity, which were designed by various architects. Lawrence Drive and Lawrence Playground were named for the Lawrences. After his father's death in 1955, Carl Lawrence continued to operate the firm.⁹

Criterion C: Conclusion

The property is eligible for the NRHP under Criterion C, the CRHR under Criterion 3, and the Sacramento Register under Criteria a.iii-v. The property is an excellent example of Streamline Moderne architecture with Art Deco details, and widely considered one of the best examples of the style in Sacramento. Streamline Moderne, which was inspired by Finnish architect Eliel Saarinen, is closely related to its precursor style, Art Deco. Popular nationwide from about 1920 through 1940, after 1930 the streamlined appearance of airplanes and ocean liners began to be incorporated into the style. It was typically used for commercial and institutional buildings, and residential examples are rare. The Percy Lee House is a late example of the style; its design utilizes varied heights and setbacks to create a harmonized asymmetry, with curved and round details rescuing the strictly rectilinear building from a cold austerity. The smooth surfaces, glass block, rounded motifs, and curved corners all evoke the streamlining of airplanes and other vehicles of the era. Its design is further elevated by the ornate Art Deco screen door with its round and botanical motifs and a detailed rendering of a gazelle leaping over hills. The building exhibits the important character-defining elements of Streamline Moderne architecture and is eligible for historic listing.

⁸ *Sacramento Bee*, "Percy Lym Lee, Active in Chinese Affairs," Nov. 22, 1974, 26.

⁹ Architect and Engineer, February 1950, 44; *Sacramento Bee*, Builder's Will Names Daughter, son main heirs, December 30, 1955.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Books

Avella, Steven M. *Sacramento, Indomitable City*. Charleston: Arcadia Publishing, 2003.

Burg, William. *Sacramento's Streetcar*. Charleston: Arcadia Publishing, 2006.

Burg, William. *Midtown, Sacramento: The Creative Soul of a City*. Charleston: The History Press, 2014.

Orsi, Richard. *Sunset Limited: The Southern Pacific Railroad and the Development of the American West, 1850 – 1930*. Berkeley: University of California Press, 2005.

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<http://www.saccounty.net/Government/Pages/CountyHistory.aspx>.

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Sacramento Area Flood Control Agency. *Sacramento Area Flood History*. SAFCA. 2008.
<http://www.safca.org/history.html>. Accessed February, 6, 2014.

Sanborn Insurance Maps, Sacramento, California, 1895.

Newspapers and Periodicals

Sacramento Bee.

28 February 1958.

13 April 1927.

North Sacramento School

Sacramento, California

14 September 1946.
23 October 1942.
25 October 1944.
30 December 1955.
22 November 1974.

Sacramento Daily Union.
6 October 1881.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 0.07

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

North Sacramento School

Sacramento, California

Verbal Boundary Description (Describe the boundaries of the property.)

The limits of the property are the parcel boundaries of 2131 17th Street.

Boundary Justification (Explain why the boundaries were selected.)

The property boundaries are the limits of the parcel as defined by the Sacramento County Assessor and the legal description of the parcel.

11. Form Prepared By

name/title: Kara Brunzell
organization: Brunzell Historical
street & number: 1613 B Street
city or town: Napa state: California zip code: 94559
e-mail kara.brunzell@yahoo.com
telephone: 707-290-2918
date: May 3, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
-
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer,

photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.



Photograph 1: 2131 17th Street, west and south elevations, camera facing northeast, June 15, 2021.



Photograph 2: 2131 17th Street, north and west elevations, camera facing southeast, June 15, 2021.



Photograph 3: 2131 17th Street, south and east elevations, camera facing northwest, June 15, 2021.



Photograph 4: 2131 17th Street entrance, west elevation, camera facing east, June 15, 2021.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Negro Women's Civic Improvement Club Boarding House

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1830 T Street

City or town: Sacramento State: California County: Sacramento County

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria:

___ **A** ___ **B** ___ **C** ___ **D**

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

Negro Women's Civic Improvement Club Boarding House

Sacramento, California

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper	Date of Action
-------------------------	----------------

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Negro Women's Civic Improvement Club Boarding House

Sacramento, California

Category of Property

(Check only **one** box.)

Building(s)	<input checked="" type="checkbox"/>
District	<input type="checkbox"/>
Site	<input type="checkbox"/>
Structure	<input type="checkbox"/>
Object	<input type="checkbox"/>

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> </u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/institutional housing

SOCIAL/civic

Negro Women's Civic Improvement Club Boarding House

Sacramento, California

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY 20TH CENTURY TRANSITIONAL

Late Queen Anne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood Clapboard
Wood Shingles

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The building at 1830 T Street is located in a residential neighborhood in Sacramento characterized by single-family residences constructed between the late nineteenth century and early twentieth century. The building is set back roughly thirty feet from T Street behind a row of palm trees and a lawn punctuated by a walkway. The two-story building is rectangular in plan. The main (north) façade has a slightly projecting two-story volume on the east side of the façade with cutaway bay windows and a pedimented gable. Ornamental features include wood shingles on the gable ends, tall windows, and Tuscan columns at the porch. Originally constructed by its first owner Theodore Schluckebier around 1906, the building was used as a house for many years before becoming a boarding house for the Negro Women's Civic Improvement Club (NWCIC).

The building reflects both the history of Sacramento and the NWCIC, as well as some of the character-defining features of Queen Anne architecture. It has not been used as a boarding house for many decades, but the building at 1830 T Street has been altered only slightly and retains integrity.

Detailed Description

The two-story building at 1830 T Street features a rectangular plan. The building has a medium-pitched gable-on-hip roof with two gable ends on the main (north) façade. The main façade has a slightly projecting two-story volume on the east side with cutaway bay windows and a pedimented gable. A lawn borders the building on the north and east sides. It is clad in narrow wood clapboard with wood shingles at the gable ends. Fenestration is double-hung wood sash.

Two narrow windows are centered on the main (north) façade above the entrance. The projecting cutaway bay on the main façade features six double-hung wood-sash windows. The porch on the main façade is supported by two decorative Tuscan columns that rest on a solid clapboard balustrade. The eaves are boxed and have a simple decorative frieze. The two gable ends on the main façade feature decorative half-timbering around and above the louvered vents. Side elevations have alternating sizes of double-hung wood-sash windows. A small square window to the right of the main entrance features a sliding-sash window; style of the original window is unknown. The rear (south) elevation features a centered second floor porch with a shed roof that is accessed via a wide set of wood steps leading to an entrance on the second story. Square wood columns support the back porch; the balustrade is a simple horizontal wood railing.

Integrity

Location

The NWCIC Boarding House building has not been moved and retains integrity of location.

Design

The NWCIC Boarding House's design is expressed through its Queen Anne architecture. Character-defining features include its two-story massing, pedimented gables, integral partial-width porch, decorative Tuscan columns and tall double-hung windows. No substantial alterations have been performed on its design features outside the period of significance. Therefore, it retains integrity of design.

Setting

The residential neighborhood surrounding 1830 T Street has retained many of its historic-period buildings as well as the overall character present during the property's period of significance. 1830 T Street therefore retains sufficient integrity of setting to convey its significance.

Materials

The NWCIC Boarding House's tall double-hung wood-sash windows, narrow clapboard cladding, wood shingle at the gable ends, Tuscan columns, and other visible materials date from the period of significance; the house conveys its historic identity through its materials.

Workmanship

The building has not been substantially altered. Its workmanship constitutes evidence of early twentieth century building craft; it dates from the period of significance and it conveys its historic identity.

Negro Women's Civic Improvement Club Boarding House

Sacramento, California

Feeling

The building at 1830 T Street exhibits the character-defining features of late Queen Anne/Transitional architecture and evokes the feeling of an early-twentieth century residential building. The physical features of the property that date from its period of significance have not been significantly altered since its construction and the property retains the aesthetic sense present during its period of significance.

Association

The property is sufficiently intact to convey its significance as the NWCIC Boarding House because the physical features dating from the period of significance have not been altered. Therefore, it retains integrity of association.

The property retains sufficient significant physical characteristics from its period of significance to convey its historic significance through all seven aspects of integrity.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
-

Negro Women's Civic Improvement Club Boarding House

Sacramento, California

- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Ethnic Community History

Period of Significance

1942-1948

Significant Dates

1942

1948

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Theodore Schluckebier

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The building at 1830 T Street is eligible for the National Register of Historic Places under Criterion A, the California Register of Historical Resources under Criterion 1, and the Sacramento Register under Criterion a.i for its association with the growth and development of the Richmond Grove neighborhood as well as the establishment and growth of the Negro Women's Civic Improvement Club, an important institution established by and for Sacramento's Black community.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Sacramento

The Nisenan, a branch of the Maidu people, occupied the area near the confluence of the American and Sacramento Rivers before the arrival of Europeans. The Spanish explored but did not settle in the region, and the first permanent non-native resident was Swiss immigrant John Sutter, who arrived in 1839. Sutter's Fort, approximately $\frac{3}{4}$ mile northeast of Richmond Grove, became a way station for immigrants travelling overland to California in the 1840s. When Sutter's employees discovered gold near the end of the decade, Sam Brannan and other speculators laid out Sacramento near Sutter's Fort. A dry winter in 1848-49 allowed Sacramento's founders to ignore the great drawback of the site: its position in the flood plain. Surveyors platted an enormous three-mile area, giving the east-west streets letter names and numbering the north-south streets. Sacramento became the gateway to California's gold fields. Its influence was made enduring in 1854, when Sacramento became the permanent state capital. Completion of the transcontinental railroad in 1869 further established Sacramento as a hub for commerce. As the nineteenth century progressed, agriculture began to overtake mineral extraction as the most important economic pursuit in the Sacramento Valley.¹

¹ "Sacramento Bird's Eye View," *The Daily Record-Union and Weekly Union*, 1890s; *Sacramento Daily Union*, 6 October 1881, 3 col.1; Sanborn Insurance Maps, Sacramento, California, 1895; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 31-32, 41, 49, 58.

California's first successful rail line was the Sacramento Valley Railroad (SVRR), which began service from Sacramento to Folsom in 1856. Theodore Judah was SVRR's chief engineer, and while working on it devised a plan for a transcontinental railroad with its terminus in Sacramento. In 1861, he recruited Collis P. Huntington, Mark Hopkins, Leland Stanford, and Charles Crocker (the "Big Four") to the Board of Directors of the Central Pacific Railroad (CPRR). When Stanford became governor later that year, he was able to push legislation that favored railroad construction in California, and the CPRR broke ground in 1863. Despite political and technical difficulties as well as Judah's premature death in 1863, the transcontinental railroad was completed in 1869. Sacramento was positioned as a hub for products of the mines and California's growing agricultural sector. Travel to and from Sacramento, which had declined as the gold rush petered out, increased substantially after the railroad's completion. In 1865, the CPRR purchased the SVRR, folding the local line into its transcontinental system. The CPRR then merged with potential rail competitor Southern Pacific (SP) and took on its name. The SP shops in Sacramento became the city's largest employer and remained so for many years even after management moved to San Francisco.²

As Sacramento matured from a frontier tent encampment to a permanent city, it became clear that flooding would be a recurring problem. Beginning in 1862, Sacramento undertook a series of flood control projects that were considerably more ambitious than initial attempts to build levees. Civic leaders raised streets just east of the Sacramento River and re-channeled the mouth of the American River. A flood in 1878 prompted the creation of the first comprehensive flood control plan for the Sacramento Valley in 1880. The first structure of note in the southern part of Sacramento was the R Street levee, initially constructed from Front to 19th Streets in order to protect downtown from floods. The R Street levee acted as a de facto barrier to the development of the southern portion of city limits.³

Despite its huge street grid, early Sacramento development was concentrated near the waterfront. The State Capitol on 10th Street and the rail yards to the northwest stimulated West End development during the nineteenth century. Commercial activity was concentrated at the western end of K Street and near the rail yards. Establishment of streetcar service allowed residential development to push eastward along the streetcar lines beginning in the 1870s. During the nineteenth century, many residences were in the Homes District east of the Capitol as well as

² William L. Willis, *History of Sacramento County, California: With Biographical Sketches* (Los Angeles: Historic Record Company, 1913), 183; Richard Orsi, *Sunset Limited: The Southern Pacific Railroad and the Development of the American West, 1850 – 1930* (Berkeley: University of California Press, 2005), 7, 12-18; William Burg, *Sacramento's Streetcar* (Charleston: Arcadia Publishing, 2006), 7; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 58.

³ Sacramento Area Flood Control Agency, *Sacramento Area Flood History*, SAFCA, 2008, <http://www.safca.org/history.html>, accessed 6 February 2014; Sacramento Archives and Museum Collection Center and the Historic Old Sacramento Foundation, *Sacramento's Midtown* (Charleston: Arcadia Publishing, 2006), 71.

mixed with businesses along K Street. As Sacramento's population grew around the turn of the century, K Street became a robustly commercial area, and single-family residences were pushed out. During the first two decades of the twentieth century, development densified the West End with multi-story retail, office, hotel, and apartment buildings replacing many smaller nineteenth century buildings. The Homes District to the east became a middle-class enclave. Sacramento's population growth was further stimulated as new levees lessened flood danger and streetcars were electrified, and by 1910, the city had nearly 45,000 residents.⁴

After the turn of the century, the entire southern part of the Sacramento street grid was opened to development when the city demolished the R St. levee in response to advocacy from the Southside Improvement Club. More areas were opened to development in 1911, when annexation of areas east and south of the original grid added 6,000 acres of land and further boosted population. Growth slowed during World War I, but by the 1920s a booming economy was fueling rapid development and population expansion in Sacramento. The built environment was reshaped with the addition of institutional buildings like lodges, churches, Memorial Auditorium, and a new hospital as well as substantial downtown commercial development. Commercial expansion fueled population growth, which necessitated new residential neighborhoods as well as schools and a junior college. The onset of the Great Depression in 1930 halted most construction and began an era of hardship for Sacramento. The railyards and canneries, major local employers, laid off workers in considerable numbers. Population growth, however, continued, along with continued development of educational buildings in the 1930s.⁵

The entry of the US into World War II in 1941 prompted the establishment or reactivation of three military installments in Sacramento County: Mather Field, McClellan Supply Depot, and Sacramento Signal Depot. The bases, located outside city limits, stimulated suburban commercial and residential development and drew new residents to the area. Development also signaled a shift from an economy based on agriculture and the railroad to one where military bases and government offices were the biggest local employers. As California's population exploded during and after World War II, state government grew, and the City of Sacramento expanded far outside its original boundaries into former agricultural areas. Between 1946 and 1955, twenty-seven annexations added ten square miles to Sacramento's urban footprint. The shift toward the personal automobile in the post-war period facilitated this trend, making commutes outside the traditional street grid feasible; by 1960, the population of Sacramento's suburbs had surpassed that within city limits. Completion of the Elvas Freeway (Business 80) in 1955, US 50/99 in 1961, and interstates 5 and 80 in the late 1960s further encouraged

⁴ Environmental Science Associates, "Historical Resource Impact Analysis Report, Sacramento Entertainment and Sports Complex," prepared by JRP Historical Consulting, October 2013, 13.

⁵ William Burg, *Midtown, Sacramento: The Creative Soul of a City* (Charleston: The History Press, 2014); *The Sacramento Bee*, 25 October 1944, 6; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 80, 90-92.

development in Sacramento County's rural areas. The 1960s and 1970s saw more substantial annexations, after which growth slowed but did not stop.⁶

Redevelopment beginning in the 1950s led to the destruction of much of Sacramento's original urban fabric, including its historic Japantown. Meanwhile, continued suburban development and the intrusion of freeways into historic neighborhoods led to disinvestment and population loss in much of the original city grid. The 1980s brought the decline of Sacramento's most significant, long-standing industries: the railyards, canneries, and military bases. Loss of these industries was only partially offset by growth of the technology sector and the ongoing employment provided by state government. By 2013, the City of Sacramento encompassed nearly 100 square miles and by 2019, the metropolitan area had over half a million residents.

1830 T Street

The house at 1830 T Street was built about 1906, when it first appeared on the city directory, by Theodore W. Schluckebier (1889-1969). He shared the house with his brother, August Paul Schluckebier (1892-1969), a World War I veteran and a plumber with Mott & Co.'s. By 1921, a Mr. and Mrs. Charles E. Young also lived at the address with their son. By 1925, George M. Schluckebier (1895-1975), the brother of Theodore and August Schluckebier, owned the house. He lived there with his wife, Marie A. Grady (1902-1975). Schluckebier was a Sacramento native and worked at a local post office for thirty-eight years before becoming a pigeon breeder. In 1922, he married Marie Annie Grady, the chief telephone operator at the *Sacramento Bee*.

In 1942, the NWCIC bought the property, using it as a boardinghouse until 1948, when they acquired a new location. There were numerous residents at 1830 T Street after the NWCIC moved. In 1950, two rooms were put up for rent while Walter and Alice Lockhoof resided at the address. Throughout the 1980s and 1990s, the house continued to be used as a rental property.⁷

Negro Women's Civic Improvement Club

In 1942, the NWCIC bought the property at 1830 T Street from J. D. Swift and used it as a boarding house or "girls' home," the first of its kind for Black women in Sacramento. The California Association of Colored Women's Clubs was formed in 1905 and received statewide support to purchase residential buildings in order to establish homes for working women who

⁶ City of Sacramento, General Plan Technical Background Report, Prepared by Ascent Environmental, August 2014, 81-82, 94, 113; County of Sacramento, County History, 2018, accessed 28 November 2018, <http://www.saccounty.net/Government/Pages/CountyHistory.aspx>; Norwood, 2004.

⁷ *Sacramento Bee*, "Apartments- Furnished- For Rent," June 20, 1950, 28; *Sacramento Bee*, "Business Opportunities," Aug. 4, 1950, 34; *Sacramento Bee*, "Walter Lockhoof," Dec. 2, 1966, 8; *Sacramento Bee*, "Too Late to Classify," June 8, 1955, 45; *Sacramento Bee*, "Coroner Says Man's Death is Apparent Suicide," Dec. 1, 1966, 54; *Sacramento Bee*, "More Than 500 Attend Dedication of Girls Home," June 28, 1948, 26; *Sacramento Bee*, "Real Estate Transactions," Nov. 12, 1985; *Sacramento Bee*, "Real Estate Transactions," Oct. 17, 1985, 35.

could not afford their own residences. At the time, there were no suitable public accommodations for women and girls. Due to segregation and prejudice, young African American women arriving in Sacramento (who were excluded even from institutions like the YWCA) had great difficulty finding safe, decent housing, since the only hotels open to them during this era were in the red light district. Viola M. Brooks (1887-1975) was a founder of the club and its president during this era. Brooks, who discovered the lack of housing options during her own move to Sacramento, initially turned to the Woman's Monday Club to help find a solution to suitable housing, taking the lead on the project starting in 1926. In 1936, Brooks and several other women founded the Negro Women's Civic Improvement Club, which became the Women's Civic Improvement Club in 1951, by merging three existing Black women's groups. The NWCIC (later renamed the WCIC) was part of the "Negro Women's Club Movement" of the early twentieth choose one century.⁸

Beginning in the 1920s, the clubs that were the precursors to the NWCIC held fundraising dinners, teas and variety shows, raising \$500 in the first few years. Members, many of whom were employed in domestic service and earned as little as \$0.50 a day, also funded the organization by paying monthly dues, which were at first a modest \$0.10. However, the onset of the Great Depression caused banks to freeze assets, and the women lost access to their savings account. In 1936, banks began paying their depositors, and the women regained access to their savings (although Netta Sparks stated that they never received the full amount). Viola Brooks, Netta White (later Netta Sparks), and eleven other women founded the Negro Women's Civic Improvement Club. The club chose the house at 1830 T Street, which became the first location of the NWCIC's girls' home, because Richmond Grove was one of the few neighborhoods in Sacramento in which racial covenants did not prevent Black people from purchasing property at the time. The club continued to sponsor public concerts and other activities to fund their work.⁹

Young women were charged one dollar a day to stay at the house when it opened in 1942, and a club member would act as a matron who lived with and supervised the young women who resided in the house. The house had room for twelve boarders in upstairs rooms, and its ground floor was used for club meetings and social activities. It's first matron was Victoria Johnson. Just three years after the purchase, the club was able to celebrate with a mortgage-burning party. In 1945, Iola G. Young was the matron; two years later, Mrs. Louise Troutman was serving in the role. Troutman was a widow who later served as custodian for the NWCIC boarding house.

⁸ "WCIC History," Women's Civic Improvement Club of Sacramento, Accessed September 16, 2021, <https://www.wcicinc.org/wcic-history.html>; Ginger Rutland, "Blacks in Segregated Sacramento Took Care of Own," *Sacramento Bee*, Mar. 29, 1999, 18; "WCIC History," Women's Civic Improvement Club of Sacramento, Accessed July 30, 2021, <https://www.wcicinc.org/wcic-history.html>; "Five Views: An Ethnic Historic Site Survey for California (Black Americans)," National Parks Service, Accessed July 30, 2021, <https://www.nps.gov/parkhistory/online-books/5views/5views2f.htm>.

⁹ *Sacramento Bee*, "Julian Bond will speak at fundraiser Sunday," May 18, 1973

Young women who were looking for jobs, working, or attending school and did not have family in the area could live in the clubhouse. Older members of the club served as house mother/matrons and mentors, providing guidance to the young tenants. The club incorporated in 1945. After six years at 1830 T Street, the club acquired a larger building and moved the girls' home to 1219 X Street (which could accommodate twenty residents) in 1948. 500 people attended its dedication, including the Sacramento mayor and local club founders Netta White (Sparks) and Viola Brooks.¹⁰

Little is known about most of the women who resided in the clubhouse during its six years of use. One exception is Ellen Willis, whose biography may be illustrative of the important role the home played in the lives of its residents. She moved to Sacramento of in 1945 at the age of 17. While living at the property, she attended Grant Technical College (now American River College) and worked nights as a nurse's aide at Sutter General Hospital. She went on to receive a Master's degree from San Francisco State and in 1955 joined the Army in hopes of saving enough money to attend medical school. Instead, she pursued a 20-year career in the Army, rising through the ranks to become a lieutenant colonel and the only Black female computer specialist the Army of that era. She retired in 1976.¹¹

After establishing the housing at 1830 T Street, the NWCIC continued to focus on providing programs and services for low-income and disadvantaged families in Sacramento. Later, its larger building on X Street allowed the organization to expand services and hold events at the same location. The residential home remained in operation until 1958, when it was acquired and demolished for freeway construction. The NWCIC moved to Oak Park, discontinuing the housing program. As times changed, so did the organization, and it changed its name to simply the Women's Civic Improvement Club (WCIC). The WCIC/Playmate Head Start Program, which provides accessible preschool, was founded in 1966; the Head Start Program is at the core of today's WCIC. An assistance program for low-income seniors was started in 2006.¹²

Viola Brooks

Viola M. Brooks (1887-1975) was a founder and first president of the NWCIC. Brooks was born in St. Charles County, Missouri in 1887. She was the daughter of a Methodist minister and was

¹⁰ *Sacramento Bee*, "Viola Brooks, Champion of Deprived," Mar. 7, 1975, 54; "Sacramento, California, City Directory, 1945," *Ancestry.com*, City Directories, 1822-1995, Accessed Sept. 23, 2021; "WCIC History," Women's Civic Improvement Club of Sacramento, Accessed September 16, 2021, <https://www.wcicinc.org/wcic-history.html>.

¹¹ *Sacramento Bee*, "No Sexism," June 20, 1976, 21.

¹² "WCIC History," Women's Civic Improvement Club of Sacramento, Accessed September 16, 2021, <https://www.wcicinc.org/wcic-history.html>; "What's New at the Women's Civic Improvement Club," Volume I, Issue I, December 2017.

closely involved at the St. Andrews African Methodist Episcopal Church in Sacramento. She organized the Deaconess and Stewardess Alliance of California Conference and served as its president for twenty-five years. In 1924, she came to Sacramento as a widow and mother of three daughters (Alta L. Harris, Ozelle Reed, and Muriel Sinclair). Brooks experienced firsthand the struggle to find suitable housing in Sacramento, where she found work as a cook for wealthy family. In 1928, she married Fred Brooks, founder of the Oreilley Bluett VFW post and an employee of the Sacramento City Parks and Recreation Department. They had two children together, Hattie and Joseph Brooks. Fred Brooks died in 1943. Viola Brooks died in 1975 and was buried in the Odd Fellows Lawn Cemetery.¹³

Ruth B. Johnson

Ruth Bailey Johnson (1908 – 1960) was an active member of the NWCIC beginning in 1940, when she moved to Sacramento, and has been called the mother of the organization. Born on Long Island, Johnson lived in her youth in Oakland and Berkeley, graduating from the University of California and later receiving a Master's degree in social sciences. She was unusual in this regard for the era, as most of her contemporaries did not have the opportunity to pursue higher education. In 1933, she married physician Kenneth Johnson; the couple did not have children of their own, but raised her niece and nephew. Johnson was active in the YWCA, NAACP, parent-teacher organizations, and other clubs and charities in addition to the NWCIC.¹⁴

Netta Lagrone White Sparks

Although she was well known enough at the end of her life to have a senior center named for her, many details of Netta Sparks' biography are obscure, in part because she was married several times and change her name each time. Born in Longview, Texas about 1897, her birth name was Netta Lagrone. Netta completed high school and attended college. About 1916, she married Nathaniel Dock Coats, who was soon sent overseas to fight in World War I. His family did not want him to return to Texas after the war because of local racism, and convinced Netta to relocate to California in 1917. In the 1920s, when she became the first secretary of the Sacramento chapter of the NAACP. Coats join her in Sacramento, and they lived together for a few years, but the marriage was not a happy one and by the late 1920s they had separated. By 1930, she had reverted to using Netta Lagrone. In the 1940s, while serving as an active member of the NWCIC, she became NAACP president. She worked in retail, as a cook, as a janitor, and at other jobs. In the 1940s, when the NWCIC moved into and then out of the subject property to the larger house, she was vice president of the club. In 1944, she married Charles White, changing her name to Netta White. The marriage to White ended and in the late 1950s, she married union construction laborer Walter Samuel Sparks, who was two decades her senior and

¹³ *Sacramento Bee*, "Viola Brooks, Champion of Deprived," Mar. 7, 1975, 54.

¹⁴ *Sacramento Bee*, "Mrs. Ruth Johnson dies," June 21, 1960.

had come to Sacramento about 1910. Netta Sparks was also active for 75 years in the Sacramento Shiloh Baptist Church, for which she was honored in 1979. She died in 1993.¹⁵

Criterion A/a.i

The building at 1830 T Street is significant under Criterion A/a.i at the local level in the area of Ethnic Heritage. The house at 1830 T Street was originally constructed as part of the initial residential development of Richmond Grove. In 1942, it became the first boarding house for the Negro Women's Civic Improvement Club, therefore facilitating the growth of the Black community in Sacramento. It is an example of the extraordinary efforts this marginalized community made to provide mutual aid to its members at a time when government institutions society at large either ignored their needs or actively discriminated against them. It served as a crucially important housing option for young Black women who needed accommodations after moving to the area. During a time of segregation, the Richmond Grove neighborhood was one of the first in Sacramento where Black people could purchase property. The establishment of a boarding house for Black women in Richmond Grove facilitated growth of the community by encouraging Black women to move to Sacramento, where many were able to find work and later form their own families. The boarding house was heavily used until the NWCIC moved to a new location to expand the program. The property represents an extraordinary achievement of planning, hard work, and frugality that allowed the women to band together to create this institution despite extremely limited financial resources. It is associated with the nationwide growth and development of the Black Women's Club movement during the twentieth century. Both the home at 1830 T Street and the second home at 1219 X Street were used by the NWCIC (later renamed the WCIC) to provide safe and respectable housing for new Black female residents in Richmond Grove.

¹⁵ U.S. Census, 1930, Sacramento; *Escondido Times Advocate*, "Netta Sparks," Nov. 25, 1993, *Sacramento Bee*, "NAACP pioneer sites progress," February 9, 1980; Greg Campbell, Oral History interview with Netta White Sparks, 1980.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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6 May 1921.

Sacramento Bee.

22 September 1969.

24 May 1975.

24 July 1975.

29 March 1999.

20 June 1950.

4 August 1950.

2 December 1966.

8 June 1948.

1 December 1966.

28 June 1948.

12 November 1985.

17 October 1985.

7 March 1975.

26 September 1969.

20 June 1976.

20 June 1950.

4 August 1950.

2 December 1966.

8 June 1955.

Negro Women's Civic Improvement Club Boarding House

Sacramento, California

1 December 1966.
28 June 1948
12 November 1985.
17 October 1985.

Government Directories and Censuses

U.S. Federal Census.
Sacramento, California. 1900.
City Directory
Sacramento, California. 1945.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.07

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Negro Women's Civic Improvement Club Boarding House

Sacramento, California

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 38.565998 | Longitude: -121.486294 |
| 2. Latitude: 38.565966 | Longitude: -121.486176 |
| 3. Latitude: 38.565742 | Longitude: -121.486273 |
| 4. Latitude: 38.565777 | Longitude: -121.486396 |

Verbal Boundary Description (Describe the boundaries of the property.)

The boarding house at 1830 T Street occupies a simple rectangular corner lot. It is bounded to the northeast and southeast by the sidewalk, to the southwest by the property line between 2012 19th Street and 1830 T Street, and to the northwest by the property line between 1826 T Street and 1830 T Street.

Boundary Justification (Explain why the boundaries were selected.)

The property boundaries are the limits of the parcel as defined by the Sacramento County Assessor and the legal description of the parcel.

11. Form Prepared By

name/title: Ynez Barber
organization: Brunzell Historical
street & number: 1613 B Street
city or town: Napa state: California zip code: 94559
e-mail ynezbarber@gmail.com
telephone: 213-254-5756
date: June 15, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: 1830 T Street

City or Vicinity: Sacramento

County: Sacramento

State: California

Photographer: Kara Brunzell

Date of Photographs: June 15, 2021

Location of Original Digital File:

Description of Photograph(s) and number, including description of view indicating direction of camera:

Photograph #1 (CA_Sacramento County_1830 T Street_0001)

1830 T Street, east and north elevations, camera facing southwest, June 15, 2021.

Photograph 1 of 4

Photograph #2 (CA_Sacramento County_1830 T Street_0002)

1830 T Street, east elevation, camera facing southwest, June 15, 2021.

Photograph 2 of 4

Photograph #3 (CA_Sacramento County_1830 T Street_0003)

1830 T Street, south and east elevations, camera facing northwest, June 15, 2021.

Photograph 3 of 4

Photograph #4 (CA_Sacramento County_1830 T Street_0004)

1830 T Street, north and west elevations, camera facing southeast, June 15, 2021.

Photograph 4 of 4



Figure 1: Location map.



Figure 2: 1830 T Street, north and west elevations, 1942.



Figure 3: Members of the Women's Civic Improvement Club.



Figure 4: Mural showcasing the history of the WCIC, John F. King, 1986. The building at 1830 T Street can be seen in the bottom left.



Photograph 1: 1830 T Street, east and north elevations, camera facing southwest, June 15, 2021.



Photograph 2: 1830 T Street, east elevation, camera facing southwest, June 15, 2021.



Photograph 3: 1830 T Street, south and east elevations, camera facing northwest, June 15, 2021.



Photograph 4: 1830 T Street, north and west elevations, camera facing southeast, June 15, 2021.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

P1. Other Identifier: Koyasan Buddhist Temple, Koyasan Buddhist Church

*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 1400 U Street City Sacramento Zip 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) 009-0146-003-0000, 009-0146-004-0000

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

The one-story building has a rectangular plan composed of the front-gabled original volume and a lower, flat-roofed addition to its east. The building is clad in stucco. The main (northwest) façade of the original volume has decorative elements derived from Japanese architecture, including flared gable ends, decorative trim in the gable face, molded fascia board, and a decorative shape atop the gable peak. The main entrance is centered on the original volume. It has wood panel double doors with decorative carvings in the panels and is accessed by a set of concrete steps with a metal handrail at the center. The steps are flanked by decorative Japanese stone lanterns on posts, topped with diminutive gable roofs. The main entrance is sheltered by a small front-gabled entry porch, which replicates at a smaller scale the decorative features of the main gable above it. The raised platform in front of the main façade has a Japanese-style carved wooden balustrade (Rankan). Fenestration on this half of the building consists of multiple-light fixed wood windows that are obscured rather than clear and are in pairs on the main façade. The lower addition has a flat roof with a lower step on the main façade; both levels have a strip of wide rectangular clerestory windows. There is a taller parapet on the northeast elevation. A recessed entrance with a metal door and one sidelight is at the western side of the addition, where it meets the original volume; a small volume that comes all the way to the edge of the roof is flanked by another, wider, shallower recessed portion (continued, p. 3).

*P3b. Resource Attributes: (List attributes and codes) HP16, religious building

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: 1400 U Street, main (northeast) and northwest elevations, camera facing south, June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1930, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

Page 2 of 9

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) Northern California Koyasan Temple

B1. Historic Name: None

B2. Common Name: 1400 U Street

B3. Original Use: Italian Christian Church B4. Present Use: Koyasan Buddhist Temple

*B5. Architectural Style:

*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, c1930

General repairs, 1945

Rear addition, 1964

Interior remodel, 1971

Social hall and parking lot addition, 1976

Remodel and expansion, 1980

Remodel, 2000

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

*B8. Related Features: _____

B9. Architect: unknown. b. Builder: unknown

*B10. Significance: Theme _____ Area Richmond Grove

Period of Significance 1930 - 1980 Property Type Religious Applicable Criteria A/1/a.1

(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 9 *Resource Name or # (Assigned by recorder) Northern California Koyasan Temple
*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

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

Simple wood screens cover the clerestory windows along the recessed portions of the addition's main façade, which occupy most of it. The entrances on both volumes are accessed by an accessible ramp with a decorative wood railing along most of the main façade. There is another metal door at the east end of the main façade. There is a small parking lot behind the temple building.



Photograph 2: Detail, main entrance, main (northeast) elevation, June 15, 2021.



Photograph 3: 1404 and 1400 U Street, southeast and northeast elevations, camera facing southwest, June 15, 2021.

Page 4 of 9 *Resource Name or # (Assigned by recorder) Northern California Koyasan Temple
*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update



Photograph 4: Northwest and southwest elevations, camera facing northeast, June 15, 2021.

B10. Significance (continued):

Sacramento

The Nisenan, a branch of the Maidu people, occupied the area near the confluence of the American and Sacramento Rivers before the arrival of Europeans. Spanish army officer Gabriel Moraga led an expedition to the region in 1808. Moraga named the Sacramento River and retreated, and the Spanish never occupied the region. The first European to permanently settle in the area was John Sutter, a Swiss immigrant who came to California in 1839. After obtaining approval from General Alvarado, the Mexican governor of California, Sutter established his fort in what would become the City of Sacramento. The Mexican government, which was eager to use Sutter as a buffer between its coastal settlements and the Indian groups of the interior, granted him the title to the 44,000 acre rancho he called "New Helvetia" in 1841. By exploiting the local Indians as laborers, Sutter was able to build a moderately successful empire in New Helvetia based on agriculture, hide processing, and trading. Sutter's decision to build a lumber mill near Coloma, however, set in motion a chain of events that destroyed him economically. In January, 1848, the workers found gold near the mill. Sutter tried to keep the discovery a secret, but after a few weeks word began to leak out. Sam Brannan, who operated a rudimentary store at Sutter's Fort, saw a chance to make his fortune by supplying the miners. Filling a bottle with gold, he went to San Francisco and shouted the news in the streets, setting off a gold frenzy.¹

After miners began to arrive at Sutter's Fort, which was near both the head of navigation for the Sacramento River and the mining district, Brannan needed more space for expanded operations, and began looking for a location close to the river. When Sutterville, which was the best townsite in the area, could not be secured, he moved his store to Sutter's Embarcadero (at the foot of modern K Street), despite the fact that the site was already leased to a ferry operation. Proximity to the navigable waters of the Sacramento and a dry winter in 1848 – 49 allowed the gold field speculators to ignore the great drawback of the site: its position in the flood plain. When the debt-ridden Sutter turned his property over to his son, Brannan took further advantage of the situation and pressured the Sutter heir to subdivide New Helvetia into lots that could be sold off to satisfy creditors, including Brannan himself. John Sutter, Jr. hired surveyors to lay out the street grid in late 1848, and they platted an enormous area that stretched three miles east of the Sacramento and south to the American, giving

¹ Mildred B. Hoover, Hero E. Rensch, Ethel G. Rensch, and William N. Abeloe, revised Douglas E. Kyle, *Historic Spots In California, Fourth Edition* (Stanford: Stanford University Press, 1990), 143; *Memorial and Biographical History of Northern California: Illustrated* (Chicago: Lewis Publishing Company, 1891), 193 – 194; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 23.

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

the east-west streets letter names and numbering the north-south streets. Before lots went on sale in January 1849, twelve buildings were already clustered around the embarcadero.²

1850 was a turbulent year for the embryonic city, as fortune seekers poured into the area and real estate values skyrocketed. In early 1850, Sacramento experienced the first in the string of devastating floods that have plagued the city. Another first came in March, when Biglow constructed the first of many levees and averted a second inundation. The human tide flooding into Sacramento led squatters to begin building dwellings on property to which Sutter and others held title, and the newcomers soon formed the Sacramento City Settlers Association to contest existing landholdings. The controversy devolved into violence, resulting in two deaths and mayor Hardin Bigelow suffering gunshot wounds. And as the Squatters' Riots wound down, Sacramento was rocked by its first epidemic, a cholera outbreak. Sacramento's strategic position near navigable waterways and the goldfields outweighed the locale's deficiencies, and in 1854, the state capital was permanently established here. California's first successful rail line was the Sacramento Valley Railroad, which ran from Sacramento to Folsom and opened in 1856. The transcontinental railroad was completed in 1869, making Sacramento a hub for shipping products from both mines and agriculture and spurring a substantial increase in travel to the city. By 1910, the Southern Pacific Railroad provided a third of Sacramento's employment.³

As Sacramento matured from a frontier tent encampment to a permanent city, it became clear that the flood of 1850 was not an isolated event. Flooding occurred in 1852, and in 1853, a flood cut the city off from the mining region it served. The winter of 1861 – 1862 was a particularly devastating flood season. Flood waters overtopped levees and houses were swept away through levee breaks. The early floods brought with them discussions of abandoning Sacramento for Sutterville's higher ground. By 1862, however, it was clear that Brannan's decision to build near the embarcadero and speculators' subsequent investments in Sacramento would not be easily abandoned. Sacramento's merchant class had invested so much in local real estate that to switch locations would be economically devastating, so they repeatedly battled floodwaters rather than relocating. Beginning in 1862, Sacramento undertook a series of flood control projects that were considerably more ambitious than initial attempts to build levees. Civic leaders raised streets just east of the Sacramento River, and rechanneled the mouth of the American River. Another flood devastated Sacramento in 1878, prompting creation of the first comprehensive flood control plan for the Sacramento Valley in 1880. In 1956, a dam was completed at Folsom, which has been credited with saving Sacramento from heavy flooding since; it has been improved repeatedly, most recently in 2008.⁴

Extensive irrigation development in the Sacramento Valley began around 1905, shaping the landscape along with the agriculture industry in what was still largely an agricultural area. Public, institutional, and domestic construction in Sacramento boomed after World War I. Mather's reopening and the opening of McClellan Air Base in 1936, followed by the Signal Air Depot in 1942, created new employment opportunities for Depression-weary Sacramentans. While the population of the city had gradually expanded for decades, it began to grow geographically after World War II, annexing surrounding areas. Sacramento tripled in size between 1946 and 1965. Today, Sacramento's population is over 490,000 and the city occupies around 98 square miles.⁵

1400 U Street

The building at 1400 U Street was likely constructed around 1930 to serve as the Italian Christian Church (also called the Pentecostal Church in its early years of use). The Italian Christian Church in the United States emerged from the Italian Pentecostal movement and was founded in Chicago in 1907 before spreading around the country. Reverend Russell P. Palminteri (1901-1970) immigrated from Italy

² Avella, 30 – 32; Eifler, 48 – 49.

³ William L. Willis, *History of Sacramento with Biographical Sketches* (Los Angeles: Historic Record Company, 1913), 105 – 106, 183; Lewis, 203; Hoover, 147; Orsi, 12 – 17; William Burg, *Sacramento: Then and Now* (Charleston: Arcadia Publishing, 2007), 7; "Timeline," Sacramento History Online: Historic Sacramento Photograph and Document Archive, 2001 – 2004, accessed 13 June 2018, https://www.sacramentohistory.org/resources_timeline.html.

⁴ Lewis, 199; "Sacramento Area Flood History," The Sacramento Area Flood Control Agency, 2008, accessed 13 June 2018, <http://www.safca.org/history.html>; Eifler, 54.

⁵ "Essay: Sacramento Valley Agriculture," Sacramento History Online: Historic Sacramento Photograph and Document Archive, 2001 – 2004, accessed 13 June 2018, https://www.sacramentohistory.org/resources_essay.html; Avella, 90, 104 – 105; "Fire Department: History," City of Sacramento, 2013 – 2017, accessed 13 June 2018, <https://www.cityofsacramento.org/Fire/About/History>; "Visitors: Demographics," City of Sacramento, 2013 – 2017, accessed 13 June 2018, <http://www.cityofsacramento.org/Visitors/Demographics>.

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

around 1930 and served as minister for the Italian Christian Church for 35 years, likely encompassing the Church's entire tenure at the U Street building. By 1970 the Church was no longer using the building, and it was sold to a Buddhist organization.⁶

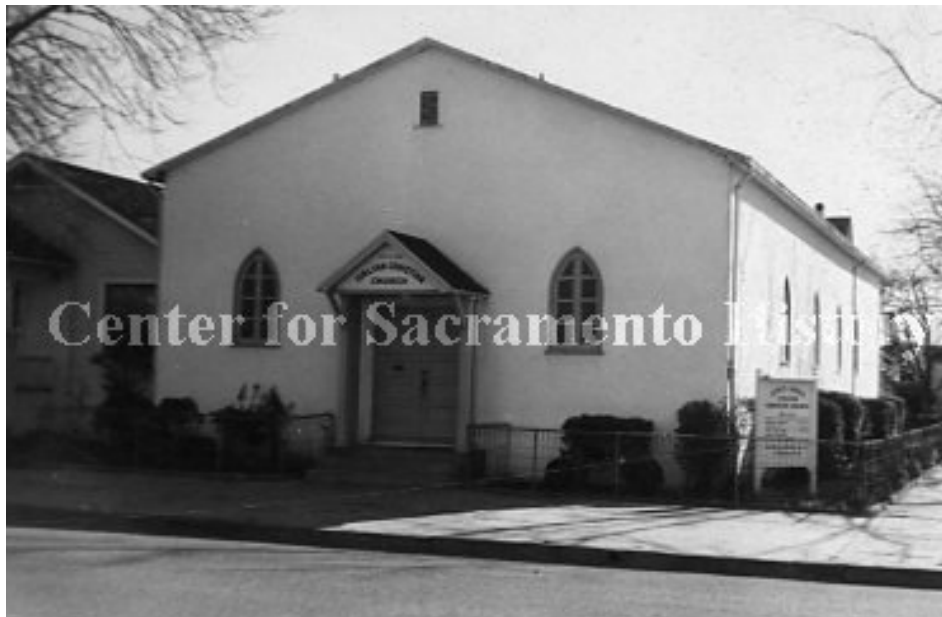


Figure 1: Italian Christian Church, 1951, Frank Christy, *Center for Sacramento History*.

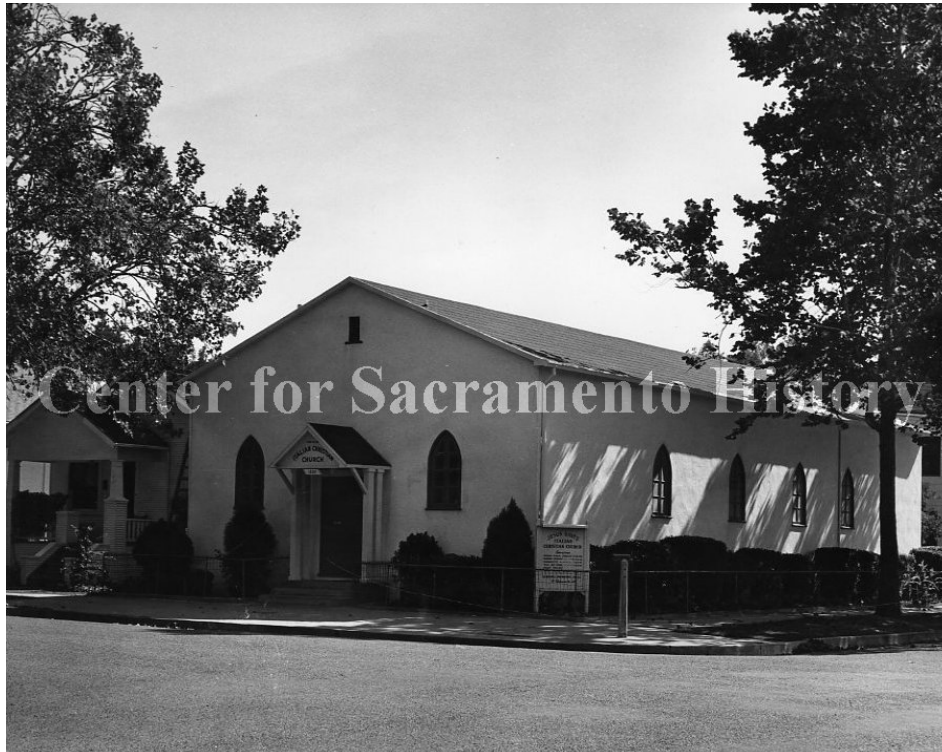


Figure 2: Italian Christian Church, 1951, Frank Christy, *Center for Sacramento History*.

⁶ Sacramento County Assessor; "Our History," The Christian Church of North America, 2022, Washington, accessed 1 April 2022, <https://ccnafamily.org/our-history/>; Sacramento City Directory, 1937; "Rev. Russell P. Palminteri," *Sacramento Bee*, 25 March 1970.

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*Recorded by Kara Brunzell

*Date: June 15, 2021 Continuation Update

Northern California Koyasan Temple

In 1920 Toshie Yamamoto, Sakuma Shimada, and Eiju Nakashima founded the Sacramento Daishiko at Yamamoto's Sacramento farmhouse. A Daishiko is an official group of followers of Koyasan Shingon Buddhism, a sect of esoteric Buddhism founded in 804 by Kōbō Daishi that has become one of the major schools of Japanese Buddhism. In 1939, the Sacramento Daishiko built the Rikeiji Temple in West Sacramento and moved there, where they began using the names Rikeiji and Yolo Daishiko. Hatsuno Sunahara founded the Perkins Daishiko (also called the Sunahara Daishiko) in East Sacramento in 1940. The Rikeiji Daishiko and Perkins Daishiko merged to form the Koyasan Buddhist Church in 1970 and acquired the building at 1400 U Street. The new Koyasan Buddhist Church was led by Reverend Eishun Shigetoshi, who served as minister from 1969 to 1976, and president Kenkichi Kurosawa. Taisen Miyata became minister in 1977.⁷



Figure 3: Members of the Northern California Koyasan Buddhist Church in front of church building, April 19, 1979, *University of Washington Libraries, Special Collections Division*.

As the Sacramento Daishikos were growing, Shingon Buddhism grew in Northern California, and a number of other Daishikos were founded around the state. In 1980, a remodel and expansion of the Koyasan Buddhist Church at 1400 U Street was completed, and the location was officially elevated by the Koyasan headquarters in Japan to the Northern California Koyasan Temple, making it the area's headquarters for Koyasan Shingon Buddhism. The Temple was renovated again in 2000.⁸

⁷ "About Us: History," Northern California Koyasan Temple, Shingon Esoteric Buddhism, Sacramento, CA, <https://nckoyasan.org/history/>, accessed March 1, 2022; "Koyasan Shingon Tenchi-ji: Establishing a Daishiko," Rev. Eijun Bill Eidson, Tenchi-ji Temple, 1999, <http://www.koyasan.org/KoyasanNA/tenchiji/daishiko.html>, accessed March 1, 2022; "About Us: Welcome Message," Northern California Koyasan Temple, Shingon Esoteric Buddhism, Sacramento, CA, <https://nckoyasan.org/about-us/>, accessed March 1, 2022; Northern California Koyasan Temple, brochure, c.1980s.

⁸ "About Us: History," Northern California Koyasan Temple, Shingon Esoteric Buddhism, Sacramento, CA, <https://nckoyasan.org/history/>, accessed March 1, 2022; "About Us: Welcome Message," Northern California Koyasan Temple, Shingon Esoteric Buddhism, Sacramento, CA, <https://nckoyasan.org/about-us/>, accessed March 1, 2022.

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



Figure 4: Northern California Koyasan Temple, c1980s, D. Tateishi.



Figure 5: Main Shrine Hall, c1980s, D. Tateishi.

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.

Page 9 of 9 *Resource Name or # (Assigned by recorder) Northern California Koyasan Temple

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

Criterion A/1/a.i: The Northern California Koyasan Temple is associated with events that have made a significant contribution to the broad patterns of our history. The building's use, first as an Italian Christian Church and then as a Japanese Buddhist Temple, is an important record of the ethnic and cultural history of the Richmond Grove Neighborhood, and reflects the cultural patterns of the City of Sacramento's history. It is significantly associated with the history of Northern California's Japanese community, the history of Koyasan Shingon Buddhism in Northern California, and the ethnic history of Sacramento and Richmond Grove. The building's continuous use as a church has meant that it has reflected the neighborhood's ethnic and cultural character since its establishment; its history of transition from an Italian Christian to Japanese Buddhist church conveys Richmond Grove's cultural history. The property is recommended eligible to the NRHP, CRHR, and 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. Research did not reveal any significant impacts made on local history by any clergy or congregants of either the Italian Christian Church or the Northern California Koyasan Temple. 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: The Northern California Koyasan Temple is not significant for its architecture. The original Italian Christian Church building was an unremarkable example of a neighborhood church building. While the building acquired interesting and distinctive architectural features during its conversion to a Buddhist temple, these changes occurred outside the historic period and have not yet reached sufficient age to merit consideration. For these reasons, the property is not eligible to the NRHP, CRHR or 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. The Northern California Koyasan Temple 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. The Northern California Koyasan Temple has not been moved and therefore retains integrity of location. The composition of elements that constitute the form, plan, space, structure, and style of the building have not been altered. The building's integrity of materials and workmanship is evident in the survival of original exterior details. The property retains sufficient significant physical characteristics from its original construction and historic conversion to a Buddhist temple to convey its historic qualities and therefore retains integrity of feeling. Continued use as a religious institution 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.

P1. Other Identifier: 1722 S Street

*P2. Location: Not for Publication Unrestricted

*a. County Sacramento

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

*b. USGS 7.5' Quad Date T __; R __; $\frac{1}{4}$ of Sec __; ____ B.M.

c. Address 1722 S Street City Sacramento Zip 95811

d. UTM: (give more than one for large and/or linear resources) Zone __; ____mE/ ____mN

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

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Queen Anne house is 1.5 stories above a tall raised basement. The 3,343-square-foot house has a rectangular plan and gable-on-hip roof. Highly decorative ornamental features are concentrated on the front gable ends: stick work, scrolled and scalloped trim, decorative wood shingle cladding, and round louvered vents. Many of these decorative features are repeated on the gable on the primary roof and the west elevation gable. There are scrolled brackets and a frieze at the cornice. A partial-width porch on the main (north) façade has a spindlework balustrade and elaborate turned posts topped with scroll work. It is accessed via a tall set of wood steps and shelters the main entrance, which is right of center. The main entrance is fitted with a partially glazed paneled wooden door and topped with a stained-glass transom. There are elaborately decorative cutaway bays adjacent to the porch on the projecting volume of the main façade as well as below the gable on the west elevation. The house has double-hung wood sash windows and is clad in horizontal drop siding. The main façade has highly ornamental window and door casings, and the center window in the main façade bay features stained-glass border encircling the upper pane. There is a corbelled chimney on the east elevation. A double garage at the rear of the property is accessed via Solons Alley. It has a gabled roof, horizontal wood siding, and two metal rollup doors.

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

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

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

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1890, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.



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

Page 2 of 5

*NRHP Status Code _____

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

B1. Historic Name: None

B2. Common Name: 1722 S Street

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

*B5. Architectural Style:

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

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

*B8. Related Features: _____

B9. Architect: unknown. b. Builder: unknown

*B10. Significance: Theme Architecture Area Richmond Grove

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

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

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

*B12. References:

(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: November 11, 2021

(This space reserved for official comments.)

Page 3 of 5 *Resource Name or # (Assigned by recorder) 1722 S Street
*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

*P3a. Description: (continued):



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



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

Page 4 of 5 *Resource Name or # (Assigned by recorder) 1722 S Street

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



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

B10. Significance (continued):

Sacramento

See Report for detailed historic context statement.

1722 S Street

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

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

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

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

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

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

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

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

Evaluation:

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

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

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

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

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

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

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

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

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

P1. Other Identifier: 1830 V 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 1830 V 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) 010-0151-010

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

The 1.5-story Craftsman residence has a rectangular plan and a medium-pitch cross-gabled roof with exposed rafter tails at the eaves. Gable ends feature ornamental half-timbering and decorative wood vents that reference traditional Swiss architecture. The house is clad in narrow wood clapboard. The partial-width porch on the main (north) façade shelters the main entrance, which is left of center and accessed via a wide set of wood steps and fitted with a metal security screen door. A heavy battered column supports the porch at the corner; the balustrade is solid. Fenestration consists of double-hung ten-over-one wood-sash windows in horizontally oriented openings. There is a projecting square window bay on the east elevation sheltered by a shed roof with shaped rafter tails. There is a door at the gable and on the west (side) elevation, which indicates that the upper floor was at one time a separate apartment. It lacks a staircase or any other form of exterior access. There is a screen porch at the rear. The property does not have a garage or driveway.

*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: 1830 V Street, north and west elevations, camera facing southeast, June 15 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1910, Built Environment Resource Directory

*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) 1830 V Street

B1. Historic Name: None

B2. Common Name: 1830 V Street

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

*B5. Architectural Style:

*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, c1906

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

*B8. Related Features: _____

B9. Architect: unknown. b. Builder: W.D. McKoy

*B10. Significance: Theme Architecture Area Richmond Grove

Period of Significance 1910 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) 1830 V Street

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

*P3a. Description: (continued):



Photograph 2: 1830 V Street, east and north elevations, camera facing southwest, June 15, 2021.



Photograph 3: 1830 V Street, south and east elevations, camera facing northwest, June 15, 2021.

Page 4 of 5 *Resource Name or # (Assigned by recorder) 1830 V Street
*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

B10. Significance (continued):

Sacramento & Richmond Grove

See Report for detailed historic context statement.

1830 V Street

The house at 1830 V Street in Sacramento was built about 1910, apparently by local contractor Walter D. McKoy, who built many Sacramento residences as well as a Woodland hotel during the early twentieth century. McKoy purchased the lot in 1910, reselling to Robertson Govan realtors the following year, apparently after the construction of the house. Its first known residents were James Gray, a merchant who was originally from Scotland, and his wife Elizabeth, a French Canadian. The Grays lived in the house between 1916 and about 1918. In the 1920s, Thomas H. Symms (1853-1927) and his wife Cora owned and lived in the property. Reverend Thomas Symms was a native of Canada and served as a pastor at various Free Methodist churches. Prior to moving to Sacramento, the Symms family operated and lived on a fruit ranch in Gridley, California. In 1921, they sold their ranch and moved to Sacramento. In 1927, Thomas Symms died and Cora moved out of the house.¹

In the 1930s and 1940s, Charles William Mahon (1871-1948) and his wife, Lillie Belle Mahon, lived at the residence with their son, Enoch E. Mahon. Charles Mahon was a native of California and lived in Sacramento for almost twenty years before he died in 1948. Charles Mahon married Lillie B. Enoch (1879-1971) in 1904, and they had their son in 1907. In 1942, Enoch Mahone, who worked as a handicapper at the Sacramento Golf Club, married Claraberta McNair.²

Evaluation:

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

Criterion A/1/a.i: The house at 1830 V 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 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: 1830 V Street is significant for its architecture. The original c1910 house is an excellent example of Craftsman architecture featuring a horizontal massing and ornamentation typical of the style. Character-defining features include the cross-gabled roof with exposed rafter tails and the multiple-light wood-sash windows. The building's partial-width porch with its heavy battered column and Swiss-inspired decorative details are also important features of Craftsman architecture. 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. 1830 V 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. 1830 V Street has not been moved and therefore retains integrity of location. The composition of elements that constitute the form, plan, space, structure, and style of the building have not been altered. The building's integrity of materials and workmanship is evident in the survival of original exterior details. The property retains sufficient significant physical characteristics from its period of significance to convey its

¹ *Sacramento Bee*, "For Rent," May 9, 1924, 28; *Sacramento Bee*, "Wedded Fifty Years," Jan. 10, 1925, 2; "Thomas H. Symms," U.S. City Directories, 1926, Sacramento, California, Ancestry.Com, Accessed February 28, 2022.

² "Charles W Mahon," U.S. Voter Registrations, 1900-1968, Ancestry.com, Accessed 23, 2022; *Sacramento Bee*, "Charles W. Mahon," Mar. 17, 1948, 28; *Sacramento Bee*, "Sets Wedding Date," Apr. 10, 1941, 17.

Page 5 of 5 *Resource Name or # (Assigned by recorder) 1830 V Street

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

historic qualities and therefore retains integrity of feeling. Continued use as a residence allows 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.

P1. Other Identifier: 1917 17th 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 1917 17th Street City Sacramento Zip 95811

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-0096-023-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story Craftsman residence has a rectangular plan and medium-pitched hip roof with exposed shaped rafter tails. There is a large gabled dormer on the main (west) façade with three small windows and exposed purlins and shaped rafter tails. The building is clad in wood shingles. The full-width porch on the main façade shelters the main entrance, which is slightly recessed and fitted with a partially glazed paneled wood replacement door. The porch is accessed via a wide set of wood steps with a simple wood balustrade. Paired square wood posts support the porch at the entrance, with four at the corners; they rest on the solid balustrade, which is clad in the same wood shingles as the rest of the house. Fenestration consists of double-hung wood-sash windows. The main façade features two assemblages of three cottage windows with upper lights divided into diamond patterns on either side of the main entrance. There is a large clinker brick chimney near the center of the roof. The rear (east) elevation features a screen porch. A small single car garage with flat roof is accessed via Solons 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: 1917 17th Street, west elevation, camera facing east, June 15 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1909, Carey & Co., Inc.

*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 4

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1917 17th Street

B1. Historic Name: None

B2. Common Name: 1917 17th Street

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

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, c1909

*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 1909 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 4 *Resource Name or # (Assigned by recorder) 1917 17th Street

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

*P3a. Description: (continued):



Photograph 2: 1917 17th Street, north and west elevations, camera facing southeast, June 15, 2021.

B10. Significance (continued):

Sacramento & Richmond Grove

See Report for detailed historic context statement.

1917 17th Street

The residence at 1917 17th Street was built in about 1909. In 1915, Mr. and Mrs. P. M. Coffield lived at the residence with their daughter. In 1916, Christopher Disraeli Marks (1886 – 1930), an immigrant from England, lived at the address with his wife Gertrude, who was born in California. At the time, Christopher Marks was a manufacturer and salesman at the Hopkins Company. They lived in the house for only a couple of years before purchasing a house in another Sacramento neighborhood, and by 1918, W.J. Donovan lived in the house. In 1921, James and Marie Martin lived at the residence with their young daughter Marilyn (1919 – 2010). James Martin, who was born about 1888, was a house carpenter. Marie Gannon married him about 1917, and they moved in with her parents in a house on G Street. After their daughter Marilyn was born in 1920, the Martins apparently purchased the subject property and moved in.¹

The couple apparently divorced in the early 1920s, and Marie Gannon Martin married a civil engineer named Edmund Wilson Roberts. They lived at 1917 17th Street with Marilyn and their daughter Virginia, who was born about 1924. By 1940, the Roberts family had moved and Marilyn was working as a stenographer, but the family retained ownership of the house. That year, she married Leo George Herberger (1915 – 1951) and the couple moved back to 1917 17th Street in 1941. They had a son, Michael G. Herberger, in 1942. Leo Herberger worked as a clerk; the family moved out of the house in the late 1940s, a few years before his death at the age of thirty-six.²

¹ *The Sacramento Bee*, "City Record: Births," Aug. 23, 1915, 3; *The Sacramento Bee*, "Sacramento Witness," Mar. 17, 1916, 7; *The Sacramento Bee*, "Board Gets Filings," June 17, 1911, 13; "Christopher D Marks," *U.S. City Directories, 1822-1995*, 1915, Ancestry.Com, Accessed March 16, 2022; *The Sacramento Bee*, "Lost and Found," Aug. 8, 1921, 13; "J C Miller," *California, U.S., County Birth, Marriage, and Death Records, 1849-1980*, 1944, Ancestry.Com, Accessed March 16, 2022.

² *The Sacramento Bee*, "Births," June 2, 1942, 29; *The Sacramento Bee*, "Leo G. Herberger," June 25, 1951, 16.

Page 4 of 4 *Resource Name or # (Assigned by recorder) 1917 17th Street
*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

Various residents lived at the property between the late 1940s and the 1980s. In 1989, Larry Velasquez purchased the property, which he sold in 1997.³

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 1917 17th 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. Those that lived at the residence were not significant contributors to Sacramento's development, and research has revealed no important professional accomplishments or lasting impact on local history. Therefore, the property lacks the strength of association required for eligibility. 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: 1917 17th Street is significant for its architecture. The original c1909 building is an excellent example of Craftsman architecture featuring ornamentation typical of the style. Character-defining features include a hip roof, large decorative dormer, wood-sash cottage windows, wide porch with heavy decorative posts, and exposed shaped rafter tails. For these reasons, the property is 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/a.vi. 1917 17th 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. 1917 17th 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 Craftsman-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.

³ *The Sacramento Bee*, "Real Estate Transactions," June 22, 1989, 78; *The Sacramento Bee*, "Homes For Sale," Oct. 1, 1994, 109.

P1. Other Identifier: 1920 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 1920 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) 009-0094-012-0000

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

The 1.5-story Craftsman house sits atop a raised basement and is rectangular in plan. It has a hipped roof with shaped rafter tails and a gabled dormer on the main (east) elevation. The house is clad in wood shingle. Although modest in size, the house boasts a concentration of decorative features associated with the Craftsman style. Fenestration consists of double hung wood sash windows with upper lights divided into diamond patterns; the main façade has two assemblages of three cottage windows. The large dormer features a shaped bargeboard with three diminutive cottage windows that echo the pattern of the main façade windows. There is a full-width porch on the main elevation with battered columns with double capitals and bases resting on heavy piers clad in shingle. Its wood balustrade features a unique pattern of narrowly spaced square balusters with decorative molding. The centered main entrance is fitted with a glazed wood door behind a security screen door and is accessed via a wide set of concrete steps with concrete wing walls. The south elevation features two projecting window bays. There is a corbelled chimney projecting from the rear of the roof. The property does not have a garage or driveway.

*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, east elevation, camera facing west, June 15 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1905 – 1910, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.



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

Page 2 of 5

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1920 18th Street

B1. Historic Name: None

B2. Common Name: 1920 18th Street

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

*B5. Architectural Style: Craftsman/ Colonial Revival Bungalow

*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, 1905 – 1910

*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 1905 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) 1920 18th Street
*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

*P3a. Description: (continued):



Photograph 2: 1920 18th Street, east elevation, camera facing northwest, June 15, 2021.

B10. Significance (continued):

Sacramento & Richmond Grove

See Report for detailed historic context statement.

1920 18th Street

The Craftsman residence at 1920 18th Street was built between 1905 and 1910. The first known owner was Richard Hobert Lambert (1870 – 1943), a real estate agent in Sacramento. He was born in Missouri and married Ella N. Burgin (1871 – 1934) in 1894, working as a clerk in his youth. After 1900, he became a real estate agent, working at first for Robertson-Govan Co. Newspaper records indicate that he bought various parcels in Sacramento, probably as investments. He is likely to have had the subject property constructed for resale; research has not revealed any indication his family lived at the address. Lambert started his own real estate firm with W. F. Tovelle in 1911 and soon purchased his partner's interest in the business.¹

By 1912, Edward Stitt Moore (1882 – 1956), Rosa James Moore (1884 – 1965) and their son James occupied the property. The first documented residents of the house, Edward and Rosa Moore were African Americans from North Carolina who purchased the house from Lambert. Rosa James's father Ben died when she was a child and by the age of seventeen, she was working as a nurse while living in her grandmother's household in Charlotte along with ten other relatives. Research has revealed no information about Edward's early life prior to his attendance at Biddle University in Charlotte, North Carolina during the 1901 – 1902 school year, where he is likely to have studied music. The institution had been established after the Civil War to educate freedmen in North Carolina (today it is known as Johnson C. Smith University). Edward and Rosa married in 1902, and soon relocated to Sacramento. E.S. Moore was a musician, an organist who accompanied films at the Empress Theater and later the T. & D. Theater as well as performing as a soloist, an accompanist, and playing in local churches. He was successful enough to allow Rosa to be a full-time homemaker and to purchase the property. He supplemented his income working as a piano tuner and repairer, a business he ran from the house. The couple was prominent in the local African American community; their social activities were covered in the newspapers and Edward performed at Emancipation Day

¹ *California, U.S. Census, Sacramento 1920, "R. H. Lambert,"*; *Sacramento Bee*, Apr. 14, 1911, 8; *Sacramento Bee*, "Mrs. Ella M. Lambert, Easter Star Aide, Dies," Sep. 10, 1934, 5; *Sacramento Bee*, "Marriage Licenses," Jan. 2, 1936, 5; *Sacramento Bee*, "Richard H. Lambert," June 18, 1943, 11.

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

celebrations in 1903 and 1905. Their son James also became a musician and later married a woman named Joan Sutton. The Moore family sold the house in 1920, and relocated to the Bay Area, where Edward Moore continued to work as a musician. The family appears to have left their African American identity in Sacramento; their names stop appearing in Black publications and they are identified as white in census and draft records from the 1930s and 1940s. Edward Moore became the vice president and then the president of the local musicians' union and died in 1956. Rosa died in 1965.²

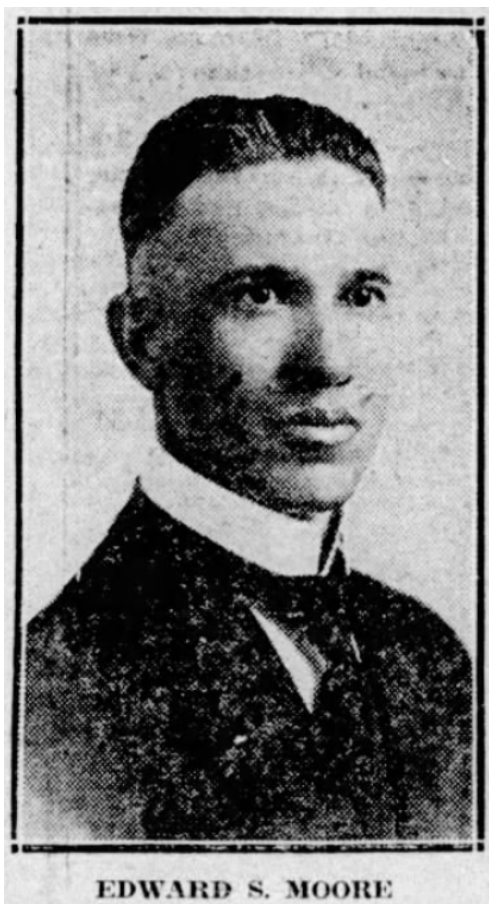


Figure 1: Photograph of Edward S. Moore from an article announcing his appointment as T & D Theater organist, *Stockton Evening Record*, June 13, 1918.

In 1920, the Moores sold the property to Paul Svilich (also spelled Svilicich), a blacksmith. Svilich (1885-1966) was born in what is now Yugoslavia, where he met his wife Anna Sekolo (1893-1956). In the 1920s, they rented out the property at 1920 18th Street. Paul and Anna Svilicich were the owners into the 1940s. From the 1950s into the 2000s, the house was rented to various families.³

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.

² *Sacramento Bee*, "Educational- Musical," Feb. 2, 1914, 10; *Stockton Daily Evening Record*, "Edward S. Moore T. & D. Organist," June 13, 1918, 9; *California, U.S. Census, Sacramento, 1910, 1920*, "Edward Moore,"; *California, U.S. Census, San Francisco, 1930*, "Edward Moore,"; *San Francisco Examiner*, "Moore," June 28, 1965, 56.

³ *Sacramento Bee*, "Report of Sales by Huston and Elliot," Oct. 30, 1920, 23; "Paul Svilich," *California, U.S., County Birth, Marriage, and Death Records, 1849-1980*, Lehi, UT, USA: Ancestry.com Operations, Inc., 2017, Accessed February 3, 2022; *Sacramento Bee*, "To Let- Houses Unfurnished," May 31, 1923, 21; *Sacramento Bee*, "73 Houses Furnished For Rent," Sep. 20, 1963, 47; *Sacramento Bee*, "Homes For Rent," May 10, 1989, 74; *Sacramento Bee*, "Homes For Rent," Feb. 24, 1994, 63; *Sacramento Bee*, "Home Rentals," Apr. 25, 2004, F10.

Page 5 of 5 *Resource Name or # (Assigned by recorder) 1920 18th Street

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

Criterion A/1/a.i: The house at 1920 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 who 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. E. S. Moore was prominent as a musician and a leader of the local Black community during the time he lived in the house with his family but does not appear to have made an enduring impact as an organist or community leader. Later, the house was 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: 1920 18th Street is significant for its architecture. The original c1910 house is an excellent example of Craftsman architecture and features a strong concentration of decorative features associated with the Craftsman style. Character-defining features include double hung wood sash windows with upper lights divided into diamond patterns. The main façade has two assemblages of three cottage windows; a large dormer features a shaped bargeboard with three diminutive cottage windows that echo the pattern of the cottage windows below. The full-width porch has battered columns with double capitals and bases resting on shingle-clad piers. Its wood balustrade features a unique pattern of narrowly spaced square balusters with decorative molding. The south elevation features two decorative projecting window bays. 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/a.vi. 1920 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. 1920 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 Craftsman 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.

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) 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) _____

Page 2 of 5

*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.)

Page 3 of 5 *Resource Name or # (Assigned by recorder) 2017 18th Street
*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.

Page 4 of 5 *Resource Name or # (Assigned by recorder) 2017 18th Street
*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

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.

Page 5 of 5 *Resource Name or # (Assigned by recorder) 2017 18th Street
*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

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.

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.

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

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.

P1. Other Identifier: 2203-2207 13th 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 13th 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 13th 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) _____

Page 2 of 5

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 2203 13th Street

B1. Historic Name: None

B2. Common Name: 2203 13th 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.)

Page 3 of 5 *Resource Name or # (Assigned by recorder) 2203 13th Street
*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

*P3a. Description: (continued):



Photograph 2: 2203 13th Street, north and west elevations, camera facing southeast, June 15, 2021.



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

Page 4 of 5 *Resource Name or # (Assigned by recorder) 2203 13th Street

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



Photograph 4: 2203 13th 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.¹

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

¹ 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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*Recorded by Kara Brunzell *Date: June 15, 2021 Continuation Update

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 1979.²

2203 13th 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.³

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 13th 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 13th 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 13th 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.

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

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

P1. Other Identifier: 2230 16th 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 ; Section ; S.B.B.M.

c. Address 2230 16th Street City Sacramento Zip 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) 009-0216-034-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story commercial property has a rectangular plan and low-pitched shed roof. It is made of brick. There are multiple entrances on the main (east) façade, which are fitted with commercial metal doors. The double main entrance is recessed and sheltered under a projecting volume with a higher roof than the main volume, which is clad in stucco panels. A small projecting wall to the south is clad in the same stucco panels. There is a ramp on the main elevation with a metal railing. The lower part of the walls at the southeast corner are clad in square rock masonry. There is a slightly projecting volume with a parapet in the southwest corner and a low brick planter on the south elevation. Fenestration primarily consists of large picture windows, which are boarded up; there is also a multi-light casement window on the east façade.

*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: South and east elevations, camera facing northwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1954, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic
Context Statement and Historic District Survey.

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

P1. Other Identifier: 2230 14th 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 _____; Section _____; S.B.B.M.

c. Address 2230 14th Street City Sacramento Zip 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) 009-0203-016-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The residence, which exhibits elements of Craftsman architecture, is a one-story with a rectangular plan and medium-pitched cross-gabled roof. It features exposed rafter tails and decorative knee braces. It is clad in wood lap siding. There is a projecting partial-width porch on the main (east) façade that shelters the centered main entrance, which has a paneled wood door and is accessed via a wide set of concrete steps. It features battered columns with capitals and bases; they rest on heavy brick corner piers that connect to a brick balustrade. Fenestration consists of vinyl replacement windows.

***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: South and east elevations, camera facing northwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1918, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2230 11th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2230 11th Street **City** Sacramento **Zip** 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) 009-0193-013-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story duplex, which exhibits elements of Craftsman architecture, has a rectangular plan and low-pitch cross-gabled roof with vents on the gable ends and exposed roof beams. It is clad in stucco. Projecting entrance porches with gable roofs are supported by knee braces and shelter the two entrances on the south and east elevations. Entrances are fitted with metal security-screen doors and are accessed via sets of low concrete steps. Fenestration consists of aluminum windows in vertical openings with metal security bars. There is a side-gabled double garage adjacent to the house to the west. It is accessed via a short driveway from W Street.

***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: South and east elevations, camera facing northwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1910, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2229 14th 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 ; Section ; S.B.B.M.

c. Address 2229 14th Street City Sacramento Zip 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) 009-0205-020-0000

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, has a rectangular plan and medium-pitched cross-gabled roof with louvered vents on the gable ends and exposed roof beams. It is clad in wood clapboard. There is a projecting partial-width porch on the main (west) façade that shelters the centered main entrance, which has a partially glazed paneled wood door and is accessed via a concrete step. Battered columns with capitals and bases support the porch; they rest on heavy brick corner piers. Fenestration consists of vinyl replacement windows. There is a detached garage at the rear of the house with a gable roof, metal rollup door, and wood clapboard siding. It is accessed via a short driveway from W St.

*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: West and south elevations, camera facing northeast, June 15, 2021.

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1923, Sacramento County Assessor

*P7. **Owner and Address:**

*P8. **Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2226-2230 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; Section; S.B.B.M.

c. Address 2226-2230 18th Street City Sacramento Zip 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) 009-0215-015-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story duplex, which exhibits elements of Tudor architecture, has a rectangular plan and gable-on-hip roof. There are louvered vents on the gable ends and the building is clad in stucco. There are two partial-width porches on either end of the main (east) elevation. Square wood columns support the porches at the corners and the balustrade is wood. They shelter the two entrances, which face to the sides and are fitted with metal security screen doors. They are accessed via short sets of concrete steps. Fenestration consists of replacement vinyl slider windows and picture windows. There is a gabled two-car garage with two metal roll-up garage doors to the north of the building. The garage is clad in stucco and has a gabled roof with a louvered vent.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple 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: South and east elevations, camera facing northwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1940, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2225 14th 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 ; Section ; S.B.B.M.

c. Address 2225 14th Street City Sacramento Zip 95818

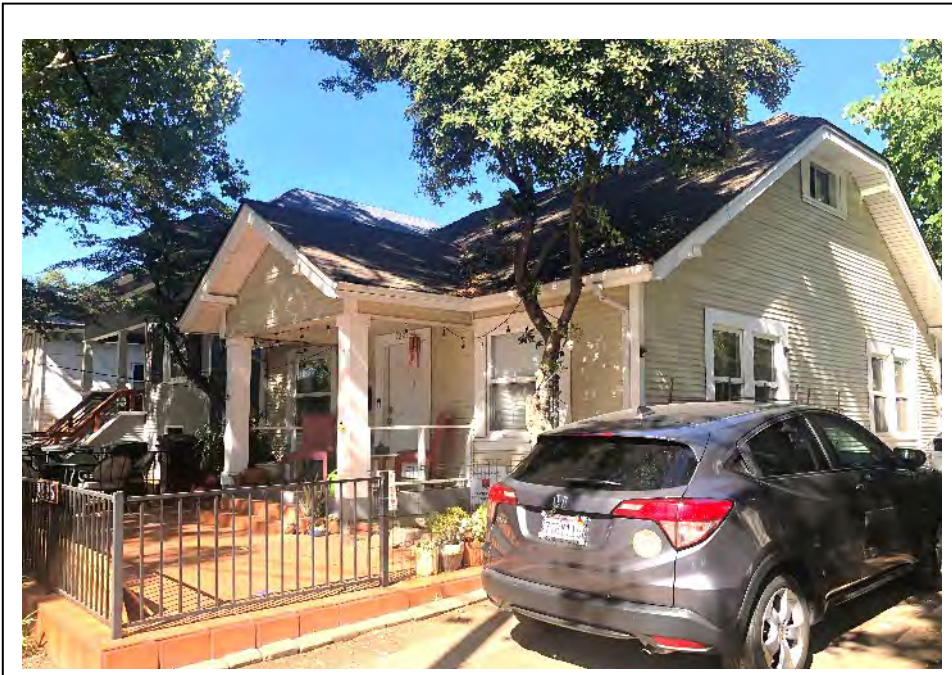
d. UTM: (give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-0205-021-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, has a rectangular plan and medium-pitched hip-on-gable roof and exposed roof beams. It is clad in narrow wood clapboard. There is a projecting partial-width porch with a gabled roof on the main (west) façade that shelters the centered main entrance, which is fitted with a paneled wood door. It is accessed via a low set of tiled steps. Heavy square wood columns support the porch at the corners; the simple open balustrade is wood. Fenestration consists of vinyl replacement windows in rectangular openings. The front yard is completely tiled and enclosed in a low steel fence. There is a narrow driveway south of the house.

*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: West and north elevations, camera facing northeast, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1918, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2225 13th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2225 13th Street **City** Sacramento **Zip** 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) 009-0203-022-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Tudor architecture, has an L-shaped plan and medium-pitched cross-gabled roof with louvered vents on the gable ends and minimal eaves. The gable end on main (west) façade is clad in scalloped vertical wood panels; the balance of the house is clad in smooth stucco. The partial-width integral porch on the main façade shelters the main entrance, which is roughly centered and fitted with a paneled wood door. It is accessed via a set of brick steps. A pair of square wood posts connected by decorative trim support the porch at the corner. Fenestration consists of vinyl replacement windows. The windows on the projecting volume of the main façade have decorative wood shutters.

***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: North and west elevations, camera facing southeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1938, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2225 11th 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; Section; S.B.B.M.

c. Address 2225 11th Street City Sacramento Zip 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) 009-0196-021-0000

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

The one-story residence, which exhibits elements of Tudor architecture, has an L-shaped plan and cross-gabled roof with minimal eaves. The gable end on the main (east) façade is clad in decorative wood lap siding and has a louvered vent; the rest of the house is clad in textured stucco. There is a partial-width porch on the main (west) façade with a shed roof that shelters the centered main entrance, which is fitted with a metal security screen door. A decorative metal column supports the porch at the corner; balustrade is metal and porch is accessed via a low set of concrete steps. Fenestration consists of six-over-one double-hung wood-sash windows. The windows on the main (west) façade are fitted with decorative wood shutters. There is a corbelled chimney on the north elevation. A driveway north of the house leads to a double garage at the rear of the property with a front-gabled roof and metal roll-up door.

***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: North and west elevations, camera facing southeast, June 15, 2021.

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

Historic Prehistoric Both

c1939, Sacramento County Assessor

***P7. Owner and Address:**

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

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

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

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

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 1

*Resource Name or # (Assigned by recorder) 2224-2230 10th Street

P1. Other Identifier: 2224-2230 10th 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 _____; Section _____; S.B.B.M.

c. Address 2224-2230 10th Street, 927 W Street City Sacramento Zip 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)

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

The two-story commercial building, which exhibits elements of Midcentury Modern architecture, consists of an apartment that sits atop the storefront. It has a rectangular plan and flat roof with wide eaves. It is constructed of concrete masonry units and is clad in stucco, with ceramic tile at the main façade around the commercial storefronts. There are five entrances on the east elevation which are fitted with fully-glazed aluminum doors. Fenestration consists of commercial storefront windows and sliding aluminum-sash windows on the second story. There is a projecting flat awning on length of the east (main) façade with horizontal grooves. There are two apartment entrances on the second story of the west elevation, that are fitted with wood doors and are accessed via a set of exterior stairs with treads and no risers a metal handrail.

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: East and north elevations, camera facing southwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1958, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic

Context Statement and Historic District Survey.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

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 1

*Resource Name or # (Assigned by recorder) 2224 17th Street

P1. Other Identifier: 2224 17th 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 ; Section ; S.B.B.M.

c. Address 2224 17th Street City Sacramento Zip 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) 009-0213-014-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, sits atop a raised basement and has a rectangular plan. The medium-pitched front-gabled roof has vents on the gable ends and exposed roof beams. The building is clad in horizontal wood clapboard and with board and batten at the basement level. The projecting partial-width porch on the main (east) façade shelters the centered main entrance, which has a paneled wood door and is accessed via a wide set of wood steps with a wood balustrade. Square wood columns support the porch at the corners and entrance; the balustrade is wood. Fenestration consists of replacement vinyl slider windows with interior muntins, and there is a prefabricated contemporary bay window with its own composition shingle roof on the main façade.

*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: South and east elevations, camera facing northwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1921, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

P1. Other Identifier: 2222 13th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2222 13th Street City Sacramento Zip 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) 009-0206-034-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 1.5-story Craftsman residence sits atop a raised basement and has a rectangular plan. It has a medium-pitched gabled roof with exposed rafter tails and delicate shaped knee braces. There are two small rectangular six-light wood windows at the gable end. The house is clad in wood lap and shingle siding. The partial-width porch on the main (west) façade shelters the main entrance, which sits right of center and is fitted with a wood paneled door and is accessed via a wide set of concrete steps. A square wood column supports the porch at the corner with a simple wooden balustrade. Wing walls adjacent to porch steps are rustic it is concrete topped with a metal handrail. Primary fenestration consists of double-hung wood-sash windows with divided upper lights in rectangular openings. The main façade features an assemblage of three cutaway bay windows to the left of the entrance as well as one replacement window adjacent to the main entrance.

***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: West and south elevations, camera facing northeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1910, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2221 17th Street

P1. Other Identifier: 2221 17th 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 ; Section ; S.B.B.M.

c. Address 2221 17th Street City Sacramento Zip 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) 009-0215-023-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, has a rectangular plan and is clad in narrow horizontal wood clapboard. The medium-pitched front-gabled roof with a vent on the main gable end and exposed roof beams. The partial-width porch on the main (west) façade shelters the centered main entrance, which faces left and has a partially glazed paneled wood door. It is accessed via a low concrete step. Square wood columns support the porch at the corners. Fenestration consists of replacement vinyl slider windows in rectangular openings. The main façade features an assemblage of three windows to the right of the entrance.

*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: West elevation, camera facing southeast, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1923, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2221 13th Street

P1. Other Identifier: 2221 13th 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 ; Section ; S.B.B.M.

c. Address 2221 13th Street City Sacramento Zip 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) 009-0203-023-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, sits atop a raised basement and has a rectangular plan. The medium-pitched front-gable roof has triangular knee braces and a vent on the main gable end. It is clad in wood shingle siding. The projecting partial-width gabled porch on the main (west) façade shelters the main entrance, which is right of center and fitted with a metal security-screen door. It is accessed via a wide set of concrete steps with a wood balustrade and short brick columns at the bottom corners. Square wood columns with capitals and bases support the porch at the corners; the balustrade is wood. Fenestration consists of double-hung wood-sash windows in rectangular openings.

*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: West and south elevations, camera facing northeast, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1928, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic
Context Statement and Historic District Survey.

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

P1. Other Identifier: 2221 12th 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 ; Section ; S.B.B.M.

c. Address 2221 12th Street City Sacramento Zip 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) 009-0206-044-0000

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

The one-story Craftsman residence has a rectangular plan and medium-pitched front-gabled roof with exposed rafter tails. There is a decorative assemblage of small windows at the gable end. It is clad in horizontal aluminum siding. The full-width integral porch on the main (west) façade shelters the left-of-center main entrance, which is fitted with a metal security screen and accessed via a wide set of concrete steps. Battered wood columns support the porch at the corners and rest on heavy piers; the low open balustrade is wood. Fenestration consists of vinyl replacement sliding aluminum-sash windows with one original picture window to the right of the main entrance. A narrow driveway south of the house leads to a garage with similar form and materials at the rear of the property; it is fitted with partially glazed carriage house doors.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5b. Description of Photo: (View, date, accession #) Photograph 1: west and south elevations, camera facing northeast, June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1912, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.



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

P1. Other Identifier: 2220-2222 10th Street duplex

***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** _____; **Section** _____; **S.B.B.M.**

c. Address 2220-2222 10th Street **City** Sacramento **Zip** 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) 009-0197-020-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The two-story residence, which exhibits elements of Queen Anne architecture, has a rectangular plan and features a medium-pitch gable-on-hip roof. Gables are pedimented, with a louvered vent at the tallest gable end. Narrow eaves are boxed. The gable end is clad in fishscale shingles; the rest of the house is clad in narrow wood clapboard. The original raised basement has been converted to residential use. The projecting partial-width porch on the main (east) façade, is accessed via a tall set of wood steps. Side-by-side second floor entrances are fitted with metal security screen doors. The porch features square columns with capitals and bases and a wood balustrade. There is also an entrance on the ground floor. The fenestration consists of double-hung wood-sash windows in rectangular openings with decorative casings. The main façade features an assemblage of cutaway bay windows to the right of the entrances.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple 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: East and north elevations, camera facing southwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1900, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2220 19th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2220 19th Street **City** Sacramento **Zip** 95818

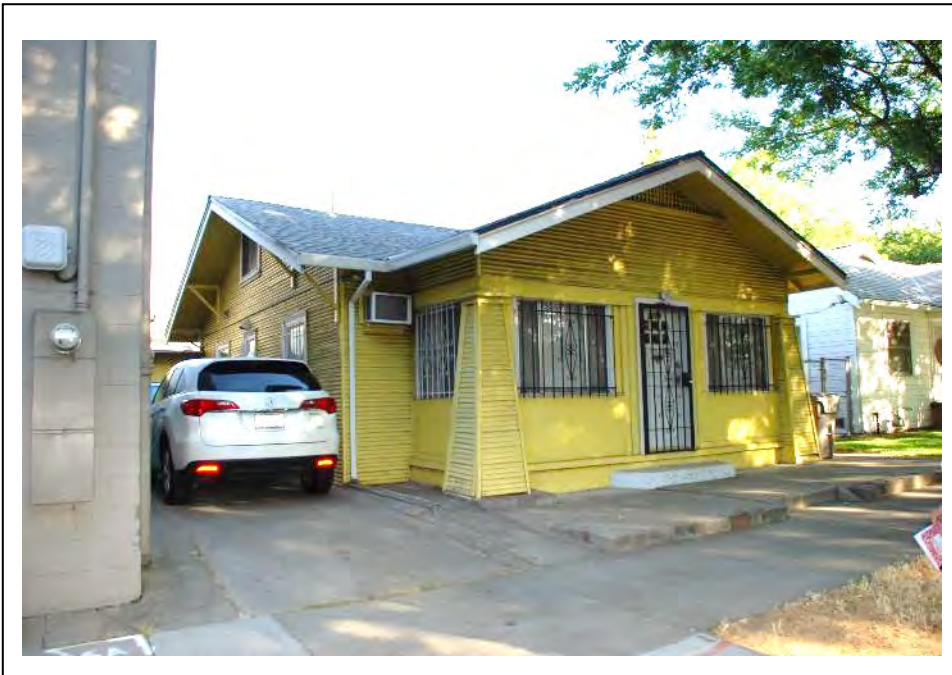
d. UTM: (give more than one for large and/or linear resources) **Zone** _____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 010-0151-014-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, has a square plan. The medium-pitched cross-gabled roof has triangular knee braces and vents on the front gable end with windows on the other gable ends. It is clad in narrow horizontal wood siding. The roof on the projecting main (east) façade shelters the centered main entrance, which has a partially glazed paneled wood door and is accessed via a concrete step. Battered wood columns support the roof at the corners and are clad in the same clapboard as the house. Fenestration consists of replacement sliding aluminum windows.

***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: South and east elevations, camera facing northwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1908, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2220 18th Street

P1. Other Identifier: 2220 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 ; Section ; S.B.B.M.

c. Address 2220 18th Street City Sacramento Zip 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) 009-0215-014-0000

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

The one-story residence, which exhibits elements of Craftsman architecture, has a rectangular plan and medium-pitched gable roof with exposed roof beams. It is clad in horizontal wood drop siding. The partial-width porch on the main (west) façade shelters the centered main entrance, which faces left and has a paneled wood door. It is accessed via a short set of concrete steps with concrete wing walls and a metal handrail on the right. A square wood column supports the porch at the corner; the balustrade is metal. Fenestration consists of multiple-light vinyl replacement sliding windows with interior muntins.

*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: East elevation, camera facing northwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1921, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2220 15th 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 ; Section ; S.B.B.M.

c. Address 2220 15th Street City Sacramento Zip 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) 009-0205-014-0000

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

The two-story duplex, which exhibits elements of Queen Anne architecture, has a rectangular plan and steeply pitched gable-on-hip roof with multiple gables. The tallest has a louvered vent on the gable end, other gables have diminutive double-pitched wood sash windows. The narrow eaves are boxed. Gable ends are clad in multiple patterns of decorative wood shingles; the rest of the house is clad in narrow wood clapboard. The partial-width porch on the main (east) façade shelters the second-floor entrance, which is accessed via a wide set of wood steps. Turned wood columns support the porch; the balustrade is wood. All porch openings feature metal security fences. The porch also shelters the first-floor entrance, which is fitted with a metal security screen door. Fenestration consists of vinyl replacement windows in rectangular openings with decorative casings. The main façade features a cutaway bay with three windows to the left of the entrances.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property primary

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: South and east elevations, camera facing northwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1908, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic

Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2200 12th Street

P1. Other Identifier: 2220 12th 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 ; Section ; S.B.B.M.

c. Address 2220 12th Street City Sacramento Zip 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) 009-0196-014-0000

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 1.5-story Craftsman residence has a rectangular plan and medium-pitched front-gabled roof with a vent, window, and decorative half-timbering detail on the gable end. It is clad in narrow wood clapboard. The full-width integral porch on the main (east) façade shelters the centered main entrance, which is fitted with a metal security screen door and is accessed via a wide set of concrete steps. Battered wood columns with capitals and bases support the porch at the corners and entrance and rest on heavy brick piers at the corners and entrance; the open balustrade is wood with a geometric pattern. Fenestration consists of picture and double-hung wood-sash windows in rectangular openings. The main façade features two decorative assemblages of three cottage windows on either side of the entrance.

*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: East and north elevations, camera facing southwest, June 15, 2021.

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1910, Sacramento County Assessor

*P7. **Owner and Address:**

*P8. **Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2220 11th 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 ; Section ; S.B.B.M.

c. Address 2220 11th Street City Sacramento Zip 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) 009-0193-012-0000

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story Craftsman house has a rectangular plan and front-gabled roof with vents on the gable ends. It is clad in narrow wood clapboard. The projecting partial-width porch on the main (east) elevation shelters the main entrance, which is left of center and fitted with a metal security door and accessed via a set of concrete steps. Battered wood columns with capitals and bases support the porch at the corners and rest on heavy clapboard piers. The balustrade is a single heavy beam suspended horizontally between porch piers. Fenestration consists of aluminum windows in rectangular openings.

*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: East and north elevations, camera facing southwest, June 15, 2021.

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1925, Sacramento County Assessor

*P7. **Owner and Address:**

*P8. **Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2219 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2219 18th Street City Sacramento Zip 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) 010-0151-023-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story Four-Square residence sits atop a raised basement and has a rectangular plan. The medium-pitched hipped roof has exposed rafter tails. The gable dormer on the main (west) façade features louvered vents on either side of a fixed window. The dormer is clad in shingle; the rest of the house is clad in narrow horizontal wood siding. The full-width porch on the main façade shelters the main entrance, which is slightly right of center and has a paneled wood door. It is accessed via a wide set of wood steps with wood wing walls and a metal balustrade. Battered wood columns with capitals and bases support the porch at the corners and entrance. They rest on heavy clapboard piers; the balustrade is solid and clad in the same clapboard as the house. Fenestration consists of a combination of fixed and double-hung wood-sash windows.

***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: North and west elevations, camera facing southeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1908, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2219 14th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2219 14th Street **City** Sacramento **Zip** 95818

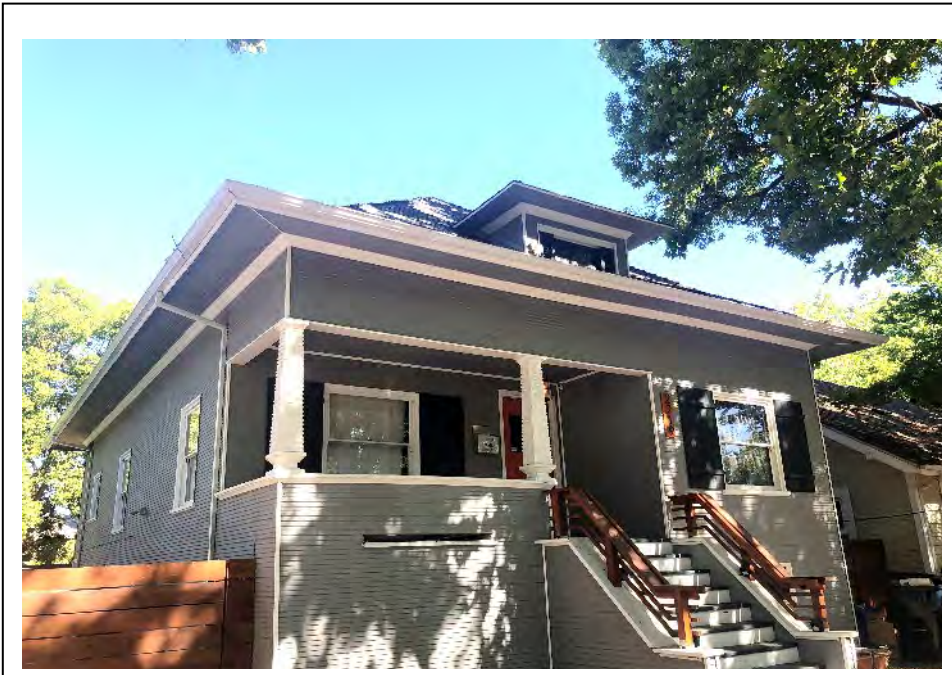
d. UTM: (give more than one for large and/or linear resources) **Zone** _____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-0205-022-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story American foursquare residence sits atop a raised basement and has a rectangular plan and medium-pitched hipped roof with a hipped dormer. Both the roof and dormer have wide boxed eaves. The house is clad in narrow wood siding. The partial-width integral porch on the main (west) façade shelters the centered main entrance, which has a partially glazed paneled wood door. The porch is accessed via a wide set of wood steps with solid wood wing walls topped with a wood balustrade. Battered columns with capitals and bases support the porch at the corner and entrance and rest on the solid balustrade, which is clad in the same narrow siding as the house. Fenestration consists of double-hung wood-sash windows. The main façade features decorative wood shutters on the windows.

***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: North and west elevations, camera facing southeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1921, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2218-2220 17th 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 ; Section ; S.B.B.M.

c. Address 2218-2220 17th Street City Sacramento Zip 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) 009-0213-013-0000

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The two-story building, which exhibits elements of Four-Square architecture, has a rectangular plan and low-pitched hipped roof. The hipped dormer on the main (east) façade has a fixed window flanked by louvered vents. The building is clad in wood shingle siding with narrow horizontal wood clapboard siding within the porch. The partial-width porch on the main façade shelters the second-story entrance, which is fitted with a security screen door and accessed via a long set of wood steps with a wood balustrade. The porch is supported by round wood columns with capitals and bases. First-floor entrances are on either side of the steps and are fitted with metal security screen doors. Fenestration consists of double-hung wood-sash windows. The main elevation features an assemblage of cutaway bay windows to the left of the second-story entrance.

*P3b. **Resource Attributes:** (List attributes and codes) HP3. Multiple family residence

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: South and east elevations, camera facing northwest, June 15, 2021.

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1920, Sacramento County Assessor

*P7. **Owner and Address:**

*P8. **Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic
Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2218 15th Street

P1. Other Identifier: 2218 15th 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 ; Section ; S.B.B.M.

c. Address 2218 15th Street City Sacramento Zip 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) 009-0205-013-0000

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The two-story residence, which exhibits elements of Craftsman architecture, has a rectangular plan and medium-pitched gable-on-hip roof with a louvered vent on the gable end and exposed rafter tails. Its original raised basement has been converted to residential use but its main entrance remains on the second floor. It is clad in wood clapboard. The partial-width porch on the main (east) façade shelters the centered main entrance, which is on the second story and is fitted with a metal security-screen door. The wide set of wood steps leading to the porch from the side (north) rather than straight ahead, another element of the house that is probably been altered. Square wood columns support the porch; the balustrade is wood. Fenestration consists of double-hung wood-sash windows in rectangular openings.

*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: East and north elevations, camera facing southwest, June 15, 2021.

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1935, Sacramento County Assessor

*P7. **Owner and Address:**

*P8. **Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2217-2223 10th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2217-2223 10th Street **City** Sacramento **Zip** 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) 013-0194-020-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The two-story Streamline-Modern building consists of an apartment with attached storefront. It has a L-shaped plan, a flat roof, and is clad in stucco and brick. Fenestration consists of a combination of steel casement and storefront windows. There is a projecting flat metal awning on the west (main) façade that shelters the four storefront entrances with fully-glazed aluminum doors. The main elevation features a neon sign advertising Wakano Ura Chop Suey.

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: North and west elevations, camera facing southeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1927, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2217-2221 11th Street duplex

***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; Section; S.B.B.M.

c. Address 2217-2221 11th Street City Sacramento Zip 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) 009-0196-022-0000

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

The one-story duplex exhibits elements of Minimal-Traditional architecture with medium-pitch gable-on-hip roofs and stucco cladding. There are two entrances on the north and south elevation, which are fitted with metal security-screen doors and are accessed via sets of concrete steps. Partial-width integral porches shelter the entrances and are supported by plain square posts and have scalloped wood trim. Fenestration consists of double-hung wood-sash windows. The main (west) façade is on 11th Street. The double garage at the rear of the property exhibits similar form and materials as the duplex, with metal rollup doors in its two vehicle openings. It is accessed via Victorian Alley. The duplex is one of over a dozen closely-related residential buildings constructed by local contractor Tony Brazil in the late 1930s and early 1940s.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple 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: West and south elevations, camera facing northeast, June 15, 2021.

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

Historic Prehistoric Both

c1940, Sacramento County Assessor

***P7. Owner and Address:**

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

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

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

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

P1. Other Identifier: 2217 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; Section; S.B.B.M.

c. Address 2217 18th Street City Sacramento Zip 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) 010-0151-024-0000

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

The one-story Four-Square residence sits atop a raised basement and has a rectangular plan and medium-pitched hipped roof. There is a hipped dormer on the main (west) façade, which is clad in shingles; they rest of the house is clad in narrow horizontal wood siding. The full-width porch on the main façade shelters the centered main entrance, which has a metal security screen door and is accessed via a set of concrete steps with a metal balustrade. Round wood columns with capitals and bases support the porch at the corners and entrance and rest on a solid balustrade, clad in the same clapboard as the house. Fenestration consists of a combination of double-hung wood-sash windows and sliding windows.

***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: West and south elevations, camera facing northeast, June 15, 2021.

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

Historic Prehistoric Both

c1908, Sacramento County Assessor

***P7. Owner and Address:**

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

Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2217 17th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2217 17th Street City Sacramento Zip 95818

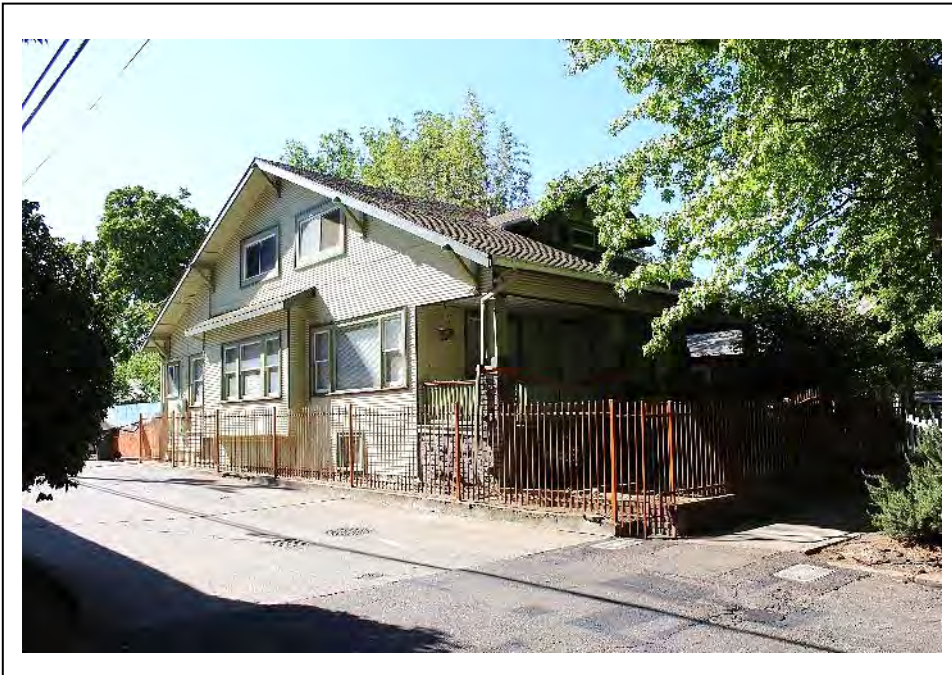
d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-0215-024-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 1.5-story Craftsman residence sits atop a raised basement and has a rectangular plan and medium-pitched side-gabled roof with triangular knee braces. The gable dormer on the main (west) façade is clad in wood shingles and has a fixed window flanked by louvered vents. The house is clad in narrow horizontal wood clapboard. The full-width porch on the main façade shelters the centered main entrance, which has a security screen door and is accessed via a wide set of concrete steps with brick wing walls. Battered wood columns with capitals and bases support the porch at the corners and entrance, and rest on heavy brick piers; the balustrade is wood. Fenestration consists of double-hung wood-sash window and picture windows. The foundation of the porch on the main façade is brick.

***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: North and west elevations, camera facing southeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1910, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2217 14th 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 ; Section ; S.B.B.M.

c. Address 2217 14th Street City Sacramento Zip 95818

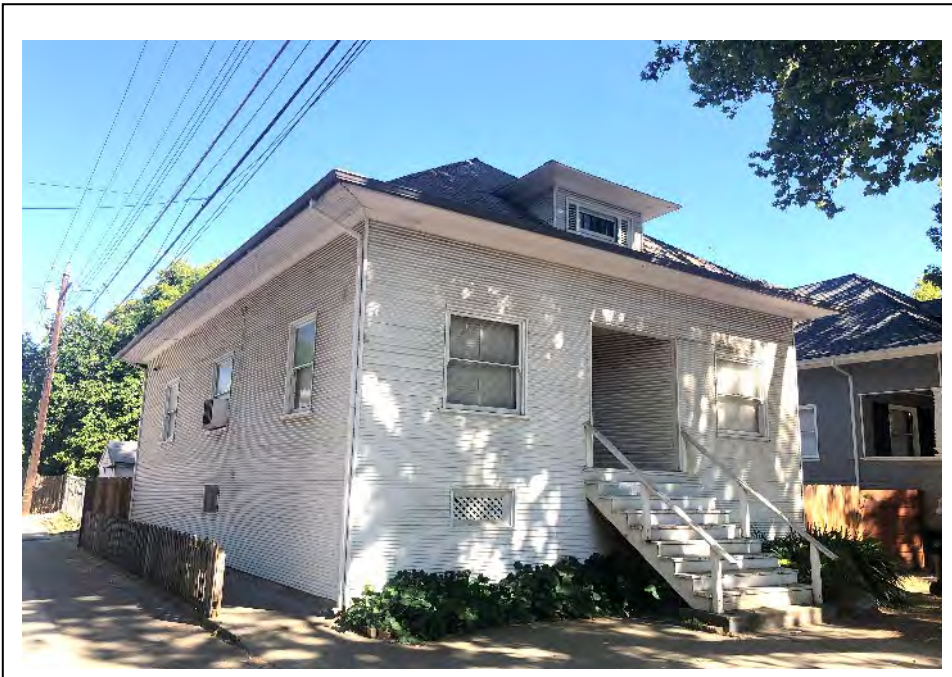
d. UTM: (give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-0205-023-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of American foursquare architecture, sits atop a raised basement and has a rectangular plan. It features a medium-pitched hipped roof with a hipped dormer; roof and dormer have wide boxed eaves. The house is clad in narrow wood siding. The centered main entrance on the west façade is recessed and accessed via a wide set of wood steps with a simple wood handrail. The entrance faces south and is fitted with a metal security screen door. Fenestration consists of double-hung wood-sash windows.

*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: North and west elevations, camera facing southeast, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1921, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2216 19th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2216 19th Street **City** Sacramento **Zip** 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) 010-0151-013-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story Craftsman Bungalow residence sits atop a raised crawlspace and has a rectangular plan and a medium-pitched cross-gabled roof with exposed purlins. There is a diminutive gabled dormer on the main (east) façade with vertical wood slat vent; there are similar vents at the side gables. It is clad in variable-width horizontal board siding with wood shingle at the gable ends. The projecting partial-width porch on the main (east) façade has a clipped gable roof, a semicircular window; and is clad in wood shingles. It shelters the centered main entrance, which has a metal security screen door and is accessed via a low set of concrete steps with simple concrete wing walls. Plaintiff square posts with simple capitals support the porch at the corners; the simple balustrade is wood. Fenestration consists of double-hung wood-sash windows with divided upper lights. The main façade features a decorative assemblage of three cottage windows right of the entrance. A single-car garage behind the house is accessed via Victorian Alley, which runs along its north property line. The simple building features wooden doors that open outward from the center; siding and roof pitch match that of the residence.

***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: South and east elevations, camera facing northwest, June 15, 2021.

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

Historic Prehistoric Both
c1908, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2117 17th 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 ; Section ; S.B.B.M.

c. Address 2117 17th Street City Sacramento Zip 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)

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

The 1.5-story Craftsman residence has a rectangular plan and medium-pitched side-gabled roof with triangular knee braces. It sits atop a raised basement. There is a large dormer with a T-shaped shed roof on the main (west) façade. It is clad in wood shingle, while the house is elsewhere clad in horizontal wood clapboard. The full-width porch on the main façade shelters the main entrance, which is right of center and has a partially glazed paneled wood door. It is accessed via a wide set of concrete steps with a simple metal balustrade. Battered wood columns with capitals and bases support the porch at the corners and rest on wood piers clad in the same clapboard as the house; the balustrade is wood. Fenestration consists of a combination of double-hung wood-sash windows and multiple-light fixed windows.

*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: North and west elevations, camera facing southeast, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1910, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic
Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2117 14th Street

P1. Other Identifier: 2117 14th 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 ; Section ; S.B.B.M.

c. Address 2117 14th Street City Sacramento Zip 95818

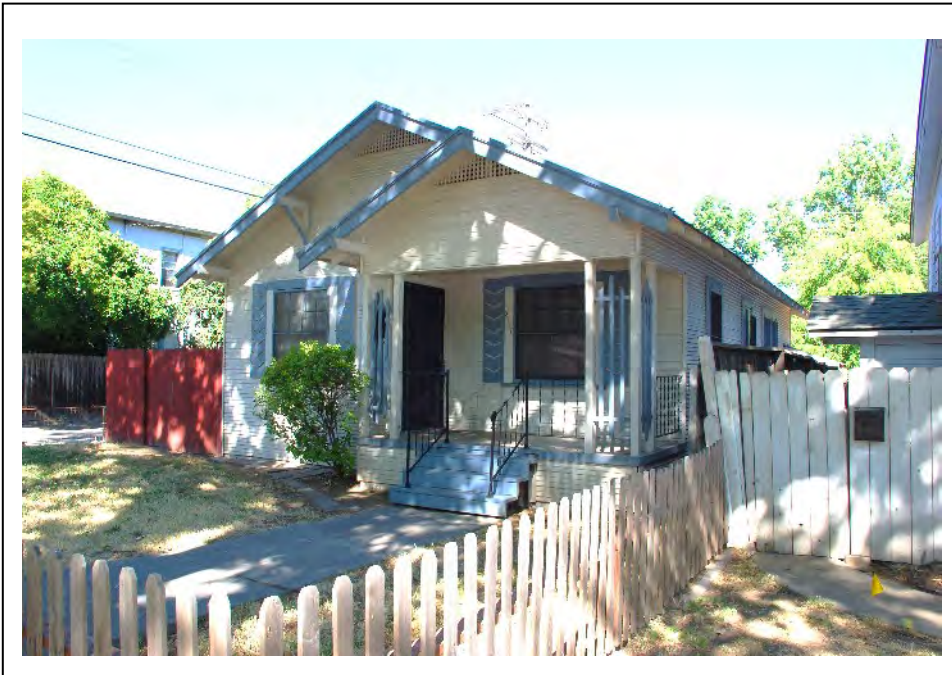
d. UTM: (give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-0146-024-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, has a rectangular plan and medium-pitched front-gabled roof with latticed vents on the gable ends. Eaves have exposed beams and decorative knee braces. The house is clad in narrow wood clapboard. There is a partial-width porch on the main (west) façade in a projecting front-gabled volume. It shelters the main entrance, which has a paneled metal security door and faces south. The porch is accessed via a low set of wood steps. Paired square wood posts connected by decorative trim support the porch at the corners; the balustrade is metal. Fenestration consists of double-hung wood-sash windows with multiple lights and decorative shingles on the main façade.

***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: West and south elevations, camera facing northeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1922, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2117 12th 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 ; Section ; S.B.B.M.

c. Address 2117 12th Street City Sacramento Zip 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) 009-0142-024-0000

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, has a rectangular plan and gabled roof spray-on roof with vents on the gable ends and exposed rafter tails. It sits above a raised crawlspace and is clad in textured stucco. The integral partial-width porch on the main (west) elevation shelters the main entrance, which is accessed via a set of concrete steps. The entrance faces south rather than facing the street. A heavy stucco column imposed molding supports the porch at the corner; porch openings are rounded. Fenestration consists of a combination of picture and double-hung wood-sash windows. A diminutive single-car garage at the rear of the property has a metal door that opens upward accessed via Uptown Alley. There is a nearly identical house next door at 2121 12th Street.

*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: West and south elevations, camera facing northeast, June 15, 2021.

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1920, Sacramento County Assessor

*P7. **Owner and Address:**

*P8. **Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2116/2118 18th Street

P1. Other Identifier: 2116/2118 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2116/2118 18th Street **City** Sacramento **Zip** 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) 009-0156-013-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 1.5-story residence, which exhibits elements of Craftsman architecture, sits atop a raised foundation and has a rectangular plan. The medium-pitched side-gabled roof has triangular knee braces. A shed dormer on the main (east) façade has exposed beams and two louvered vents on either side of a fixed window, with triangular knee braces at the sides. The gable ends and dormer are clad in wood shingle; the house is clad in narrow horizontal wood siding. The partial-width porch on the main (east) façade shelters the main entrance, which is right of center and is accessed via a set of wood steps with a wood balustrade. Battered wood columns with capitals and bases support the porch at the corners and rest on the solid balustrade, clad in the same clapboard as the house. There is a cutaway bay window to the right of the porch. Fenestration consists of double-hung wood-sash windows and sliding windows, with picture windows on the basement level. There is a projecting bay window with a shed roof on the north elevation and a set of wood doors to the basement.

***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: South and east elevations, camera facing northwest, June 15, 2021.

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

Historic Prehistoric Both

c1910, Sacramento County Assessor

***P7. Owner and Address:**

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

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

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

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2116 16th 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 ; Section ; S.B.B.M.

c. Address 2116 16th Street City Sacramento Zip 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) 009-0152-013-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story building, which exhibits elements of Four-Square architecture, sits atop a raised basement and has a rectangular plan. The low-pitched hipped roof has a wide hipped dormer, which has a fixed window with louvered vents on either side. The building is clad in wide horizontal wood board. On the main (east) façade, a projecting partial-width wood deck with a wide set of wood steps and wood balustrade leads to the two centered main entrances, which have glazed wood doors. Fenestration consists of replacement vinyl slider windows with interior muntins on the upper panes.

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: East and north elevations, camera facing southwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1910, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic
Context Statement and Historic District Survey.

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

P1. Other Identifier: 2116 15th 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 ; Section ; S.B.B.M.

c. Address 2116 15th Street City Sacramento Zip 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) 009-0146-013-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The residence, which exhibits elements of Craftsman architecture, is a one-story house with a rectangular plan and medium-pitched gable roof with louvered vents on the gable ends and exposed roof beams at the eaves. It is clad in aluminum siding installed atop the original cladding. The projecting partial-width porch on the main (east) façade shelters the centered main entrance, which is fitted with a partially glazed paneled wood door. Square brick columns support the porch; they rest on heavy brick corner piers; the balustrade is metal. The porch accessed via a wide set of concrete steps with brick wing walls. Fenestration consists of double-hung wood-sash windows with multi-paned upper lights. A diminutive carport at the rear of the property has similar form and materials as the house. It 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: East elevation, camera facing northwest, photograph taken June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1926, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2115 15th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2115 15th Street **City** Sacramento **Zip** 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) 009-0152-001-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story Craftsman residence sits atop a raised basement. The building has a rectangular plan and steeply-pitched gable roof with a louvered vent on the gable end and knee braces. It is clad in wood clapboard. The partial-width porch on the main (west) façade shelters the main entrance, which faces south and accessed via a tall set of concrete steps with wood wing walls. Battered columns with capitals and bases support the porch; they rest on the solid balustrade, which is clad in the same clapboard as the house. Fenestration consists of fixed and double-hung wood-sash windows. A small garage/carport at the rear of the property has a flat roof and metal rollup door. It 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: West and south elevations, camera facing northeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1912, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2115 14th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2115 14th Street **City** Sacramento **Zip** 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) 009-0146-001-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The two-story residence, which exhibits simplified Queen Anne architecture, has a rectangular plan and steeply-pitched front-gabled roof with louvered vents on the gable ends. It is clad in cement shingles. The two-story porch on the main (west) façade is sheltered by a shed roof. The second story porch shelters the centered main entrance on the first story, which is fitted with a paneled wood door and is accessed via a set of concrete steps. Square wood columns support the porch at the corners; the simple open balustrade is wood. The second story is accessed by a tall wooden staircase with landing. Fenestration consists of aluminum replacement windows in vertically-oriented openings. Vegetation obscures many details of the building.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple 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: West and south elevations, camera facing northeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1900, Sanborn Maps

***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) _____

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 1

*Resource Name or # (Assigned by recorder) 2114 19th Street

P1. Other Identifier: 2114 19th 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 _____; Section _____; S.B.B.M.

c. Address 2114 19th Street City Sacramento Zip 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) 010-0092-007-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The one-story commercial building, which exhibits elements of Mid-Century Modern architecture, has a rectangular plan and flat roof. It is clad in stucco with brick at the corners of the main (east) façade. The projecting partial-width awning on the main façade shelters the main entrance, which is left of center and has a glazed aluminum door with a sidelight and transom; it is accessed via a wide set of concrete steps. Fenestration consists of commercial picture windows. There is a brick planter to the left of the main entrance.

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: South and east elevations, camera facing northwest, June 15, 2021.

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both c1958, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address) Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2114 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2114 18th Street **City** Sacramento **Zip** 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) 009-0156-012-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, sits atop a raised basement and has a rectangular plan. The medium-pitched front-gabled roof has vents on the gable ends and exposed rafter tails. The building is clad in horizontal wood clapboard. The projecting partial-width porch on the main (east) façade has a shed roof and shelters the centered main entrance, which has a metal security screen door and is accessed via a wide set of concrete steps with low concrete wing walls. Battered wood columns with capitals and bases support the porch at the corners and rest on heavy clapboard piers; the balustrade is wood. Fenestration consists of double-hung wood-sash windows. The main façade features two decorative assemblages of three windows on either side of the entrance.

***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: South and east elevations, camera facing northwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1926, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2114 16th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2114 16th Street City Sacramento Zip 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) 009-0152-012-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The three-story apartment building has a rectangular plan and flat roof. It is clad in stucco. There are two entrances on the main (east) façade. The small empty storefront on the first story has a glazed wood door with a transom; the entrance to the apartments is recessed with a metal security screen door and accessed via a concrete step. Fenestration consists multiple-light casement windows, with a picture window on the storefront. Second- and third-story windows on the south elevation as well as part of the main façade have small, flat metal awnings. The main façade features a metal fire escape that is slightly left of center. The historic-era sign on the main façade reads "The Monroe."

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: East and south elevations, camera facing northwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
1936, Sacramento Central City Historic Structures Inventory

***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) _____

P1. Other Identifier: 2111 17th 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 ; Section ; S.B.B.M.

c. Address 2111 17th Street City Sacramento Zip 95818

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

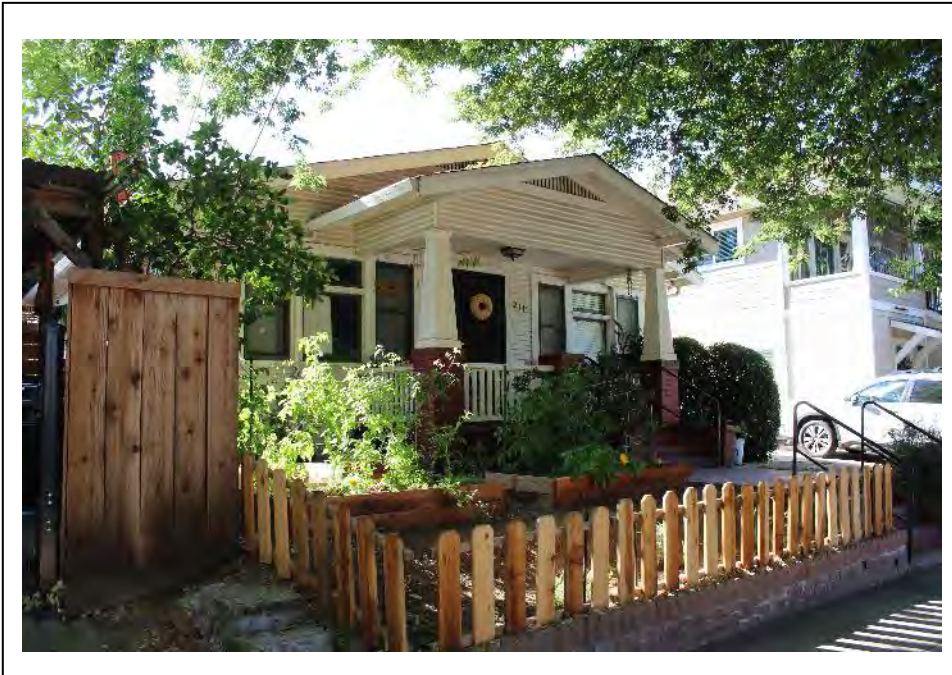
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

The one-story Craftsman residence has a rectangular plan and medium-pitched front-gabled roof with vents on the gable ends and exposed roof beams. It is clad in horizontal wood clapboard. The projecting partial-width porch on the main (west) façade has a gable roof and shelters the centered main entrance, which has a security screen door and is accessed via a wide set of concrete steps with a simple metal balustrade. Battered wood columns with capitals and bases support the porch at the corners and rest on brick piers; the balustrade is wood. Fenestration consists of double-hung wood-sash windows in rectangular openings. The main façade features two decorative assemblages of three windows on either side of the entrance with a transom over the middle picture windows.

*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: West elevation, camera facing southeast, June 15, 2021.

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both c1920, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address) Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2111 16th Street

P1. Other Identifier: 2111 16th 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 _____; Section _____; S.B.B.M.

c. Address 2111 16th Street City Sacramento Zip 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) 009-0154-002-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story building has a rectangular plan and flat roof with a parapet on the main (west) façade. It is brick with smooth stucco featuring a large mural on the upper part of the main façade. The recessed main entrance sits right of center and is fitted with double glass doors and security bars. Fenestration consists of two picture windows left of the main entrance; other elevations lack fenestration. The south elevation has a large light-box sign advertising the martial arts business.

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: West and south elevations, camera facing northeast, June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1930, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2110 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2110 18th Street **City** Sacramento **Zip** 95818

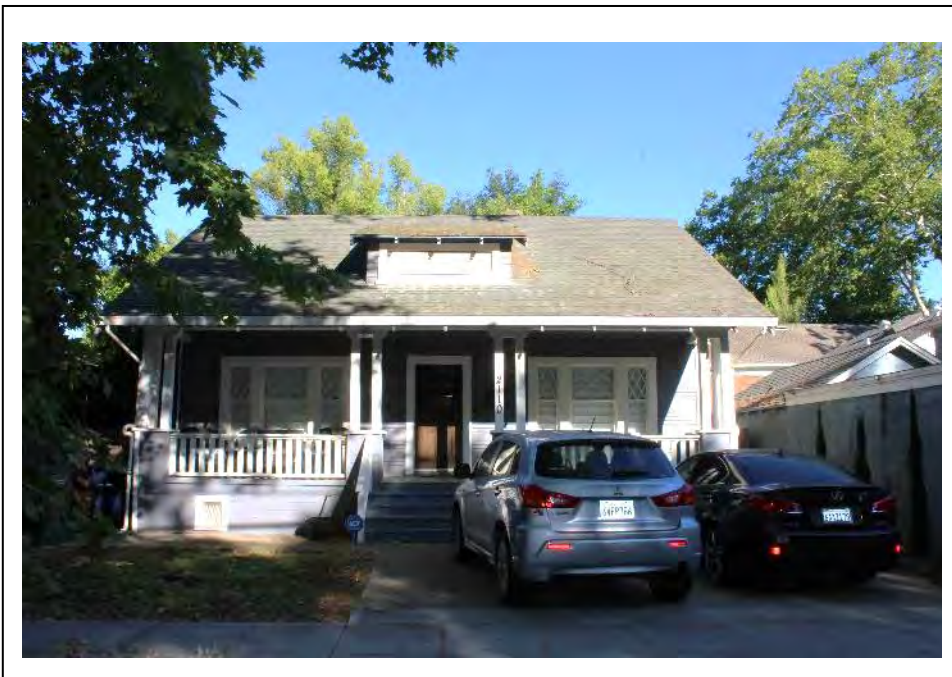
d. UTM: (give more than one for large and/or linear resources) **Zone** _____; **mE/ mN** _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-0156-011-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story Craftsman residence has a rectangular plan and medium-pitched side-gabled roof with exposed rafter tails. It is clad in horizontal wood clapboard. There is a wide, low shed dormer with a wide louvered vent on the main (east) façade. The full-width porch on the main façade shelters the centered main entrance, which has a partially glazed paneled wood door and is accessed via a wide set of wood steps. Pairs of two square wood columns support the porch at the corners and entrance and rest on heavy clapboard piers; the balustrade of the porch and stairs is wood. Fenestration consists of double-hung wood-sash windows, with upper sashes that feature multiple decorative diamond-shaped lights. The main façade features two decorative assemblages of three cottage windows on either side of the entrance.

***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: East elevation, camera facing west, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1910, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2110 16th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2110 16th Street **City** Sacramento **Zip** 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) 009-0152-011-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story building consists of a Craftsman house and a small storefront addition on the main (east) façade. The residence has a rectangular plan and sits atop a raised foundation. The medium-pitched front-gabled roof has exposed rafter tails, decorative trusses on the gable end, and triangular knee braces. It is clad in wide horizontal wood clapboard. The partial-width porch on the main façade shelters the main entrance, which is slightly right of center and has a partially glazed paneled wood door. It is accessed via a wide set of concrete steps and is clad in brick. Square columns with capitals and bases rest on heavy brick piers and support the porch at the corner and entrance; the balustrade has a decorative geometric wood pattern. Fenestration consists of double-hung wood-sash windows and the house has multiple brick chimneys toward the rear. The projecting storefront on the main elevation has a flat roof with parapets on the sides that is lower in height than the house. The main entrance, which is right of center and features a wood door, is sheltered under a projecting gabled awning with decorative trusses and triangular knee braces. The building rests on a brick foundation and is accessed via a short set of concrete steps. It is clad in horizontal wood clapboard. A set of four picture windows with tall vertical panes sits left of the entrance. A historic-era sign on the east elevation reads "Family Laundry."

***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: East elevation, camera facing southwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1920, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic
Context Statement and Historic District Survey.

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

Page 2 of 2 *Resource Name or # (Assigned by recorder) 2221 13th Street

*Recorded by Kara Brunzell

*Date: 2021 Continuation Update

P1. Other Identifier: 2109-2111 15th 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** _____ ; **Section** _____ ; **S.B.B.M.**

c. Address 2109-2111 15th Street **City** Sacramento **Zip** 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) 009-0145-014-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The residence, which exhibits elements of Ranch architecture, is a one-story house with a L-shaped plan and a low-pitched hipped roof. It is clad in vertical board and batten siding with decorative brick on the lower walls. There are two entrances with metal-frame screen doors and paneled wood doors. An entrance at the front of the projecting volume faces to the right and is sheltered under a partial-width porch, accessed by a set of concrete steps with a metal balustrade. The other entrance faces the street on the main volume and is accessed by a set of concrete steps. Fenestration consists of aluminum sliding sash windows and a glass-block window on the west façade. A brick planter is in front of the projecting volume, and there is a driveway to its right.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple 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: West and south elevations, camera facing northeast, photograph taken June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1958, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2108 15th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2108 15th Street **City** Sacramento **Zip** 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) 009-0146-011-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one story residence, which exhibits elements of Craftsman architecture, sits atop a raised basement and has a rectangular plan. Its medium-pitched gable roof has a wooden vent on the gable end, exposed rafter tails, and knee braces at the eaves. It is clad in narrow wood clapboard with shingles at gable ends. The partial-width porch on the main (east) façade shelters the centered main entrance, which is fitted with a metal security-screen door. A battered column with a capital and base supports the porch at the corner and rests on a solid clapboard-clad pier; the balustrade is wood. The porch is accessed via a wide set of concrete steps, its brick wing walls have curved tops. Fenestration consists of double-hung wood-sash windows in rectangular openings. There is a three-window assemblage on the main façade of the projecting volume north of the porch. There is a long narrow driveway south of the house; the property lacks a garage.

***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: East elevation, camera facing southwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1920, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2105 12th Street/1200 U 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2105 12th Street City Sacramento Zip 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) 009-0142-002-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The one-story residence, which exhibits elements of Minimal-Traditional architecture, has a rectangular plan and medium-pitch hipped roof. It is clad in stucco. There are three projecting partial-width porches on the east, north, and west façades that shelter entrances, which have wood doors and metal security screen doors. All three entrances are accessed by sets of low concrete steps with simple metal balustrades; the porches on the east and west elevations are supported by decorative metal columns with swirling plant motifs. A chimney projects from the roof near the ridgeline and there is a large stuccoed chimney on the north end of the west façade. Fenestration consists of double-hung wood-sash windows and steel casement windows; there is a bay window adjacent to the north entrance and aluminum sliding-sash windows in the projecting volume at the northeast corner of the house, which appears to be an addition. A hipped-roof garage clad in stucco is behind the building to the southwest. It is accessed by a driveway from U Street and has been converted to an ancillary dwelling with a door and window on its north elevation.

***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: North and west elevations, camera facing southeast, June 15, 2021.

***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) _____

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 1

*Resource Name or # (Assigned by recorder) 2031 16th Street

P1. Other Identifier: 2031 16th 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 _____; Section _____; S.B.B.M.

c. Address 2031 16th Street City Sacramento Zip 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) 009-0153-015-0000

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

The 1.5-story Craftsman building has a rectangular plan and medium-pitched side-gabled roof with exposed rafter tails and triangular knee braces. There is a wide shed-roof dormer on the main (west) façade. The dormer and gable ends are clad in wood shingles; the rest of the house is clad in horizontal narrow wood clapboard. The partial-width porch on the main (west) façade shelters the centered main entrance, which has a partially glazed paneled wood door and is accessed via a wide set of concrete steps with low brick wing walls and a metal balustrade. A battered wood column with a capital and base rests on heavy clapboard piers and supports the porch at the corner; the balustrade is wood. Fenestration consists of double-hung wood-sash windows with decorative upper lights. The main façade features an additional entrance next to the main entrance, which faces to the right and is fitted with a glazed wood door and sidelights. There is a decorative assemblage of three cottage windows to the right of center. There is a brick chimney on the south elevation.

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: West and south elevations, camera facing northeast, June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1915, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

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 1

*Resource Name or # (Assigned by recorder) 2030 19th Street

P1. Other Identifier: 2030 19th 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; Section; S.B.B.M.

c. Address 2030 19th Street City Sacramento Zip 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) 010-0091-011-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 1.5-story residence has a rectangular plan and medium-pitched cross-gabled roof. It is clad in stucco. There is a projecting partial-width wraparound porch on the main (south) and east façades. Porch openings are arched. The centered main entrance on the main façade has a security screen door. There is a secondary entrance on the east elevation with a security screen door and short staircase with a metal handrail. Fenestration consists of double-hung wood-sash windows, some with decorative upper lights, as well as some replacement vinyl slider windows. The main façade features a decorative assemblage of three cottage windows with an arched top to the left of the entrance. There is a brick chimney on the east elevation.

***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: South and east elevations, camera facing northwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1925, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2030 14th 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; Section; S.B.B.M.

c. Address 2030 14th Street City Sacramento Zip 95818

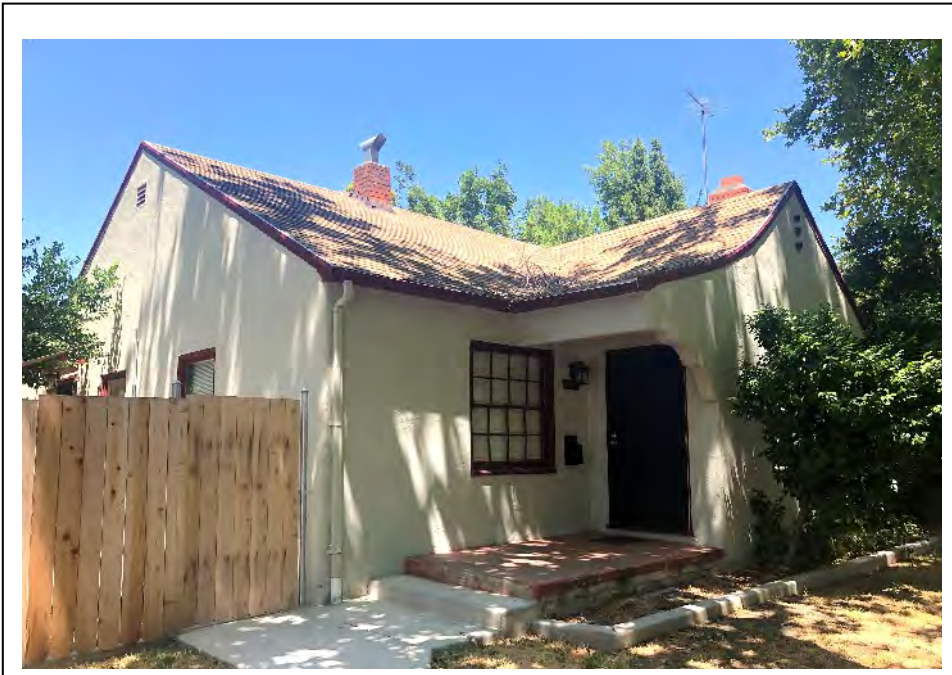
d. UTM: (give more than one for large and/or linear resources) Zone ; ____mE/ ____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-0143-014-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Tudor architecture, has an L-shaped plan and medium-pitched cross gabled roof with no eaves and clay tile vents at the gable end. It is clad in stucco. There is an entry porch on the main (east) façade that shelters the self-facing main entrance, which has a metal security screen door and is accessed via a low concrete steps. Fenestration consists of double-hung wood-sash windows with eight-over-eight windows on the main façade. A small garage at the rear of the property has been converted to an ancillary dwelling; it is accessed via a short driveway on U St. It features a front-gabled roof, stucco cladding, and a full-width porch with corrugated metal shed roof.

***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: South and east elevations, camera facing northwest, June 15, 2021.

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

Historic Prehistoric Both

c1923, Sacramento County Assessor

***P7. Owner and Address:**

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

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

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

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

Richmond Grove Neighborhood Historic

Context Statement and Historic District Survey.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

P1. Other Identifier: 2029 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; Section; S.B.B.M.

c. Address 2029 18th Street City Sacramento Zip 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) 010-0091-019-0000

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

The one-story residence, which exhibits elements of Craftsman architecture, sits atop a raised basement and has a rectangular plan and medium-pitched hipped roof. It is clad in wood shingles. There is a gabled porch on the main (west) elevation with an oval vent and decorative trusses on the gable end. The projecting partial-width porch on the main (west) façade shelters the right-facing main entrance, which has a metal security screen door and is accessed via a wide set of wood steps with a wood balustrade. Groups of two square wood columns with capitals and bases support the porch at the corners and rest on the solid balustrade, clad in the same shingles as the rest of the house. Fenestration consists of double-hung wood-sash windows with multiple-light upper panes. There is a metal roll-up garage door with an awning to the left of the porch at the basement level.

***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: North and west elevations, camera facing southeast, June 15, 2021.

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

Historic Prehistoric Both

c1910, Sacramento County Assessor

***P7. Owner and Address:**

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

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

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

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

P1. Other Identifier: 2025 16th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2025 16th Street City Sacramento Zip 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) 009-0153-016-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story commercial property consists of two buildings with a parking lot in front of them. The main building is made of corrugated metal with a rectangular plan and an arched roof. A large sign on the roof of the main (west) façade advertises the auto repair business. The second building sits to the south of the main building. It has a square plan and a side-gabled roof. It is clad in wide horizontal wood drop siding. The roof projects on the north elevation and shelters the main entrance, which is fitted with a wood door. There is wide vertical drop siding on the projecting portion of the gable end. Fenestration consists of sliding aluminum-sash windows.

***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: West elevations, camera facing northeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1946, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic
Context Statement and Historic District Survey.



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

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 1

*Resource Name or # (Assigned by recorder) 2024 17th Street

P1. Other Identifier: 2024 17th 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 ; Section ; S.B.B.M.

c. Address 2024 17th Street City Sacramento Zip 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)

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

The one-story residence, which exhibits elements of Minimal Traditional architecture, has a roughly T-shaped plan and medium-pitched cross-gabled roof with louvered vents on the gable ends. It is clad in stucco, with the gable end on the main (east) façade clad in decorative vertical wood lap. The projecting partial-width porch is in the corner between two volumes of the building. It has a shed roof and shelters the centered main entrance, which has a paneled wood door and is accessed via a short set of concrete steps. A decorative metal column supports the porch at the corner; the balustrade is metal. Fenestration consists of double-hung six-over-one wood-sash windows with decorative wood shutters. There is a brick chimney on the north elevation.

*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: East and north elevations, camera facing southwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1938, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

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 1

*Resource Name or # (Assigned by recorder) 2216 18th Street

P1. Other Identifier: 2216 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 ; Section ; S.B.B.M.

c. Address 2216 18th Street City Sacramento Zip 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) 009-0215-013-0000

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

The one-story Craftsman residence sits atop a raised basement and has a rectangular plan and medium-pitched gable roof with vents on the gable ends and exposed roof beams. It is clad horizontal in narrow wood siding. The projecting partial-width porch on the main (east) façade shelters the centered main entrance, which has a metal security screen door and is accessed via a wide set of wood steps with wood wing walls and a metal balustrade. Battered wood columns with capitals and bases support the porch at the corners and rest on heavy clapboard piers; the balustrade is wood. Fenestration consists of double-hung wood-sash windows with decorative upper lights.

*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: East and north elevations, camera facing west June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1921, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2216 17th Street

P1. Other Identifier: 2216 17th 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 ; Section ; S.B.B.M.

c. Address 2216 17th Street City Sacramento Zip 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) 009-0213-012-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story Craftsman residence sits atop a raised basement and has a rectangular plan and medium-pitched side-gabled roof with exposed rafter tails and triangular knee braces. There is a gabled dormer with a fixed window flanked by louvered vents on the main (east) façade. The building is clad in horizontal wood clapboard. The full-width porch on the main (east) façade shelters the main entrance, which is slightly left of center, and has a partially glazed paneled wood door and is accessed via a wide set of concrete steps with low brick wing walls. Square wood columns with capitals and bases support the porch at the corners and entrance and rest on heavy piers, clad in the same clapboard as the house; the balustrade is wood. Fenestration consists of double-hung wood-sash windows. The main façade features two seven-over-one double-hung wood-sash windows on either side of the entrance.

*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: East and north elevations, camera facing southwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1920, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2216 16th 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 ; Section ; S.B.B.M.

c. Address 2216 16th Street City Sacramento Zip 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) 009-0216-033-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 1.5-story Craftsman converted residence has a rectangular plan and medium-pitched cross-gabled roof with vents on the side gable ends and triangular knee braces. Gable ends are clad in decorative fishscale shingle; the rest of the building is clad in wood shingles. The building has a wood lattice bulkhead. There is a gable dormer with a window to the right of center on the main (east) façade. The projecting partial-width porch on the main façade shelters the centered main entrance, which is left of center and has a decorative metal security screen door. It is accessed via a set of concrete steps with a metal balustrade. Heavy battered columns, which are clad in the same wood shingles as the house, support the porch at the corners and rest on brick piers; the balustrade is metal. Fenestration consists of vinyl slider windows. The main façade features a picture window to the right of the entrance with neon signs advertising the psychic business. There is a brick chimney on the north elevation.

*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: East and north elevations, camera facing southwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1910, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2216 13th 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 ; Section ; S.B.B.M.

c. Address 2216 13th Street City Sacramento Zip 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) 009-0206-033-0000

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

The 1.5-story residence, which exhibits elements of Craftsman architecture, sits atop a raised basement and has a rectangular plan and a medium-pitched gable roof with decorative windows at the gable end, exposed roof beams, and knee braces. It is clad in wood clapboard. The partial-width porch on the main (east) façade shelters the main entrance, which is right of center and fitted with a partially glazed paneled Craftsman-style door. It is accessed via a wide set of concrete steps with rusticated concrete wing walls. A plain square wood post supports the porch at the corner; the simple open balustrade is wood. Fenestration consists of double-hung wood-sash windows in rectangular openings. The main façade features a decorative assemblage of three cottage windows in a slightly projecting square bay that features a diminutive hipped roof with exposed rafter tails. A small garage at the rear of the property features similar form and materials as the house. It is accessed via Victorian 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: East and north elevations, camera facing southwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1912, Sacramento County Assessor

*P7. Owner and Address:

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Richmond Grove Neighborhood Historic

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2216 12th 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 ; Section ; S.B.B.M.

c. Address 2216 12th Street City Sacramento Zip 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) 009-0196-013-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The two-story Craftsman residence has a rectangular plan and medium-pitch gabled roof with a gabled dormer. Eaves have decorative shaped rafter tail, and knee braces. The dormer and gable ends are clad in wood shingles and have small windows. The house is clad in wide wood lap siding. The full-width porch on the main (east) façade shelters the centered main entrance, which is fitted with a metal security-screen door and is accessed via a wide set of concrete steps with brick wing walls. Battered columns with capitals and bases support the porch at the corners and entrance and rest on heavy brick piers; the open balustrade is wood. Fenestration consists double-hung wood-sash windows in rectangular openings. The main façade features two assemblages of three cottage windows on either side of the entrance. A double garage immediately adjacent to the house has a flat roof and metal rollup door. It is accessed via Victorian 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: East and north elevations, camera facing southwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1919, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2215 17th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2215 17th Street **City** Sacramento **Zip** 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) 009-0215-001-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story Craftsman residence sits atop a raised basement and has a rectangular plan and medium-pitched hipped roof. There is a gabled dormer with a fixed window flanked by two louvered vents on the main façade. The roof and dormer have exposed rafter tails. With decoratively shaped ends. The dormer is clad in wood shingles; the house is clad in horizontal wood clapboard. The full-width porch on the main (west) façade shelters the centered main entrance, which has a metal security screen door. It is accessed via a wide set of concrete steps with brick wing walls and a metal balustrade, with a metal gate to the porch at the top of the stairs. Battered wood columns with capitals and bases support the porch at the corners and entrance and rest on brick piers; the balustrade is solid. Fenestration consists of double-hung wood-sash windows. There is a brick chimney on the north elevation.

***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: North and west elevations, camera facing southeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1910, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2215 14th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2215 14th Street **City** Sacramento **Zip** 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) 009-0205-001-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, has a rectangular plan and medium-pitched gable roof with vents on the gable ends and exposed beams. It is clad in narrow wood clapboard. There is a projecting partial-width porch on the main (west) façade that shelters the centered main entrance, which is fitted with a metal security-screen door and is accessed via a set of concrete steps. Square wood columns with capitals and bases rest on brick piers and support the porch at the corners. Fenestration consists of double-hung wood-sash windows with multiple-pained lights. The main façade features a decorative assemblage of three cottage windows to the left of the entrance.

***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: West and south elevations, camera facing northeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1918, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2215 10th 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 ; Section ; S.B.B.M.

c. Address 2215 10th Street City Sacramento Zip 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) 009-0193-001-0000

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story commercial building is Utilitarian in character and has an L-shaped plan and flat roof. It is made of concrete masonry units with a decorative geometric pattern on the main (west) facade. The main entrance on the west façade is right of center and sheltered by a flat awning, which is supported from above. The entrance is fitted with a fully glazed aluminum door with storefront windows on either side. There is an aluminum-sash window at the north end of the main façade and steel casement windows at the rear of the building that look out onto its small parking area. The main façade features a projecting metal sign that reads "Osaka Ya," advertising the Japanese confectionery business.

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: West and south elevations, camera facing northeast, June 15, 2021.

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1963, Sacramento County Assessor

*P7. **Owner and Address:**

*P8. **Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2214 12th Street

P1. Other Identifier: 2214 12th 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 ; Section ; S.B.B.M.

c. Address 2214 12th Street City Sacramento Zip 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) 009-0196-012-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Minimal-Traditional architecture, has a rectangular plan and medium-pitched gable roof with louvered vents on the gable ends and exposed rafter tails. Gable end on the main (east) façade is clad in wide wood siding; the balance of the house is clad in textured stucco. The partial-width entry porch on the main (east) façade shelters the centered main entrance, which is fitted with a metal security screen door. A square wood posts supports the porch at the corner. Fenestration consists of vinyl replacement windows with decorative wood shutters.

*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: East and north elevations, camera facing southwest, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1940, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic
Context Statement and Historic District Survey.

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

P1. Other Identifier: 2212 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2212 18th Street City Sacramento Zip 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) 009-0215-011-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story Craftsman residence sits atop a raised basement and has a rectangular plan. The medium-pitched cross gable-on-hip roof has triangular knee braces, with vents and decorative trusses on the gable ends. The building is clad in wide horizontal wood lap siding. The partial-width porch on the main (east) façade has a projecting gabled roof with a window and triangular knee braces on the gable face. It shelters the centered main entrance, which has a metal security screen door and is accessed via a wide set of concrete steps with brick wing walls and a metal handrail on the left. Battered wood columns support the porch at the corners and rest on heavy clapboard piers; the balustrade is wood. Fenestration consists of double-hung wood-sash windows with large picture windows on the main façade. There is a brick chimney on the south elevation and a secondary entrance with a wood door at the basement level on the main façade.

***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: South and east elevations, camera facing northwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1916, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2211-2215 12th Street duplex

***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** _____; **Section** _____; **S.B.B.M.**

c. Address 2211-2215 12th Street **City** Sacramento **Zip** 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) 009-0206-028-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story duplex, which exhibits elements of Minimal-Traditional-style architecture, has a rectangular plan and a gable-on-hip roof with narrow eaves. It is clad in stucco. Partial-width integral porches on the north and south elevations shelter the entrances, which are fitted with metal security screen doors. Porches are accessed via low sets of concrete steps; balustrades are simple wood railings. Fenestration consists of a combination of double-hung wood-sash and steel casement. A double garage at the rear of the property is accessed via Victorian Alley. It has a front-gabled roof and stucco cladding with two metal roll-up vehicle doors. The duplex is part of a residential complex of nearly a dozen residential buildings, all of which feature very similar architecture and plans; they appear to have been developed as a group in the early 1940s by local contractor Tony Brazil.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple 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: West and south elevations, camera facing northeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1943, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Context Statement and Historic District Survey.

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

P1. Other Identifier: 2211 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2211 18th Street **City** Sacramento **Zip** 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) 010-0151-002-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, has a rectangular plan and medium-pitched front-gabled roof with exposed roof beams. Gable ends are clad in wood shingle, while the rest of the house is clad in narrow horizontal wood siding. The projecting partial-width porch on the main (west) façade shelters the centered main entrance, which has a metal security screen door. It is accessed via a wide set of wood steps with wood wing walls and metal balustrades. Battered wood columns with capitals and bases support the porch at the corners and rest on the solid balustrade, clad in the same clapboard as the house. Fenestration consists of sliding windows.

***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: North and west elevations, camera facing southeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1918, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2211 13th Street

P1. Other Identifier: 2211 13th 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 ; Section ; S.B.B.M.

c. Address 2211 13th Street City Sacramento Zip 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) 009-0203-002-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Craftsman architecture, has a rectangular plan and low-pitched front-gabled roof with vents on the gable ends. It is clad in stucco. The projecting full-width porch on the main (west) façade shelters the main entrance, which is fitted with a fully glazed paneled wood door and located left of center. The porch is accessed via a set of low brick steps. Heavy square stucco columns support the porch at the corners. Fenestration consists of vinyl slider replacement windows in rectangular openings.

*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: West elevation, camera facing southeast, June 15, 2021.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c1920, Sacramento County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: June 15, 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic
Context Statement and Historic District Survey.



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

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 1

*Resource Name or # (Assigned by recorder) 2210-2212 16th Street

P1. Other Identifier: 2210-2212 16th 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 ; Section ; S.B.B.M.

c. Address 2210-2212 16th Street City Sacramento Zip 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) 009-0216-032-0000

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story building, which exhibits elements of Streamline Moderne architecture, has a rectangular plan with a cylindrical tower in the northeast corner and a flat roof. It is made of brick and clad in stucco with a strip of decorative curved wood shingle on the main (east) and north elevations. There is a projecting full-width awning on length of the main façade that features horizontal grooves characteristic of Streamline Moderne architecture. It shelters the eight entrances on the east elevation, which are fitted with glazed aluminum doors. Fenestration consists of storefront picture windows. Four picture windows are fitted to the curved corner of the building's north elevation.

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: East and north elevations, camera facing southwest, June 15, 2021.

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

Historic Prehistoric Both
c1940, Sacramento County Assessor

*P7. **Owner and Address:**

*P8. **Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2210 19th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2210 19th Street **City** Sacramento **Zip** 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) 010-0151-011-0000

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

The one-story residence sits atop a raised basement and has a rectangular plan. The medium-pitched front-gabled roof has louvered vents on the gable end and exposed rafter tails. The building is clad in horizontal wood clapboard. The partial-width porch on the main (east) façade shelters the main entrance, which is left of center and has a security screen door and is accessed via a set of wood steps with a wood balustrade. A battered wood column with a capital and base supports the porch at the corner; the balustrade is wood. Fenestration consists of double-hung wood-sash windows. The main façade features a decorative fixed window with a diamond design to the left of the entrance.

***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: East and north elevations, camera facing southwest, June 15, 2021.

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

Historic Prehistoric Both

c1908, Sacramento County Assessor

***P7. Owner and Address:**

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

Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

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

Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

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 1

*Resource Name or # (Assigned by recorder) 2210 17th Street

P1. Other Identifier: 2210 17th 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 ; Section ; S.B.B.M.

c. Address 2210 17th Street City Sacramento Zip 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) 009-0213-010-0000

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story Craftsman residence sits atop a raised basement and has a rectangular plan. The medium-pitched front-gabled roof with exposed rafter tails with decoratively shaped ends, triangular knee braces, and louvered vents and multiple-light fixed windows on the gable end. The gable end is clad in wood shingles; the rest of the house is clad in horizontal wood clapboard. The partial-width porch on the main (east) façade shelters the main entrance, which is right of center and faces left. It has a metal security screen door and is accessed via a wide set of concrete steps with clapboard wing walls and a metal balustrade. Square wood columns with capitals and bases support the porch at the corner and entrance and rest on the solid balustrade, which is clad in the same clapboard as the house. Fenestration consists of double-hung wood-sash windows with multiple-light upper sashes. The main façade features a decorative assemblage of three cottage windows on the left side of the entrance and a garage with a wood door at the basement level on the right side of elevation.

*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: East elevation, camera facing northwest, June 15, 2021.

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1920, Sacramento County Assessor

*P7. **Owner and Address:**

*P8. **Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2210 10th 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** _____; **Section** _____; **S.B.B.M.**

c. Address 2210 10th Street **City** Sacramento **Zip** 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) 009-0197-016-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story residence, which exhibits elements of Tudor architecture, has a rectangular plan and very steeply-pitched hip roof with minimal eaves. It is clad in brick. The main entrance on the east façade is left of center and sheltered only by the eaves. It has a partially glazed wood door and is accessed via a concrete walkway at grade. The house does not have a crawlspace or basement, which is extremely unusual for Sacramento. Fenestration consists of steel casement windows, with the corner window at the north end of the main façade. Two planters in front of the building are constructed of the same brick as the house cladding. There is an attached carport at the rear of the building with a low-pitch shed roof.

***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: South and east elevations, camera facing northwest, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1925, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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

P1. Other Identifier: 2209 17th 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; Section; S.B.B.M.

c. Address 2209 17th Street City Sacramento Zip 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) 009-0215-002-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The one-story Craftsman residence sits atop a raised basement and has a rectangular plan and medium-pitched cross-gabled roof with vents on the gable ends and exposed rafter tails. Gable ends are clad in wood shingles; the house is clad in horizontal wood clapboard. The projecting partial-width porch on the main (west) façade shelters the centered main entrance, which has a security screen door and is accessed via a wide set of concrete steps with a wood balustrade. Battered wood columns support the porch at the corner and entrance and rest on heavy piers, clad in the same clapboard as the house; the balustrade is wood. Fenestration consists of double-hung wood-sash windows. The main façade features two decorative assemblages of three cottage windows on either side of the entrance.

***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: North and west elevations, camera facing southeast, June 15, 2021.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c1923, Sacramento County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

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

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Richmond Grove Neighborhood Historic Context Statement and Historic District Survey.

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