HIDDEN IN PLAIN SIGHT:
A HISTORIC CONTEXT AND SURVEY OF HOLLOW CLAY TILE RESIDENCES
IN SACRAMENTO

A Project

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in

History
(Public History)

by

Heather Leslie Miller

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Department of History
Abstract

of

HIDDEN IN PLAIN SIGHT:

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Statement of Problem

Most hollow clay tile residential buildings have stucco or brick veneer, rendering them undiscernible from frame construction. Most of these buildings can only be located through Sanborn Maps, and recording the surviving residences will aid the City Planning Department in future development that may involve these properties.

Sources of Data

Primary and secondary sources consulted include: books, journal articles, advertisements, promotional handbooks, thesis project, U.S. Census records, maps, County of Sacramento Assessor records, City of Sacramento online Record Library, National Park Service online National Register Bulletins, Sacramento Bee and Sacramento Union newspaper articles, Sacramento City and County Directories, and Sanborn Fire Insurance Maps. Local resource repositories visited include the Sacramento Room of the Sacramento City...
Library, the California Room of the California State Library, and the Center for Sacramento History.

Conclusions Reached

Documenting the remaining hollow clay tile residences can help preserve this unique building type that is a reflection of Sacramento’s manufacturing past.

_______________________, Committee Chair
Lee M.A. Simpson

_______________________
Date
DEDICATION

Tood, I did it.
ACKNOWLEDGEMENTS

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Chapter 1

INTRODUCTION

The basis for the survey of hollow clay tile (HCT) residences in the City of Sacramento was the result of a class assignment from 2012. The culminating assignment required students to apply the newly learned skills of identification, recordation, research, and context development to determine the eligibility for listing in the National Register of Historic Places (NRHP) under Section 106 of the National Historic Preservation Act of 1966, as amended. Each student chose a property within Sacramento County that they thought would be eligible for listing in the NRHP under any of the four criteria.

My thoughts turned to a few residences that I had seen while living in Midtown. Ultimately, after preliminary research I settled on 2414 E Street. Further property research with color Sanborn Fire Insurance Maps revealed that the residence was constructed of HCT. As I looked into the history of HCT as a building material, I wanted to know more about its use in Sacramento specifically. Was there a local producer, or where they shipped into the area? Are there many, or only a few residential examples in Sacramento? Is there a concentration of residences anywhere in the City, and if so, why? This thesis project documents my steps to discover the answers to these questions through the historic context statements on the evolution of HCT in the United States, Sacramento’s history as a brick manufacturing center including Cannon & Company the local producer of HCT, and the use of HCT by local Sacramento architects.

Also, as part of this project, I recorded all remaining twenty-nine HCT residences in Sacramento on California Department of Parks and Recreation DPR523 forms that will
be submitted to the City of Sacramento’s Preservation Office at completion of this project. Five of the twenty-nine properties are of exceptional significance and as such were individually inventoried and evaluated for listing in the NRHP, the California Register of Historical Resources (CRHR), and as a Landmark for the Sacramento Register of Historic and Cultural Resources and are located in Appendix B. The 2012 DPR523 form prepared for the class assignment is also included in Appendix B and the remaining twenty-four DPR523 forms are located in Appendix C. This project will support the City of Sacramento’s main preservation goal to identify and protect historic resources.
Chapter 2

METHODOLOGY

Pre-Survey

I located my first HCT residence through complete chance. When tasked with finding a building in Sacramento County that appeared to be eligible for the NRHP, my thoughts turned to a few residences that I had seen while living in Midtown. Ultimately, after preliminary research I settled on 2414 E Street. The mixture of Spanish Eclectic and Craftsman-style architectural elements first drew me to the residence. A search on the Sacramento County Assessor’s website revealed the property was constructed in 1913. To confirm the age, I checked an online version of the 1915 Sanborn Fire Insurance Map, accessible through San Jose State’s digital collections. Sanborn Fire Insurance Maps record the footprint of a building, the number of stories, building use, and color-coded the different construction materials. The color-coded versions of the maps are generally located in libraries and are scanned for online viewing in black and white. The black and white version of the map revealed through the number “1” and letter “D” that it was a single story dwelling, with the same footprint, but it also noted that the building had “Tile Walls” (Figure 1).

Over the course of three years employment at JRP Historical Consulting in Davis, I looked at hundreds of pages of Sanborn Fire Insurance Maps, but never noticed any buildings identified with “Tile Walls.” A look through the rest of the black and white versions of the maps online revealed that as of 1915, 2414 E Street was the only hollow tile residence in the entire Midtown area of Sacramento. The next step in the
The identification process was to take a trip to the Sacramento Room at the Sacramento Public Library Central Branch.

The Sacramento Public Library Central Branch’s Sacramento Room collection contains a multi-volume, bound, and color-coded *Sanborn Fire Insurance Map* from 1952. When I turned to the page with 2414 E Street, the residence was still labeled with “Tile Walls” and colored pink, indicating brick construction (see Figure 2 for map key). A cursory flip through the volumes revealed that HCT wall construction was used in a number of warehouses, garages, and residences throughout the City. Through careful examination of the 1952 *Sanborn Fire Insurance Maps* I identified thirty-nine residences within the map boundary coverage (Figure 3). I then took the addresses of the residences and located them in present day using Google Maps. A number of the residences had been demolished to make way for the construction of Sacramento freeways or other buildings and the survey population decreased from thirty-nine to twenty-nine. The last step before conducting fieldwork was to ascertain the built dates and any residential tract locational data of each residence from the County Assessor website using the City Assessor Parcel Viewer. Knowing the built date before conducting fieldwork can help validate that one is looking at the correct building based on the architectural style of the period in which it was built. I also wanted to be aware of any concentrations of HCT residences in housing tracts that would warrant additional research.
Figure 1: 1915 Sanborn Fire Insurance Map showing 2414 E Street

Figure 2: 1950 Sanborn Fire Insurance Map key
Figure 3: Map showing the boundary of the 1952 edition of the Sanborn Fire Insurance Map for Sacramento
Survey fieldwork was conducted on February 17 & 18 of 2014. Each residence was photographed and a detailed description of the building and any noticeable alterations were written on-site. At the completion of fieldwork, I created DPR 523A forms for each of the properties with at least one photograph, a complete building description, and a site map.

Post-Survey

The next step in filling out the DPR 523A form was to try to verify the built dates listed for each of the residences provided on the County Assessor Parcel Viewer. The built date is listed under “Effective Date” in the database, but sometimes the date that is listed is incorrect for one reason or another and the best way to corroborate the built date is to find the original building permit. The City of Sacramento has scanned and uploaded all of the building permits from the early 1900s to 1982, so a quick address search can result in a downloadable scan of the original building permit and permits for any subsequent additions. Not every property has the original permit, but sometimes, like in the instance of 1425 40th Street, the Assessor listed the effective date as 1925 when the building permit actually has a date of 1918.

Of the five properties that were selected for full evaluations for NRHP, CRHR, and the Sacramento Register of Historic and Cultural Resources, 1321 40th Street was the only property that did not have an original building permit and the Effective Date of 1929 seemed too late for the architectural style. The next step was to look through City Directories in the Sacramento Room at the Sacramento Public Library Central Branch. Through the reverse directories, a built date of 1919 emerged as the best estimate. While
at the library, complete property occupancy histories of each of the residences were also completed.

Other useful information written on building permits includes the architect, property owner, and the residential tract. Through the original building permits for 1321 40th Street it was discovered that local noted architect Charles F. Dean was the architect as well as the property owner. A few doors down at 1425 40th Street, owner D.A. Cannon hired another noted Sacramento architect, Harold A. Rudolph and his associate J.E. Stanton to design his residence and both residences were located in Wright & Kimbrough Tract 24. With these names in tow, I looked through the city directories and learned that D.A. Cannon owned a brick manufacturing plant in North Sacramento, and I pulled the Dean & Dean, brickmaking, and Wright & Kimbrough pamphlet files in the Sacramento Room. I also looked through the Sacramento Bee and Sacramento Union newspaper indexes at the library and collected any pertinent articles for specific property histories, as well as historic contexts.

**Historic Preservation Literature Review**

To understand the importance of preserving Sacramento’s HCT residences it is necessary to examine the greater historic preservation literature. The following pages will summarize relevant and recent historic preservation works exploring the evolution and theory of the field. Specifically, there will be a benefits summary of why listing residences on national, state, and local registers is important in historic preservation.

Literature reviewed included William J. Murtagh’s 2006 book *Keeping Time the History and Theory of Preservation in America*, Norman Tyler’s 2009 book *Historic*
Preservation and Introduction to Its History, Principles, and Practice, editor Robert E. Stipe’s 2003 essay compilation A Richer Heritage: Historic Preservation in the Twenty-First Century, and Eric Alison and Lauren Peters 2011 book Historic Preservation and the Livable City. These four recently published books explore historic preservation theory in addition to the field’s past, present, and future. This literature sample covers a diverse scope issues related to historic preservation. The authors address preservation subjects including physical, law, evolution of theory, as well as modern, holistic that include interagency and interdisciplinary cooperation facilitating an aesthetically pleasing and economically viable city.

Murtagh’s recent publication, Keeping Time: The History and Theory of Preservation in America is a keystone and introductory work on United States historic preservation. Murtagh defines preservation as “The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials and vegetation.”¹ His broad definition allows for the diverse range of subjects covered. Murtagh summarizes the actions of early preservationists, who sought to save buildings associated with the founding of the United States. Early preservation efforts focused on buildings associated with important people such as George Washington. In addition to his discussion of early attempts at historic preservation, he discusses federal preservation law and regulations.

¹ William J. Murtagh, Keeping Time the history and Theory in America (Hoboken, NJ: John Wiley & Sons, 2006), 5.
Murtagh describes the NRHP as a “humanistic program functioning in the nonhumanistic political and economic arenas of American society.”² In doing so, the public seeks to promote the awareness of resources with perceived cultural value. This value bestows importance, which is a catalyst for the public to preserve them. Although a National Register listing does not have any direct constraints on property owners, listing raises the resources importance within the community.

Murtagh emphasizes historic preservation by private entities over local, state, and federal agencies. Using the National Trust for Historic Preservation as an example, Murtagh emphasizes how private organizations and non-profits can more effectively promote preservation efforts due to a lack sufficient funding for staffing. However, he fails to acknowledge that such efforts require public enforcement of historic preservation laws, regulations, zoning, and codes, and punishment for those who fail to comply.³

In the years since passage of the 1966 NHPA as amended, people who identify as preservationists have taken many forms. Originally, upper class, concerned local citizens represented the majority of preservationists; over time these citizens banded together forming advocacy groups devoted to preservation at the grassroots level. The field continued evolving with the addition of local, state, and national government agencies, staffed by professionals, validating the field.⁴ This multi-tiered participation has not only changed the quantity and quality of historic preservation, but it has also helped improved the reputation of historic preservationists by private citizens and governmental

² Murtagh, Keeping Time, 57.
³ Murtagh, Keeping Time, 33-34.
⁴ Murtagh, Keeping Time, 6-8.
departments. A contemporary to Murtagh, Norman Tyler also discusses the perception of historic preservation.

Tyler’s *Historic Preservation: An Introduction to its History, Principles, and Practice* notes that historically, preservation has received criticism and a mercurial attitude toward it. In the past, many viewed preservation as un-American; “The typical perspective of Americans has focused on new opportunities, not on our heritage. Even the founding fathers could be seen as opportunists, for they strove to leave their old-world traditions behind and strike forth on an adventure in the uncharted wilderness of the new frontier.”

In essence, American consumer culture focuses more on expansion, demolishing vestiges of the past and building new. The modern historic preservationist, however, embraces “the past is prologue” ideal, which strives to save and remember our past as a guiding force to build the future and serve future generations.

Tyler devotes part of his book to the earliest preservationists and their theories regarding the built environment. Two contemporary nineteenth-century French architects, Eugene Emmanuel Viollet-Le-Duc and Paul Léon, disagreed on the treatment of historic resources. Viollet-Le-Duc believed that structures should be improved upon and that “to restore a building is not only to preserve it, to repair it, or rebuild it, but to bring it back to a state of completion such as may never have existed at any given moment.” Following his death, fellow architect Léon expressed his contempt for Viollet-Le-Duc’s theory and asserted that buildings should be preserved in the state in

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which they were completed, rather than creating false history. Today Viollet-Le-Duc’s preservation method is largely abandoned and Léon’s method is closer to the adopted modern preservation model.  

Nineteenth-century writer and critic John Ruskin presented another theory of historic preservation. Unlike Viollet-Le-Duc and Léon who promoted minimal material property restoration, Ruskin believed that historic structures should remain untouched. Ruskin espoused that all buildings should be built to last and therefore “The greatest glory of a building is not in its stones, or in its gold. Its glory is in its age… when we build, let us think that we build forever.” Schools of thought and how to apply, or not apply, preservation techniques have changed and evolved over time, but contemporary preservationists have strived to create standards that can be followed by professionals, laypeople, and property owners.

Editor Robert E. Stipe compiled a collection of fifteen essays in A Richer Heritage: Historic Preservation in the Twenty-First Century. The collection’s focus is on historic preservations recent past and the field’s future movement. Stipe limits discussion on the roots of historic preservation to the introduction citing Ann Pamela Cunningham and the Ladies of Mount Vernon, historic house museums, and larger efforts like Colonial Williamsburg. Following the historiography Stripe, uses the essays to tailor his discussion.

Unlike previous historic preservation works, Stipe chose essays that look beyond historic preservation as merely architectural preservation, to include preservation of

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7 Tyler, Historic Preservation, 18-20.  
8 Quoted in Tyler, Historic Preservation, 21.
landscapes, the role of archaeology, Native American involvement in historic preservation, private sector and nonprofit economics, and the social impacts. But by broadening the scope of historic preservation Stripe acknowledged “that historic preservation is but one aspect of a larger problem, basically an environmental one, of enhancing, or perhaps providing for the first time, a better quality of life for people….We must move beyond the problem of saving architectural artifacts and begin to think about how we can conserve urban neighborhoods, rural landscapes, and natural resources for human purposes….If we can achieve this, to some extent at least, the architecture and the history will fall into place.” Stipe’s approach to historic preservation is refreshing to students and practitioners because he provides a holistic and realistic view. His approach overlaps with other professions, disciplines, ethnic, and social groups who all have valid and important roles in the practice of responsible historic preservation.

Another work that looks at the practical aspects of historic preservation is Eric Allison and Lauren Peters’s *Historic Preservation and the Livable City*. The authors examine the successes and failures of multiple cities approaches to urban planning in regards to historic preservation. The authors stress interagency and interdisciplinary cooperation to achieve the shared goal of a livable city. This includes cooperation with federal, state, and/or local governments, planners and zoning, private and public, green building practices, community groups, and architectural conservationists. Although the list may seem daunting, the outcome of their successful collaboration can improve and guide citywide cultural and economic growth. Ultimately, the authors state that

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“…protecting the physical heritage of the city is an important component of the Livable Cities equation….All you have to do is avoid destroying it. Often no investment is required other than encouraging residents and heritage developers to spend their own money beautifying neighborhoods.”

As discussed above, there have been multiple treatments of historic resources. Presently, the National Park Service defines the treatment of historic resources, using four principles: Preservation, Rehabilitation, Restoration, and Reconstruction. Originally, the standards only applied to listed National Register properties; however, both state and local governments have also adopted them as the standard guideline for evaluating proposed changes to historic properties. The standards do no impede change; instead, they represent a framework for managing change. The Standards do not require both exterior and interior features of a historic property be preserved, but instead attempt to preserve the most significant, character-defining features. The Standards also give important guidance on how to design and construct new additions in ways that do not diminish a property’s historic character.

The four treatments for historic properties are Preservation, Rehabilitation, Restoration, and Reconstruction. Preservation is the strictest treatment with the highest retention of historic fabric, form, and features. Work primarily focuses on maintenance and repair over replacement and new construction. Rehabilitation, the most common

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treatment, recognizes the need for buildings to change for new uses, while striving to maintain as much of the building’s historic character. Sensitive repairs, alterations, and additions can all be utilized in the rehabilitation of a property. *Restoration* constitutes altering the resource to a specific time by removing materials and additions from other periods and reconstructing missing features. As Tyler points out, “a guiding principle of good restoration practice is that an original element, even in poor condition, is preferable to a replicated element.”12 *Reconstruction* uses guidelines for recreating a building with new materials for interpretive purposes.13 Because this thesis pertains only to residential buildings, the most applicable Standard would generally be *Preservation*.

The Standards for Preservation are as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.14

By preserving Sacramento’s HCT residences through preservation, eventual listing in the NRHP, CRHR, and Sacramento Register, the residences will be highlighted at all three levels of recognition, thus adding to the public awareness of the rare building material and highlighting local historic preservation efforts. Listing of structures promotes ownership pride, which can encourage preservation and discourage alterations to character defining features.

While historic preservation has continuously evolved, it is now used as a valuable tool by urban planners as “the past is prologue” in integrating new construction into older, established neighborhoods. Understanding past preservation methods can help

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current planners and concerned citizens avoid past planning mistakes to make a more cohesive, coherent, and respected environment for the present and future.
HISTORIC CONTEXT

History of Hollow Clay Tile (HCT)

Hollow clay tile (HCT) has many names including hollow structural tiles, hollow tiles, structural clay tiles, structural clay hollow tiles, structural clay hollow tiles, hollow tile block, hollow building tile, structural clay tile, speed-tile, partition block, back-up clay block, and building tile. Unlike most architectural materials, HCT was commonly concealed; wrapped around steel beams in a skyscraper or covered with plaster/stucco or brick veneer. This design treatment has largely kept HCT hidden from view making it an overlooked and misunderstood building material from the past.

The earliest description of a hollow wall appears in Thomas Dearn's 1821 *Hints on an Improved Method of Building*, published in London. The wall described was eleven inches thick, made up of two walls each four-and-a-half inches thick, separated by a two inch void. According to author A.J. Downing, Ithiel Town, an American-born architect and engineer (1784-1844), designed the first hollow wall in the United States. Downing noted that nearly all the best residences in New Haven, Connecticut where Town lived, were built with hollow walls, presumably using Town's designs. These hollow wall examples seem to have persuaded Downing to advocate for their construction noting they

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15 “Hollow clay tile” and “terra cotta tile” have historically been used interchangeably, which is incorrect. Terra cotta is the Italian word for “burned clay” and is a decorative product while HCT is structural. Both are made of similar materials, but have very different uses.

are "by far the best mode of building brick houses." Downing noted the advantages of hollow wall construction including decreased material costs (application of plaster directly to the walls negated the need of lathe), prevention of dampness, and "in the great security afforded against fire."\textsuperscript{17} Downing included in his 1854 edition of \textit{The Architecture of Country Houses}, plans for sixteen, twelve, and eight inch thick hollow walls.\textsuperscript{18} However, these early examples of hollow walls were only early precursors to HCT wall construction that came to prominence in the early 1910s.

The evolution from masonry wall to steel framed skyscrapers’ need for fireproof walls provided the catalyst for manufactured HCT. Prior to the development of the steel frame building, the masonry load-bearing system was the most common system used in multi-story buildings. For this design, the building wall carries all the weight so the wall’s thickness must increase in direct proportion to the building’s height. As masonry buildings got taller, the ground floor walls were exceedingly thick, resulting in very little open space on lower floors. Metal technology advances, between 1850 and the early 1900s, reduced the amount of masonry needed with a cast iron beam and masonry load-bearing system. Multi-story construction used both cast and wrought iron beams, but both were structurally weakened by fire. Steel, which is stronger than iron, began replacing weaker material and soon skeletal frame construction became the most common structural system for buildings over three stories. As steel skeletal frame construction grew in popularity, architects needed a material for fireproofing. Expensive


and heavy brick originally filled the wall but architects sought a cheaper and lighter solution.19

The first example of a United States iron skyscraper fireproofed with HCT appeared in the late-1850s. Architect Frederick Peterson patented a hand-molded, fired clay tile that spanned the iron beams. These HCT were used in the Cooper Union Building in New York City, but his tiles were never commercially produced. In 1871, brickmaker Balthasar Kreischer and Chicago architect George H. Johnson patented a hollow tile for use in a flat-arch floor system, created to fireproof steel beam anchored floors (Figure 4).20 After the 1871 Great Chicago Fire, manufacturing companies across the U.S. scrambled to patent and produce HCT for commercial and residential uses cladding for steel beams, exterior and interior walls, foundations, floors, and even ceilings. By the turn of the twentieth century, technological and manufacturing advances facilitated HCT use in load-bearing walls, foundations, and roofs and by the early 1920s, consumers had a range of patented HCT products available to purchase (Figures 5 & 6). Consequently, architects and builders began using HCT in modest applications, including schools and apartment buildings.21

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21 Brickbuilder 10, all Nos; “Recent School Building in St. Louis,” Brickbuilder 12, No. 10 (October 1903): 206-215.
Figure 4: Diagram of flat arch system from Henry Mauer & Son’s 1898 Fire-proof Building Materials Illustrated Catalogue

Figure 5: Diagram from The National Fire Proofing Company’s Fireproof Construction for Houses and Other Buildings of Moderate Cost, 4th Edition, from September 1910
Brickbuilder, a respected trade journal, first mentioned residential use of HCT in 1904. Prior to 1904, the journal had reported on HCT use in apartment and grain storage buildings, schools, a tank house, and a hospital. Brickbuilder offered a competition to design a house with terra-cotta hollow tile block walls, floors, and partitions, that was not to exceed $10,000 because “the possibilities of the use of burnt clay in its various forms in our domestic architecture have only begun to be realized” (Figure 7). Basic design parameters included a 150-foot deep suburban lot with a 100-

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Figure 7: “Competition for a Fireproof House,” Brickbuilder 13, No. 12 (December 1904).
foot frontage, two stories with an attic, and necessary rooms for each floor. Following the *Brickbuilder* design competition in December 1904 and the San Francisco earthquake in April 1906, the majority of HCT residential articles focused on testing and design competitions. Continuing two years after the San Francisco earthquake and fire, article coverage shifted to HCT’s fireproofing effectiveness and promoting its use in residential construction.  

A 1908 *New York Times* article broadcast the virtues of HCT residential construction, reporting that a New York University professor applied for the first hollow tile residential building permit in New York City. The article revealed that only a few such houses existed in the northeastern states and that a few were in “the West.” That same year trade journal *Building Age* published an article expounding the virtues of HCT in residential construction including being fireproof, pest resistant, sound proof, and cheaper than timber construction. The author lamented architect and builders lack of use of hollow clay tile stating, “It will take a long time and lots of missionary work to educate the public to this form of building, but come it must, and the sooner the better for our craft.”

Numerous trade catalogs provided dimensions, floor plans, cost comparisons with other building materials, and load test results, in addition to construction and completed photographs of modest to grand residences, stables, factories, schools, garages, churches,

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barns, hotels, apartment buildings, and garden walls. Companies like the National Fireproofing Company in Chicago, established in 1889, became one of the largest producers of HCT. They were additionally a prolific publisher of handbooks, for builders as well as layman, and lauded HCT as “The material is equally adaptable to the workman's cottage or to the millionaire's home.”

The catalogs all promoted the same HCT strengths that A.J. Downing had championed more than half a century earlier: less building materials (equalling lower cost), moisture and fireproof. HCT were larger and less expensive to produce, resulting in less capital and materials needed for construction when compared with brick. According to J. J. Cosgrove in the book *Hollow Tile Construction*, the amount of HCT needed for a house was far less than the amount of tile needed for a brick house. For a 3”x12”x12” block partition wall, a HCT residence needed 240-250 blocks. In comparison a brick wall of equivalent size, needed 1440-1500 bricks.

The use of hollow clay tile in residences slowly grew over time, but generally in larger East Coast cities that did not have access to cheap lumber and homeowners turned to hollow tile out of necessity of cost. In the early 1910s West Coast HCT use remained limited to warehouses, garages, and utility buildings. California residential HCT use began around 1913 when architect Irving J. Gill designed a Spanish influenced, cottage court in Sierra Madre. Southern California built more elaborate homes in in the late

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1910s “of the most modern hollow tile and concrete construction,” but the material did not gain widespread popularity until formation of the Chicago Hollow Building Tile Association in 1919. The organization aimed to educate and inform the public of HCT use beyond skyscrapers extending to residential and farm buildings. The following year the organization printed four promotional and educational how-to books on hollow tile. Soon thereafter, nationally syndicated “Home Harmonious” newspaper articles began lauding the virtues of residential hollow tile and in 1922 the *San Francisco Chronicle* published, “Hollow Building Tile is Favored,” which stated that hollow tile was “coming prominently to the fore in modern dwelling construction.”

HCT came in a variety of sizes and were used in many different applications. The solid sides of a tile are called the shell, and the perforated material enclosed by the shell is called the web. A tile that is laid on one of its shell faces is called a side-construction tile; one that is laid on one of its web faces is called an end-construction tile. Special shapes for use at corners and openings, or for use as closures were also available. The manufacturing process entailed mixing finely ground clay, sourced from clay deposits or from pulverized shale, with a filler then mixed with twelve to fifteen per cent water. The wet clay was pushed through a mold creating webs in the center of the block. Before

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1900, a steam press pushed the clay through a die one at a time; this process was refined and streamlined with an auger to push the clay in a continuous stream (Figure 8). The clay was cut into individual blocks, dried to remove excess moisture, and fired in a kiln at around 1800 degrees Fahrenheit for sixty to 100 hours. The process proved very economical with extraction to firing taking place in the span of one workday.29

The strongest, most moisture resistant clay tiles were dense and burned the longest. They were best suited for heavy structural applications and could be exposed to weather, but left uncovered, the tile was less fireproof and more prone to crack in intense heat. Semi-porous tile was burned for moderate strength and could resist moisture to an extent. Semi-porous tile was commonly used in small buildings and residential construction. Porous tile was made of a mixture of clay and ingredients like sawdust or straw that was burned off during firing. Porous tile was lighter and the most desirable for fireproofing because it could perform better under high heat.30

HCT applications include tile floor arches, gravity load-bearing, and shear walls. The U.S. Department of Commerce published official standards for HCT block in 1927; however, industry size and shape standardization was already widespread. A distinction was clearly made between tile for fireproofing/non load-bearing (partition and furring) and structural tile (load-bearing). Non-load bearing applications could include partition walls and casing for columns. Load-bearing clay tile could be used for exterior walls of either the load-bearing or non-load bearing type and suitable for both below- and above-grade construction.31

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31 Naval Education and Training, Professional Development and Technology Center, Nonresident Building Course, Builder Advanced, NAVEDTRA 14045, 4-18 to 4-19.
In addition to residential applications, HCT was extensively used as a backup material in schools, government buildings, airports and even high-end residential properties at the turn of the last century up until the 1940s. Designed to eliminate the labor cost of laying standard size brick units, HCT could be set quickly by a mason as they were lightweight, while at the same time being fireproof. In addition, the electricians could run their conduit pipes inside the web spacing of the units offering the plasterer a nice substrate to work with in applying his materials later in the project. The units used for interior partition walls were generally four to six inches wide by twelve
inches in height by twelve inches in length and vertically scored with 1/4 to 3/8 inch grooves on the face to receive the plaster scratch coat.

Wood building material shortages during World War II extended HCT use in the United States. The wartime construction boom facilitated the need for a cheap and versatile building material like HCT. The military utilized HCT in the construction of war housing, defense plants, and administration buildings. For all of its benefits, fireproof, pest-proof, moisture proof, and soundproof, hollow tile was not earthquake proof. While some building materials compromised in an earthquake, HCT tended to shatter, often resulting in building collapse. Architects and engineers began understanding that HCT (and other unreinforced masonry) was designed to withstand compression loads; however, lateral loads were never tested.

The 1925 Santa Barbara and the 1933 Long Beach earthquakes, prompted new building codes across the country in regards to unreinforced masonry. One of the biggest blows to the HCT industry was passage of the 1933 Field Act, which required all new public schools construction to be seismically sound, thus baring HCT use. The Field Act was the reaction to the failure of more than 230 school buildings that were damaged in a Southern California earthquake.32 By the 1970s, existing unreinforced masonry school buildings were required to undergo seismic retrofit and new school construction barred the use of unreinforced masonry.

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Figure 10: Failure of unreinforced masonry in the Brick Construction Association’s 1907 publication of “Burnt Clay Products in Fire and Earthquake

Popularity of hollow tiles in residences for load-bearing walls began to fade in the 1950s when concrete blocks and other cheap building materials like plywood, gypsum board, and concrete masonry block became widely available. HCT use still continues outside the U.S. and HCT variant is still in use inside the United States. These tiles are commonly referred to as structural glazed clay tile. Advertised as easy to clean, chemically resistant, including graffiti, this traditional masonry material is used on prisons, high-traffic public buildings, institutional kitchens, locker and shower rooms, and industrial plants. Unlike earlier hollow tile installations, current building codes require structural glazed clay tile to be reinforced with steel rebar and grouting filling the voids of the blocks.

Brickmaking in Sacramento

Swiss immigrant George Zins, is credited with pioneering Sacramento’s brick manufacturing and building industry. Zins arrived in the Sacramento area in October 1846 and married at Sutter’s Fort in 1847 to a widow of a member of the Donner Party. That same year he moved to Sutterville, an area situated under a mile south of present-day Broadway, and constructed a brick kiln. Zins fired a total of 40,000 bricks that he stamped with his initials. He gave the first 10,000 to Captain John Sutter to build a brick oven at the fort and used the remaining 30,000 bricks to build a thirty-five by eighteen-foot house for himself and his new bride. This modestly sized abode was the first brick house constructed in California. Captain Sutter gifted Zins a lot on present-day Front Street as a wedding present. The following year Zins fired 100,000 bricks and he used them for construction of the first commercial brick building, on the lot from Sutter, in the city of Sacramento. Measuring two-stories tall, the building housed two ground floor stores with a hotel above.

Sacramento surface clay deposits prompted other brickmakers to begin operations. By 1851, six brick manufacturers were operating in the city, but kiln heat regulation and obtaining brick pressing machines were their biggest obstacles. The Sacramento Union reported on the budding industry stating: “We do hope that this line

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37 Conflicting data suggests there were five or six manufacturers.
of enterprise may be most thoroughly opened, and that our city may not only realize the fullest advantages of such building material, but that we may find this article of manufacture, an excellent element of profitable export.” 38

Brick demand the following year skyrocketed and the local brick manufacturers could not keep up with demand. Some eager buyers purchased imported bricks above market value, while others waited for local bricks to be made. A local newspaper lamented that prospective merchants wasted time and money, because they could not secure brick to build their shops. “But there are no bricks,” bemoaned the Sacramento Union. “Clay enough we have all around the city to supply the demand of a half-dozen cities, but the brickmaker’s skill and industry has not been expended upon it, and consequently it exists only as a mockery of our wants.” 39 Manufacturers raced to meet the demand and by 1856 Sacramento’s industry had grown to eight brick manufactures, employing 141 men with an annual output of 14,500,000 bricks. 40 The following year, construction of the fort on Alcatraz Island utilized more than 1,500,000 Sacramento bricks. 41 After a decade of operations, seven manufacturers were firing bricks with a total output of 12,250,000 bricks with more than half shipped to San Francisco. 42

38 “Brick-Making,” Sacramento Union, July 29, 1851.
42 “Brickmaking, Sacramento Union, December 31, 1866.
Until 1878, brickyards generally acquired clay from pits dug within the City limits, but an ordinance passed that year prohibited the practice.\textsuperscript{43} The Fountain Brothers were fortunate that their pits were located, just south of the Y Street levee (now Broadway) between 14\textsuperscript{th} and 15\textsuperscript{th} Streets. Nestled between the City Cemetery and St. Joseph’s Cemetery, these pits remained in use until 1923 when the Y Street levee was demolished and the fill used to level the pits (\textbf{Figure 11}).\textsuperscript{44}

\begin{figure}
\centering
\includegraphics[width=\textwidth]{clay_pit_map.png}
\caption{1911 USGS map showing clay pit outside city limits, in red circle}
\end{figure}


A contemporary of Fountain Brothers, Sacramento Brick Company, operated outside of the city limits. The company, founded in 1854, is attributed as the first brickyard in northern California. Located on present day Riverside Road (north Pocket area) along the banks of the Sacramento River, the firm excavated clay from an adjacent pit (Figure 12). The company remained in continuous operation through 1959 when Sacramento annexed the Pocket Area numbering Sacramento Brick Company’s days. In 1966, the City approved the first stage of Lake Greenhaven Shores subdivision. New, sought after homes caused an increase in property values, including the Sacramento Brick Company parcel. Coupled with stagnate brick prices through the 1960s and soaring overhead costs, the company began selling portions of the property. Developers purchased the clay pit and surrounding 70 acres; the pit was filled in with water and christened Lake Greenhaven (Figure 12).45

Figure 12: USGS maps showing the evolution of the Sacramento Brick Company’s clay pit into Lake Greenhaven

In 1892 passage of City Ordinance No. 312 crippled Sacramento’s brick industry. The ordinance decreed, “No sidewalks shall be renewed, altered or constructed of any material other than stone or concrete.” After this blow to demand, the number of brick manufacturers in Sacramento slowly declined and by 1921, the brick industry in Sacramento was limping along. W.P. Dyer, Sacramento Brick Company president, began an aggressive newspaper campaign in 1923 to promote the advantages of brick as a building material. The campaign worked and Dyer reported to the delegates at the National Brick Manufacturers’ Association at Los Angeles in 1924 that, “there are more brick homes built in Sacramento in one year than have ever been built since the days of ’49. I have every reason to credit advertising with the building up of this brick business.”

In addition to the Sacramento Brick Company’s ultimate success in producing common brick in the 1920s, Cannon & Company located in North Sacramento succeeded at a variety of brick making ventures including made face brick, patio brick, drain tile, and hollow clay tile. By 1924, these two companies were the only remaining brick manufacturers left in Sacramento. The resurgence in brick lasted for a few decades, but both companies closed down in the 1970s, thus ending Sacramento’s brick making legacy.

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Cannon & Company

Cannon & Company is significant in that it was the sole producer of HCT for the Sacramento region. Cannon & Company’s predecessor, Silica Brick Company constructed their plant in North Sacramento near the Southern Pacific Railroad Ben Ali siding at a cost of $100,000, in 1913 (Figure 13).\(^{50}\) It appears Silica Brick Company never operated the plant due to litigation and the company secretary helped incorporate the succeeding Sacramento Clay Products Company which took over the plant the same year. Following Silica’s acquisition, the newly organized Sacramento Clay Products Company began producing pressed brick, wire cut brick, face brick, and hollow partition tile. Shallow pits surrounding the plant provided a local clay source. Additional clay was shipped via rail from nearby Lincoln, Carbondale, Ione, and Clay.\(^{51}\) The combination of the new plant and a locally sourced, quality clay led an author of the time to predict, “The reduced price at which the superior output can be furnished to builders and contractors in Sacramento will have a positive and large influence upon the permanent character of all future building operations in the capital city.”\(^{52}\)

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\(^{50}\) Willis, *History of Sacramento County*, 580.


\(^{52}\) Willis, *History of Sacramento County*, 580.
Sacramento Clay Products Company produced a hollow partition tile, which had linear cells and were laid like bricks (Figure 14). This tile type was used in construction of a “back-up wall” that was built to be faced with brick. The face brick adhered to the tile surface creating a thicker, load bearing wall. A June 1913 article in *Architect and Engineer* detailed completion of the Sacramento Clay Product Company plant (former Silica Brick Company venture). The article contained a photograph of a Sacramento residence under construction that utilized the company’s hollow tile (Figure 15). The exposed hollow walls have a square face.

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54 Cosgrove, *Hollow Tile Construction*, 33.
55 “The Sacramento Clay Products Company,” *Architect and Engineer* 33, No. 2 (June 1913): 135B.
**Figure 14:** Hollow tile illustration from 1914 trade journal

**Figure 15:** Residence constructed of Sacramento Clay Products Company hollow clay tile. Note that tiles scattered around the building site reveal the tile’s narrow profile and three internal cells.\(^5^6\)

\(^5^6\) “The Sacramento Clay Products Company,” *Architect and Engineer* 33, No. 2 (June 1913): 135B.
Two years into production, control of the plant changed again. Dana A. Cannon entered into a contract with the Denison Block Company in 1914 to make a headquarters at the Sacramento Clay Products Company plant. The contract specified Cannon’s venture as the sole producer of the patented Denison block, barring California Denison Block Company of San Francisco from manufacturing and selling the patented Denison Interlocking Tile in the Sacramento region. The Denison block machine installed at Sacramento Clay Products Company was reported to be the largest of its kind on the West Coast, capable of producing 2,000 tiles per hour.  

In 1917, Cannon and his manufacturing superintendent John B. Phillips, incorporated a new company, Cannon-Phillips Company, and purchased the Sacramento Clay Products Company while retaining the Denison Interlocking Tile patent (Figure 16). In 1919, Cannon bought Phillips out of the company, renaming it Cannon & Company.  

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57 “California,” Brick and Clay Record 45, No. 7 (October 6, 1914): 717.  
A year later, Cannon expanded the company and opened a second office and a display room in the *San Francisco Chronicle* building expanding sales to the Bay Area. The display room highlighted Denison Interlocking Tile to architects and builders, while also showcasing the wide range of colored and textured brick produced at the plant. An article about the new office location noted: “Denison Interlocking tiles manufactured by Cannon & Co. are being used extensively throughout the Sacramento Valley. California is rapidly recognizing what the East has for many years known that Denison Interlocking tiles are a most efficient and economical building material for all kinds of structures. They are especially appropriate for climatic conditions in California and lend themselves most attractively to California landscapes.” In December of the same year, Cannon purchased 110 acres of adjacent land and promised to double the plant’s size within three years. A portion of the land was used for clay extraction because Cannon boasted that his clay is “the best in the country for the manufacture of tile products” and estimated that the new deposit would supply the plant for the next fifty years. His expansion plans included employee living quarters, barracks for bachelors and cottages for married workers.

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Production of bricks, HCT, and terra cotta all require firing processes in kilns. The beehive kilns, a name derived from their shape (see above), held up to 50,000 bricks and were originally fired with cord wood and when the proper temperature was reached, shifted to crude oil. In 1923, the American Face Brick Association named Cannon & Company’s face brick the best in the United States. The plant manufactured 135 shades of face brick and interlocking tile, with examples on a number of Sacramento

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buildings including the Elks Temple, the Memorial Auditorium, the Southern Pacific Railroad Sacramento Station, and Hiram Johnson High School. The company’s HCT was used in the construction of a number of residences and commercial buildings throughout the region, including Cannon’s own house at 1425 40th Street and the Grand Theatre on Del Paso Boulevard in 1942.\textsuperscript{64}

\begin{figure}
\centering
\includegraphics[width=\textwidth]{figure18.png}
\caption{Canon & Co. advertisement from February 4, 1950 edition of \textit{The Sacramento Bee}. Note, the factory is still Producing “Hollow Building Tile” in the post-war years.}
\end{figure}

\textsuperscript{64} “Improvements at Brick Plant Near Completion,” \textit{The Sacramento Bee}, February 22, 1958: A-10; City of Sacramento Building Permits, Application for Permit to Build, Permit No. 3483, January 3, 1918; “Grand Theater Formal Opening is Set for Tomorrow,” \textit{The Sacramento Bee}, May 14, 1942: 15.
Cannon died at his home at 1425 40th Street on August 31, 1949 and his widow Claire operated the company until 1956, when their daughters Patricia C. Taylor and Jeanne Cannon (later Jeanne C. Lacy) and their husbands John H. Taylor and Lyman Lacy took over operations with Lyman Lacy the general manager.65 The Cannon sisters

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65 "Dana Alonzo Cannon Rites Are Scheduled," The Sacramento Bee, September 1, 1949: 4; R.L. Polk, Sacramento City Directories, 1949-1957; Articles of Incorporation of Cannon Brick Co., filed August 3,
invested $100,000 into a plant expansion and modernization, completed in 1958. The modernization included two new kilns and enlargement of the original four kilns to allow forklifts access. Additionally, all of the kilns were converted to natural gas.\textsuperscript{66}

A 1960 \textit{Sacramento Bee} article interviewed Lyman Lacy about the plant’s past and future. He revealed the on-site clay deposits were exhausted and clay was sourced from locations on Jackson and Elverta Roads, which were 26 and 12 miles away from the plant, respectively.\textsuperscript{67} The plant employed 34 people and made four sizes of common brick, five sizes and 15 colors of patio brick, drain tile, and HCT.\textsuperscript{68} Lacey lamented, “Brick still is looked upon rather skeptically, especially in connection with earthquakes;” however, he noted brick’s superiority over other building materials, particularly concerning maintenance. The article predicted that “With a proud reputation of achievement through the years…Cannon & Company can look forward with confidence to many more years of turning out quality products…”.\textsuperscript{69} Unfortunately, the reporter was mistaken in the perceived longevity of the operation of the plant, and ten years later it was closed when the site was condemned by the State.\textsuperscript{70}

\begin{thebibliography}{9}
\end{thebibliography}
Denison Interlocking Tile

William C. Denison, creator of the Denison Interlocking Tile, descended from an Ohio clay tile manufacturing family. William’s second oldest brother, Leonard, founded a small-scale, clay drainage pipe manufacturing plant in northwestern Ohio in 1877. By the spring of 1884 demand for larger sized pipe increased exponentially and William joined Leonard in creating another, larger factory with railroad access. Five years later, demand still outpaced production and clay deposits near the two plants were dwindling. The brothers, with addition of their brother J.F., acquired a foundry building in Delaware, Ohio to serve as their new plant. On March 7, 1892, the company incorporated as The Delaware Clay Manufacturing Company and began producing a variety of fireproof hollow tile for skyscrapers.71

Back-up partition tile is a byproduct of making hollow tiles, which were sold as brick wall building material that was intended to be veneered with face brick. To ensure even firing of the arched and flat fireproofing tiles, the company made bricks with two holes that ran the length of the brick to line the bottom of the kiln. When a carload of these used bricks accumulated, William, who was in charge of sales, convinced builders and architects to use them to line the common brick walls. Leonard saw success in selling brick byproduct and created a steam-operated machine that quickly and economically manufactured the hollow bricks for the growing market. In 1901, the brothers erected a new plant for experimenting with hollow brick shapes and sizes. At

this plant, they produced the first large-sized, hollow brick in three sizes. As hollow brick gained popularity the brothers again plotted expansion.72

In 1904, the brothers formed a separate organization, The Ohio Clay Company, to purchase a brick plant near Cleveland, Ohio. They converted the plant to produce hollow brick with William at the helm as president. William was an innovator, he pioneered the continuous kiln tunnel operation that moved tiles on a conveyer belt and he invented the Denison Interlocking Tile, patented on December 7, 1909.73

Figure 20: Diagram showing the feature of the patented Denison Interlocking Tile. Dimensions added by author. Image from Clay Product Co.’s 1914, A Primer, the A.B.C. of Good Building

72 “The Denison Family: Structural Tile and Brick,” The Bulletin Section 22, No. 6 (June 15, 1943): 170.
The Denison Interlocking Tile was a hollow clay tile manufacturing innovation. Companies made tiles for fireproofing skyscrapers and interior wall partition tile. The distinctive “T-shaped” Denison Interlocking Tile was the only interlocking tile on the market (Figure 20). Denison Interlocking Tile possessed all of the same virtues that were expounded on other HCT building products: insulated for hot and cold weather, mold-proof, pest-proof, soundproof, and nearly the same cost as timber frame construction. One Denison Interlocking Tile replaced nine common bricks, thus greatly reducing mortar and labor costs. It was reported as the strongest and most stable hollow clay tile on the market. The interlocking design allowed more surface for mortar to adhere, greater load distribution surfaces, and disrupting of horizontal mortar joints. Additionally, Dennison Interlocking Tile improved wall strength with each tile able to support 1600 pounds per square inch. Tile arrangement varied, from eight-, twelve-, to sixteen-inch thick walls and two types of bond patterns (Figure 21). Both the 8-inch and 16-inch walls formed a bond with two sizes of tile surfaces (as seen in 4041 40th Street, 1325 40th Street, 1321 40th Street, and Miller Way) and the twelve-inch wall formed a plain block pattern.

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76 Because the plain block pattern can be achieved through a number of hollow clay tile companies’ tiles and the original building permit fails to mention the manufacturer of the tile, it is unclear if the HCT used on 2017 22nd Street was constructed of Denison Interlocking Tile. Considering the proximity of the plant to Sacramento, it would seem unlikely for the homebuilders to have HCT shipped in from Los Angeles or another manufacturing plant out of state.
In 1910, the eighth Dennison Interlocking Tile manufacturing plant opened in Ohio; it became the largest U.S. manufacturer of hollow clay tile.\textsuperscript{77} Demand was so great that it doubled the capacity of its plant to turn out 33,000,000 units a year.\textsuperscript{78} Later that year production expanded to the Delaware Clay Manufacturing Co, (which was owned by the Denison Brothers) and the Great Eastern Clay Co. in New York City.\textsuperscript{79} Despite operating 24 hours a day supply could not keep up with demand. Rather than constructing another family owned plant, William began advertising manufacturing rights for his Denison Interlocking Tile.


Dennison launched an aggressive advertising campaign directed at potential tile manufacturers and dealers in architectural journals and popular magazines (Figure 22). Dennison also published its own monthly magazine *The Interlocker*, which printed 20,000 copies each month, a homebuilder book, a large pamphlet called “School Construction with Denison Interlocking Tile,” and millions of envelope stuffers. The company promised potential manufacturers and dealers that their advertising blitz would prove “that no building of importance can be erected anywhere in the country without the architect, contractor, builder or someone connected with it having brought up the question of Denison Interlocking Tile.”

By 1913, more than a dozen plants operated across the country, including the sole California manufacturer, The Los Angeles Pressed Brick Company. The following year Dana A. Cannon of Sacramento purchased the manufacturing rights to the Denison Interlock Tile and Sacramento Clay Products Company plant in North Sacramento. In 1917, the number of patented tile manufacturers peaked at forty-nine decreasing to thirty-five factories and 120 sales offices into the early 1920s. Only two California plants in Los Angeles and North Sacramento produced Denison Interlocking Tile.

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Figure 22: Advertisement from the March 1914 edition of *The Architect & Engineer*.

While other HCT manufacturers recommended covering their tiles with stucco or brick, Denison Interlocking Tile promoted leaving the tiles exposed (Figure 23). In its 1914 publication *A Primer: The A.B.C. of Good Building*, an entire section is devoted to exposed tile walls. In addition to its economic virtues such as decreasing material costs, the handbook lauds:

There is no reason why an exposed tile wall should not satisfy the aesthetic sense as well as a brick surface except that we are not accustomed to it. There is apt to be more variation in the shading of tile than of brick but we are learning to appreciate the beauty of light and shade in an otherwise plain wall…. In certain localities the exposed tile wall has become popular and has been proven practical, but only in localities where Denison Interlocking Tile is obtainable. There is probably no other form of tile manufactured today which will comply with the requirements for an exposed tile wall.84

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**Figure 23:** Photograph of a HCT residence with exposed walls. From Clay Product Co.’s 1914, *A Primer, the A.B.C. of Good Building*

Aggressive marketing and praise from the press boosted HCT’s popularity. Keeping with building trends of the day, local architects Charles Dean (of Dean & Dean) and Rudolph Herold incorporated Dennison Interlocking HCT into their residential designs. Undoubtedly, the local availability of the product only further boosted their adoption of HCT. Both of these architects designed prominent residential buildings throughout the city, some of which feature HCT and are located in Wright & Kimbrough Tract 24 on 40th Street.

Use of HCT by Sacramento Architects

The catalyst of HCT construction in Sacramento, especially in relation to the concentration on 40th Street in Wright & Kimbrough Tract 24, can be attributed to a single field trip. The first exposed HCT residence built in the Sacramento Valley was completed in 1914. Soon after Dana Cannon began manufacturing Denison Interlocking Tile, he assembled a group of Sacramento architects and builders to take a trip to Stockton to examine a residence that was recently constructed of Denison Interlocking Tiles made at his plant. This group was comprised of Charles Dean and another architect from the State’s Architect Office, three architects employed by the Wright & Kimbrough realty & development firm, and the head of the State Engineering Department. The author noted that, “Interest has been aroused in the home because it is the first building to be erected in this locality of exposed tile, it having previously been faced with brick and stucco.” 85

The field trip had a strong effect on Charles Dean. Dean used Denison Interlocking Tile that was manufactured at Cannon & Co. in the design of his own house and maintained a strong working relationship between the firm he established with his brother in 1920 and Cannon & Company (Figures 24). Dean used exposed Denison Interlocking Tiles in the design of his personal residence in 1916.\(^86\) The neighboring residence at 1321 40\(^{th}\) Street, which I attribute to Charles Dean, also features the same exposed Denison Interlocking Tile used in Dean’s residence.\(^87\)

The formation of the architectural partnership of Dean & Dean between Charles and James S. coincided with Sacramento’s 1920s building boom. The firm became one of the preeminent architectural firms in Sacramento during this period. The Deans were born in Belton, Texas and educated at the Texas A&M College of Architecture. After completing degree work at Texas A&M, James continued his studies at Massachusetts Institute of Technology before returning to his alma mater as an instructor, while Charles moved to San Francisco in 1908 to join the city’s post-earthquake rebuilding effort. After only five months in San Francisco, Charles moved to Sacramento and began work in the office of the state architect. In 1914, James joined his brother in Sacramento and eight years later they founded their private practice.\(^88\)

\(^86\) City of Sacramento Building Permits, Application for Permit to Build, Permit No. 1465, February 24, 1916.
\(^87\) The original building permit for 1321 40\(^{th}\) Street is no longer on file. After looking through all of Dean’s architectural drawings on file at the Center For Sacramento History, modest French Eclectic/Tudor Revival hybrid style residences like 1321 40\(^{th}\) Street recur throughout his portfolio. Based on the design of 1321 40\(^{th}\) Street and the proximity to Dean’s own residence that also has exposed Denison Interlocking Tile, I have decided to attribute 1321 40\(^{th}\) Street to Charles Dean.
\(^88\) G. Walter Reed, History of Sacramento County with Biographical Sketches (Los Angeles: Historical Record Co., 1923); Paula Boghosian, “The Architecture of Water in Sacramento,” Sacramento History Journal 6, no. 1-4 (2006): 290; Andrew Hope, Caltrans, Coloma Community Center (former Coloma...
Between 1922 and 1930, Dean & Dean Architects are credited with helping transform Sacramento’s architecture from a city of predominantly Victorian-era buildings to a regional center with numerous important Revival style public buildings and residences. Their work was featured twice in *Architect and Engineer* and in several other architecture publications. They also received honors from the California section of the American Institute of Architects. They designed schools including Coloma School / Elmhurst School (now Coloma Community Center) and Highland Park / Sierra School (now Sierra 2 Community Center), and the annex to the Rudolph Herold designed Marshall School. They also designed Hughes Stadium at Sacramento City College,
Westminster Presbyterian Church, and Trinity Episcopal Cathedral. Charles continued to utilize Cannon & Company HCT and brick in their commissioned designs after he used them in his own residence in 1916. Dean & Dean designed a number of school buildings between 1919 and 1929 as part of a 1919 $2,304,000 bond for the construction of Sacramento elementary schools. Fellow architect Irving Morrow observed in a 1922 edition of *Architect & Engineer* that:

> All of the buildings (as far as I am aware) are of masonry construction—brick or hollow tile, in combination with concrete frames, concrete floors, tile roofs, and steel trusses over long spans, as in auditoriums, etc. All corridor walls to a height around the door heads are built of a buff hollow tile, left unfinished. The tile buildings have been plastered, with textures reminiscent of the Spanish plaster work so beloved of all who have felt the charm of the early California adobes. The brick buildings exhibit, from school to school, bricks of a delightful variety in texture, color, and form. This material is a local product, from the kilns of Cannon & Co., and no small part of the charm of the buildings is attributable to its beauty, and to the reserved and straightforward manner in which it has been used.”

The same edition of *Architect & Engineer* also featured a full-page advertisement from Cannon & Company that announced the recent collaboration with Dean & Dean (Figure 25). Additionally the firm designed other large public buildings such as the Sutter Club,

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90 Irving R. Morrow, “Recent Work by Dean and Dean, Architects,” *Architect and Engineer* 69, No. 3 (June 1922): 47.
YMCA (at L and 17th streets) and Clunie Library in McKinley Park. Historians have named the firm’s Memorial Auditorium the city’s “crowning achievement” of the 1920s. The brothers also designed many prominent residences during this period including at least seventeen in the “Fabulous 40s” (Wright and Kimbrough Tract 24) and the J.C. Carly House on Montgomery Way in Curtis Park. James left the firm in 1930 becoming Sacramento City Manager. Charles Dean continued the firm until his death in 1956.91

Another prominent Sacramento architect who used HCT in his designs was Rudolph Herold. Rudolph Herold may not be known nationally, but his significance as a Sacramento architect is profound. He emulated styles created by others, but put his own twist on his designs, making them his and Sacramento’s. The list of structures he designed range from beautifully constructed homes, to Sacramento City Hall, to the Marshall School.

Figure 25: Cannon & Company advertisement in June 1922 edition of *Architect & Engineer*
Rudolph Herold was born to German immigrants in 1870 in San Francisco. In 1887 the family moved to Sacramento when his father became the California State Treasurer. However, Rudolph, now eighteen years old, moved back to San Francisco teaching architectural drawing at the Lincoln Evening School. After holding that position for five years and simultaneously practicing in the field, he traveled through Europe, working and studying for three years before returning to San Francisco. He later moved to Sacramento and from 1901 to 1926 Herold worked as the unofficial Sacramento city and county architect and acquired a large architectural practice.

Of Rudolph Herold’s sixty plus designs, twenty-four can still be found in and around Sacramento.\(^92\) His early designs were in fact not creating new structures but rather making additions or remodeling existing buildings.\(^93\) One of his most prominent early designs, Sacramento City Hall (1906-1911) was followed by the County Jail and Courthouse (1907-1913) and the Sacramento County Hospital in (1909-1910).\(^94\) Later in his career – 1917-1918 – he traveled to Asia, bringing back architectural sketches, photographs, and notes that influenced some of his later work and was published in the *Journal of the American Institute of Architects*.

In the 1910s Herold’s designs shifted away from civic structures to focus more on commercial real estate commissions. His designs included the Masonic Temple (1909-1920) at 1121 J Street, the Haub Building (1910-1911), Forum Building at 1107 9th Street.

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92 Julia Irene Armstrong, “Rudolph Adam Herold: The Public Career of a Northern California Architect,” (Masters Thesis University of California, Davis, 1982): 78-81. A full list of structures and residences will be found in the Appendix as Figure 5. It is important to note that the list provided in the appendix is not a complete list of every structure designed by Herold. The list was compiled by Julia Irene Armstrong as a part of her biography of Herold written in 1982.
93 Armstrong, “Rudolph Adam Herold…,” 78-80.
94 Armstrong, “Rudolph Adam Herold…,” 79.
(1909-1917), Chemical Company Number 2 at 1917 22nd Street (1911-1913), Capital National Building at 700 J Street (1915-1916), and the Del Paso Country Club at 3333 Marconi Avenue (1916).95 The end of the 1910s and carrying into the 1920s, he designed several hospitals throughout the state. The first was the Sacramento County Hospital Complex on Stockton Boulevard (1914-1926), the new White Hospital at 29th and J Street (1916-1919), Sisters of Mercy Hospital 4001 40th Street (1917-1925), Weimar Joint Sanatorium Complex in Colfax (1918-1920), and the Providence Hospital and Nurses Dome in Oakland (1922-1926).96

Herold used HCT, specifically Denison Interlocking Tile in both the Sacramento County Hospital and in the Forum Building. Construction on Herold’s design of the Forum Building began in 1909. By 1914, Herold added five-stories to the plan using 40,000 Dension Interlocking Tiles from the Cannon & Company plant who planned to move their offices into the building upon completion.97

The commission for the Sacramento County Hospital Complex on Stockton Boulevard (1914-1926) was in response to criticism that the old hospital was inadequate with sanitary problems and overcrowded conditions. Herold’s design for the new “fireproof” Sacramento County Hospital adhered to the pavilion style hospital plan that had dominated hospital architecture since the mid-nineteenth century and utilized the relatively new building material, HCT. Aesthetically, Herold designed the new facility with an eclectic architectural style that drew influences from Mission-revival and

96 Armstrong, “Rudolph Adam Herold…,” 80.
97 Sacramento District, “Pacific Service Magazine 6, No. 5 (October 1914): 172; “Pacific Coast News,” Clay-Worker 62, No. 3 (September 1914): 324
Spanish-eclectic forms that were popular design choices in the 1910s. The only remaining HCT building left on the campus is the nurse’s dormitory.

The nurse’s dormitory displays an eclectic array of architectural influences. The smooth plaster finishes and red clay mission tile roofing material was a nod to the Mission-revival and Spanish-eclectic styles that were popular in the 1910s; however, the use of the ornament and the emphasis on symmetry clearly reflected Herold’s classical training. And finally, the use of gambrel roof forms, a form strongly associated with Dutch architecture, resulted in a unique design aesthetic. Herold used similar design features on residences that have a clay tile roof, smooth plaster or stucco finish, an arcaded walkway, some cast concrete ornamentation, and a decorative trellis around one of the prominent front windows which are reflected in his design at 1600 39th Street (DPR523 form in Appendix C).

Herold also drew influence from other European styles and his contemporaries noted his rather syncretic style both favorably as well as with some derision. An article featuring his work in a 1920 issue of the journal *Architect & Engineer* offers contemporary commentary on Herold’s work. Regarding some of his large commissions in Sacramento – the Masonic Temple and Capital National Bank – the author noted that, “whatever opinion one may hold as to their beauty and value, [they] are not ordinary. Their faults are obvious; they display unashamed all the studied gracelessness with which we have become familiar in European work.” After this rather harsh criticism, the article offers this praise:

However unmistakably foreign, even exotic, the sources of his inspiration, Mr. Herold has contrived to weld them into results which could not be mistaken for
other than American. Other attempts have been made to adapt modern foreign motives to use in this country, but none have been carried out with equal consistence, naturalness, and genuine creative ability. Mr. Herold has not arbitrarily impressed a foreign style into unwilling service; he obviously thinks in the medium. For this reason our architecture would be somewhat the poorer without his contribution.  

Herold carried his unique design sensibilities into his residential plans. Of the remaining homes that still stand, the styles vary greatly. Herold emulated styles created by others, but put his on twist on his designs, making them his own which included Richardson Romanesque, Gothic Revival, American Classical Revival, Craftsman Bungalow, Prairie, Queen Anne, and English Tudor Revival. The English Tudor Revival residence Herold designed for clay product manufacturer Dana A. Cannon in 1918 still stands at 1425 40th Street in Wright & Kimbrough Tract 24. Cannon commissioned Herold to feature the patented Denison Interlocking Tiles that were manufactured at his plant in North Sacramento and leave the tiles exposed (Figure 26).

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99 City of Sacramento Building Permits, Application for Permit to Build, Permit No. 3483, January 3, 1918.
Figure 26: Rudolph Herold design for Dana Cannon residence at 1425 40th Street. Photograph taken by author
Chapter 4
PRESERVATION OF HOLLOW CLAY TILE

Material Conservation

When preserving a HCT residence, the most common concern is cracking. Cracking is common in HCT due to environmental exposure and movement of the building. Repair techniques should be chosen based on the structure’s integrity of the HCT through visual examination and testing. Patching or repointing is appropriate in replacing minimally damaged areas, as is selective replacement of individual elements. Clay tiles can be damaged by settlement of the building, structural overload, or shrinking and expansion. These usually result in cracking of the clay tile or the mortar joints and wall bowing. Visually observing the damage is the foremost method of detecting a problem with a HCT building system. Tools for testing brick masonry may also prove acceptable for testing structural clay tiles as well. Examining the pattern of the cracking will help to determine the cause of stress. Step cracking is usually an indicator of settlement while diagonal cracks suggest structural overload. Vertical cracks usually indicate expansion or shrinkage. The reason for the cracking, both pattern and location, should be studied to determine the exact cause. While visually inspecting the structural clay tile, an in-situ test will help determine the strength of the wall. Tests commonly used on brick construction, such as bond-wrench tests, in plane and out-of-plane shove tests, and in-situ deformability tests can also be used on HCT. HCT design books and local masonry codes can be used to determine the strength of the load-bearing tile, but requires knowledge of the strengths of the materials used, like the tile, mortar, and grout.
Materials testing should be done for each member of the structure or estimated strengths based on the type of material should be determined in order to understand the structural make-up of the material.\(^{100}\)

Like all buildings, water is HCT’s biggest enemy. Exposure to excessive moisture, water infiltration through surface and mortar cracks, and freeze-thaw cycles can all cause varying levels of damage to HCT. Surface damage usually presents itself as a powdery or flaky surface from spalling, or as efflorescence, which is the result of salt leaching from the mortar. Efflorescence can also appear after a wall is newly repointed, but this is completely normal and will disappear after a normal weather cycle. If the damage is not too severe, re-pointing with the appropriate material grout is usually sufficient. A test of the grout composition should be conducted to ensure a cohesive bond. A mixture that has too much Portland cement than the surrounding mortar will overharden and not allow the brick to expand. In this case, the mortar will be just as, or more, susceptible to water as before the repair. If surface spalling is present, an examination of the source of damage should be made. If the damage can be halted, and the spalling is not too deep, it can be left in place and a composite patch can be used on the surface. If it is determined that spalling is due to internal damage to the HCT, the tile(s) should be replaced.\(^{101}\)

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Filling individual hollow elements with grout may be necessary when structural distress is caused by structural overloading. When experiencing a large amount of mild to moderate distress, solidly grouting existing hollow pilasters or wall panels may be a possible solution. Grouted cells need to be reinforced if possible and the additional dead load must be evaluated. Strengthening the supporting structural elements or foundations might be necessary if the new dead load is significant.\textsuperscript{102}

If a large portion of HCT is damaged, whole replacement should be considered. Wall systems can be replaced by similar materials when a new tile system has adequate structural load. A few remaining companies still produce HCT, but finding a matching tile for repair on an exposed HCT would most likely require a custom and costly run at the manufacturer. If the tile will be recovered with stucco or plaster, replacement tiles can achieve higher design strength. If structural strength cannot be achieved by the addition of new tiles, stronger materials, such as reinforced concrete, may be required. Replacing structural clay tile while maintaining historic fabric is possible, but usually expensive. The perceived fragility of HCT has led many people to believe that damaged material cannot and should not be saved. As a result, many HCT buildings have been demolished to save on costs and time.\textsuperscript{103}

Structural clay tile blocks created for floor systems are no longer manufactured, making it impossible to replace clay tile arch floor systems. Also, artisans that are skilled in laying this type of flooring system are no longer in existence. Damaged tiles are,

\textsuperscript{103} Jester, Ed. \textit{Twentieth-Century Building Materials}, 154-155.
instead, grouted and left in place. If the decay is extreme, the tile arch is removed entirely and a new structural floor of a different variety is installed in its place.\textsuperscript{104}

Another way to preserve HCT residences is to list them in local, state, and national registers. Although listing in a register could legally regulate alteration if a property, listing primarily identifies properties that should be considered for protection from destruction or inappropriate alteration. Local designation is important because it usually provides a public process for review and approval of permits for the alteration or demolition of a property.

**Historic Registers**

An integral part of historic preservation is the NRHP. The National Preservation Act of 1966 as amended created the NRHP, which is maintained by the National Park Service (NPS). The Register has three main criteria for evaluation: age, integrity, and significance. The objective of the National Register is to designate properties that are significant for their contribution to history, prehistory, design, or significant in the lives of important persons or events. National Register listing allows owners of income producing properties to take advantage of the 20\% federal historic rehabilitation tax credit and the owner may order a bronze plaque recognizing the listing. In California, NRHP (as well as California Register and local register) listed buildings and sites are

eligible to use the potentially more flexible California Historic Building Code in order to help preserve historic features or materials.105

NPS recognizes significance in United States history, architecture, archaeology, engineering, and culture present in districts, buildings, structures, objects, landscapes and archaeological sites through four criteria applied to national, state, or local significance. Four criteria are used in determining significance: first, association with events that have made a significant contribution to the broad patterns of our history (Criterion A); second, association with the lives of persons significant in our past (Criterion B); third, embodiment of 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 (Criterion C); fourth, have yielded or may be likely to yield, information important in prehistory or history (Criterion D).106 In addition to qualifying under one or more of the criteria, a property must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. Loss of a significant amount of integrity, especially related to the particular historical significance of a property, can render it ineligible for NRHP listing.

NRHP listing does not safeguard properties against demolition, but if a federal undertaking or funding is involved in a project that could impact a National Register listed or eligible property, a review process established under the National Historic

Preservation Act can be invoked to try to minimize or avoid the impacts. Likewise, listing does not require a property be preserved, but instead establishes significance to the district, building, structure, object, landscape or archaeological site, that formally indicates that it is worthy of preservation.

Like the Federal Government’s NRHP, California has a state equivalent. In 1992, the California State Legislature created The California Register of Historical Resources (CRHR) to act as a list of California’s significant historical and archaeological resources. Resources automatically listed on the California Register include: Resources listed in the NRHP (includes individual properties, historic districts, and contributors to historic districts); resources that have been formally determined eligible for listing in the NRHP; California Historical Landmarks after #770; and California Points of Historical Interest beginning with those designated in January 1998.

CRHR evaluation criteria is nearly the same as NRHP, with letter designations changed to numbers. NRHP language for Criterion A states “contribution to the broad patterns of our history.” The CRHP counterpart (Criterion 1) requires “association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.”

Like the NRHP, properties must retain enough of the seven aspects of integrity to qualify for listing. However, it is possible that historical resources may not retain

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sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific, historical, or specific data.\footnote{110} 

Lastly, many municipalities maintain local registers. Creation of what is now known as the Sacramento Register of Historic and Cultural Resources (SRHCR) followed the loss of many older Central City structures to be replaced with apartment buildings in the 1960s and the demolition of the Moorish style Alhambra Theatre in 1972. “Save the Alhambra Theatre” movement involved a ballot measure and NRHP listing; however, the movie house was razed, de-listed from the National Register, and a Safeway supermarket constructed in its place. Following its demolition Sacramento residents feared additional losses of historic buildings. In 1972, the City Council created a Historically Significant Buildings Committee to investigate the issues involved in the preservation of historic buildings. Two years later, the City Planning Commission created the Historic Structures Advisory Committee to create a preservation plan for buildings built before 1920 in the “Old City” area. In 1975 Sacramento officially established, the city’s preservation program with the creation of a Preservation Board and adoption of a Preservation Ordinance. The Preservation Board created an Official Register consisting of significant pre-1920 residential buildings and Preservation Areas only.\footnote{111}

In 1976, the first residential building survey was conducted in Sacramento’s “Central City” at the height of the nation-wide Bicentennial fervor. The early requirement for listing in the register was a building’s ability to embody significant aspects of Sacramento’s heritage. This relaxed criteria allowed for the addition of 300 new buildings to the Official Register. In 1980, a survey of non-residential buildings resulted in many additions to the Official Register. The late 1990s saw an effort to create a citywide program and an update in the city’s preservation program to better align with State and National eligibility criteria and project review standards. In 2001, the city adopted new criteria for eligibility for the Official Register to be more consistent with state and federal guidelines. The criteria for listing on, or deletion from, the Sacramento register as a landmark, historic district or contributing resource, parallel the NRHP and CRHP. However, the multi-part Criterion C/3 is further broken up into individual criterion, and instead of capital letters or numbers, the city assigns lowercase Roman numerals to its criterions. The Criteria are as follows: 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 (Criterion i); associated with the lives of persons significant in the city’s past (Criterion ii); embodies the distinctive characteristics of a type, period or method of construction (Criterion iii); represents the work of an important creative individual or master (Criterion iv); possesses high artistic values, (Criterion v); or has yielded, or may be likely to yield, information important in the prehistory or history of

the city, the region, the state or the nation (Criterion vii).\textsuperscript{113} Additionally, the property must also exhibit integrity of location, design, setting, materials, workmanship and association and have significant historic or architectural value to deem it worthy for listing in the register.\textsuperscript{114}

Listing of Sacramento’s HCT residences is an important step in preserving the properties. Currently, without listing, each of the residences has a low, but potential risk of alteration to the character defining features and/or demolition by property owners. Listing these properties on City, State, and National Register, could help ensure further review prior to the building’s alteration or demolition. For instance, if the property owners wish to alter or demolish the building, the City of Sacramento requires listed properties go through local preservation review to determine if the proposed work would comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, usually the Rehabilitation Standards. If city staff, the preservation director, or the preservation commission found that the proposed project would adversely affect the historic building they usually would work with the project’s architect to find an alternative design that would respect and ensure the preservation of the building’s significant features and characteristics.

This document creates a historic context of HCT, identifies Sacramento’s remaining HCT residences, and is guidance for material preservation of HCT. This documentation gives the city tools to help ensure preservation of HCT residences. In

addition, this document adheres to the three goals of the City of Sacramento’s Historic and Cultural Resources Element in the 2035 General Plan:

1. “Maintain a comprehensive, citywide preservation program to identify, protect, and assist in the preservation of Sacramento’s historic and cultural resources.”

2. “Identify and preserve the city’s historic and cultural resources to enrich our sense of place and our understanding of the city’s prehistory and history.”

3. “Foster public awareness and appreciation of Sacramento’s historic and cultural resources.”

This thesis provides examples for appropriate preservation and restoration techniques used by professionals in the field. The City can use this document as guidance for property owners for the appropriate steps to preserve HCT residences for future generations.

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Chapter 5

FINDINGS AND CONCLUSIONS

Five exposed HCT residences appear eligible for listing in the NRHP, CRHR, and the Sacramento Register of Historic and Cultural Resources under C, 3, and iii, respectively, as good examples of residential hollow clay tile construction in Sacramento. More significantly, the residences exhibit exposed Denison Interlocking Tiles as a prominent design element. The residence at 1425 40th Street (MR#1) also appears eligible for listing in the NRHP, CRHR, and the Sacramento Register of Historic and Cultural Resources under B, and iii, respectively, for its association with the life of Dana A. Cannon, a person important to local history. Dana A. Cannon started producing Denison Interlocking Tile in Sacramento in 1914 and his company, Cannon & Company, produced brick face, Denison Interlocking Tile, and other clay products from 1914 to 1970. The clay and brick products his manufacturing plant produced left an indelible mark on Sacramento neighborhoods including his own residence at 1425 40th Street.

At the time of recordation, none of the inventoried properties appeared at risk to demolition, but common problems in the City include alterations to character defining features to non-listed properties and to a lesser extent, demolition by neglect. Listing of these five exceptional examples of HCT residences and the potential for future listing of all or most of the remaining twenty-four properties will help to ensure that proposed projects involving the residences’ exteriors go through the Preservation review and approval process. This review process helps to ensure that there will not be any inappropriate changes to the character defining features that this document identifies.
The following table is a summary of the recorded properties. See Appendices A-C for DPR 523 forms and project mapping.

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**Table 1**: Table of recorded properties’ information
Appendix A: Location Map of HCT Residences

Note: Cross-reference numbers on map with Table 2 on previous page
## Appendix B: DPR 523 Forms of Exposed Hollow Clay Tile Properties

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

<table>
<thead>
<tr>
<th>Resource Name or # (Assigned by recorder)</th>
<th>1425 40th Street/MR#1</th>
</tr>
</thead>
</table>

**P1. Other Identifiers: 1425 40th Street**

*P2. Locations □ Not for Publication □ Unrestricted

and (previous and/or as part. Attach a Location Map as necessary)
*P3. USGS 7.5" Quadrangle: Sacramento East, CA Data: 1992

TR 1 R 2 34 ½ of Sec 1 2 3 4 R PM
*P4. Address: 1425 40th Street on Sacramento, CA 95819

**P5. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 3,145 square-foot, two-and-a-half story Tudor Revival style residence has an irregular plan. The building walls consist of two-sizes of exposed hollow clay tile laid in an English bond, and half-timbered (Photographs 1 & 2). A two-story, hipped roof element located on the south side is half-timbered clad. It has a hollow clay tile apron on the first story and a wood shake apron at the second (Photograph 2). An additional half-timbered element is located at the first-story on the north side and is topped with a shed roof. A two-car garage is integrated into the northwest corner and is painted in the same color scheme as the half-timbering. The undulating hipped and gabled roofline is covered with wood shake shingles and has a narrow overhang. The recessed main entry is located below a swan’s neck pediment at the base of a flat roof, two-story tower. (See Continuation Sheet)

**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.)

**P5a. Photo or Drawing:** (Photo required for buildings, structures, and objects)

**P5b. Description of Photos:** (View, date, accession #) Photograph 1: West and north sides, camera facing southeast, February 17, 2014

**P6. Date Constructed/Age and Sources:** Historic □ Existing □ Both □ 1918, City of Sacramento Building Permits

**P7. Owner and Address:** Private

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

**CSUS Public History Program**

Sacramento, CA 95819

**P9. Date Recorded:** February 17, 2014

**P10. Survey Types (Describe)** Intensive

---

*Required Information

---


*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)

DPR 523A (1/95)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: 35-553
Resource Name or # (Assigned by records): 1425 40th Street/MR#1

81. Historic Name: Dana A. Cannon Residence
82. Common Name: 1425 40th Street
83. Original Use: residential
84. Present Use: residential
85. Architectural Style: Tudor Revival
86. Construction History: Built in 1918
87. Moved? No
88. Related Features: none
89. Architect: Rudolph A. Herold & J.E. Stanton (associate)
b. Builder: Charles J. Guth
810. Significance: Residential Architecture-Hollow Clay Tile Area-Sacramento
Period of Significance: 1918
Property Type: Residential
Applicable Criteria: C. 3. 3

The residence at 1425 40th Street appears to meet the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Sacramento Register of Historic and Cultural Resources as a Landmark under Criteria B, 2, iii, respectively, for its association with Sacramento clay products manufacturer Dana A. Cannon and under C, 3, iii respectively, as a good example of residential hollow clay tile residential construction in Sacramento. Therefore the property is considered an historical resource for the purposes of CEQA. This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

911. Additional Resource Attributes: (List attributes and codes)
912. References: City of Sacramento Building Permits,
Architect and Engineer, Sacramento City Directories,
(see footnotes for additional references)

913. Remarks

914. Evaluated: Heather L. Miller
915. Date of Evaluation: February 2015
(This space reserved for official comments.)

DPR 5238 (1/55)
P3a. Description (continued):

An eyebrow dormer and a flat roof dormer are located on the west and north side, respectively. Obscured by vegetation is a three-part bay window located on the first-story of the gable façade projection. Penetration is a mixture of multi-light, fixed, double-hung and casement windows throughout.

B10. Significance (continued):

Dana Cannon commissioned prominent Sacramento architect Rudolph Herold and his associate J.E. Stanton to design his residence at 1425 40th Street, located in Wright & Kimbrough Tract 24 in 1918 as a permanent billboard for Denison Interlocking Tile that was manufactured at his North Sacramento plant.\(^1\) Cannon owned Cannon & Company, a brick manufacturing plant that produced face brick, hollow clay tile, and the patented Denison Interlocking Tile.\(^2\) Herold used Denison Interlocking Tile in Cannon's residence design leaving the exterior walls unfinished to showcase the building material. Cannon lived at the residence with his wife Claire and their two daughters until his death in August 1940. Claire remained at the property until her death in 1973, the house sold to John Socol, the owner of Socol's Tavern.\(^3\)

![Figure 1: 1952 Sanborn Map showing the study property](image)

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\(^1\) City of Sacramento Building Permits, Application for Permit to Build, Permit No. 3483, January 3, 1918, City of Sacramento Building Permits, Application for Permit to Build, Permit No. 3917, August 21, 1918.

\(^2\) City of Sacramento Directories, 1921.


\(*\) Required Information
Cannon & Company

Cannon & Company is significant in that it was the sole producer of HCT for the Sacramento region. Cannon & Company's predecessor, Silica Brick Company constructed their plant in North Sacramento near the Southern Pacific Railroad Ben Ali siding at a cost of $100,000, in 1913. It appears Silica Brick Company never operated the plant due to litigation and the company secretary helped incorporate the succeeding Sacramento Clay Products Company which took over the plant the same year. Following Silica's acquisition, the newly organized Sacramento Clay Products Company began producing pressed brick, wire cut brick, face brick, and hollow partition tile. Shallow pits surrounding the plant provided a local clay source. Additional clay was shipped via rail from nearby Lincoln, Carbondale, Ione, and Clay. The combination of the new plant and a locally sourced, quality clay lead an author of the time to predict, "The reduced price at which the superior output can be furnished to builders and contractors in Sacramento will have a positive and large influence upon the permanent character of all future building operations in the capital city."

Figure 1: Residence constructed of Sacramento Clay Products Company hollow clay tile. Note that tiles scattered around the building site reveal that the tiles a narrow profile and three internal cells.

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6 Willis, History of Sacramento County, 380.
7 "The Sacramento Clay Products Company," Architect and Engineer 33, No. 2 (June 1913): 133B.

*Required Information
Sacramento Clay Products Company produced a hollow partition tile which had linear cells and were laid like bricks. This tile type was used in construction of a "back-up wall" that was built to be faced with brick. The face brick adhered to the tile surface creating a thicker, load bearing wall. A June 1913 article in *Architect and Engineer* detailed the completion of the Sacramento Clay Products Company plant (former Silica Brick Company venture). The article contained a photograph of a Sacramento residence under construction that utilized the company's hollow tile which have a square face (Figure 1). Two years into production, control of the plant changed again. Dan A. Cannon entered into a contract with the Denison Block Company in 1914 to make a headquarters at the Sacramento Clay Products Company plant. The contract specified Cannon's venture as the sole producer of the patented Denison block, barring California from manufacturing and selling the patented Denison Interlocking Tile in the Sacramento region. The Denison block machine installed at Sacramento Clay Products Company was reported to be the largest of its kind on the West Coast, capable of producing 2,000 tiles per hour.

In 1917, Cannon and his manufacturing superintendent John B. Phillips, incorporated a new company, Cannon-Phillips Company, and purchased the Sacramento Clay Products Company while retaining the Denison Interlocking Tile patent (Figure 2). In 1919, Cannon bought Phillips out of the company and renamed it Cannon & Company.

*Figure 2: July 1918 advertisement from *Architect and Engineer*
A year later, Cannon expanded the company and opened a second office and a display room in the San Francisco Chronicle building expanding sales to the Bay Area. The display room highlighted Denison Interlocking Tile to architects and builders, while also showcasing the wide range of colored and textured brick produced at the plant. An article about the new office location noted: “Denison Interlocking tiles manufactured by Cannon & Co. are being used extensively throughout the Sacramento Valley. California is rapidly recognizing what the East has for many years known that Denison Interlocking tiles are a most efficient and economical building material for all kinds of structures. They are especially appropriate for climatic conditions in California and lend themselves most attractively to California landscape.” In December of the same year, Cannon purchased 110 acres of adjacent land and promised to double the plant’s size within three years. A portion of the land was used for clay extraction because Cannon boasted that his clay is “the best in the country for the manufacture of tile products” and estimated that the new deposit would supply the plant for the next fifty years. His expansion plans included employee living quarters, barracks for bachelors and cottages for married workers.

In 1923, the American Face Brick Association named Cannon & Company’s face brick the best in the United States. The plant manufactured patio brick, drain tile, and interlocking clay tile, 153 shades of face brick with examples on a number of Sacramento buildings including the Elks Temple, the Memorial Auditorium, the Southern Pacific Station, and Hiram Johnson High School. That same year, W. P. Dyer, the president of the only other clay manufacturing plant in Sacramento, the Sacramento Brick Company, began an aggressive newspaper campaign in 1923 to promote the advantages of brick as a building material. The campaign worked and Dyer reported to the delegates at the National Brick Manufacturers' Association at Los Angeles in 1924 that “there are more brick houses built in Sacramento in one year that have ever been built since the days of 49. I have every reason to credit advertising with the building up of this brick business.” Cannon and face brick sales soared as can be seen in numerous neighborhoods around Sacramento that developed during the 1920s and 30s.

In addition to face brick, Cannon & Company’s HCT was used in the construction of a number of residences and commercial buildings throughout the region, including Cannon’s own house at 1425 40th Street in 1918, noted Sacramento architect Charles Dean of the firm Dean & Dean’s residence at 1325 40th Street in 1918, and the Grand Theatre on Del Paso Boulevard in 1942.

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17 City of Sacramento Building Permits, Application for Permit to Build, Permit No. 3483, January 3, 1918; City of Sacramento Building Permits, Application for Permit to Build, Permit No. 1465, February 24, 1916; “Grand Theater Formal Opening is Set for Tomorrow,” The Sacramento Bee, May 14, 1942: 15.
18 Required Information
Cannon died at his home at 1425 40th Street on August 31, 1949, and his widow Claire operated the company until 1956, when their daughters Patricia C. Taylor and Jeanne Cannon (later Jeanne C. Lacy) and their husbands John H. Taylor and Lyman Lacy took over operations with Lyman Lacy as the general manager. The Cannon sisters invested $100,000 into a plant expansion and modernization, completed in 1958. The modernization included two new kilns and enlargement of the original four kilns to allow forklifts access. Additionally, all of the kilns were converted to natural gas.

A 1980 *Sacramento Bee* article interviewed Lyman Lacy about the plant's past and future. He revealed the on-site clay deposits were exhausted and clay was sourced from locations on Jackson and Elverta Roads, which were

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*Required Information*
26 and 12 miles away from the plant, respectively. The plant employed 34 people and made four sizes of common brick, five sizes and 15 colors of patio brick, drain tile, and HCT. Lacey lamented, "Brick still is looked upon rather skeptically, especially in connection with earthquakes," however, he noted brick's superiority over other building materials, particularly concerning maintenance. The article predicted that "With a proud reputation of achievement through the years... Cannon & Company can look forward with confidence to many more years of turning out quality products..." Unfortunately, the reporter was mistaken in the perceived longevity of the operation of the plant, and ten years later it was closed when the site was condemned by the State.

Hollow Clay Tile

Hollow Clay Tile (HCT) was first used in the United States in the 1850s as a fireproofing material in steel-framed skyscrapers. The hollow, HCT centers created a fire barrier, but it was discovered that they were also structurally sound enough to form load-bearing walls. In 1908, the New York Times reported that a New York University professor applied for the first hollow tile residential building permit in New York City. The article revealed that only a few such houses existed in the northeastern states and that a few were in "the West." That same year trade journal Building Age published an article expounding the virtues of HCT in residential construction including being fireproof, pest resistant, sound proof, and cheaper than timber construction. The author lamented architects and builders lacked use of HCT. He continued, "It will take a long time and lots of missionary work to educate the public to this form of building, but come it must, and the sooner the better for our craft." The use of residential HCT slowly grew over time, but predominately in larger east coast cities that lacked access to cheap lumber, homeowners turned to hollow tile out of cost efficiency. On the west coast, hollow tile was used, but generally for warehouses, garages, and utility buildings in the early 1910s. Residential HCT use in California began around 1913 when California architect Irving J. Gill used hollow tiles in his design of a Spanish influenced cottage court in Sierra Madre, California. Elaborate HCT homes were built in Southern California in the late 1910s. It was not until the 1919 formation of the Chicago based Hollow Building Tile Association that residential HCT popularity grew in California. This organization formed to educate and inform the public of the benefits of hollow tile in residential and farm building construction, rather than just in skyscrapers. The following year the organization printed four books on hollow tile, ranging from a technical format to layman's terms of how an ordinary citizen can obtain their own hollow tile building. Soon thereafter, nationally syndicated "Home Harmonious" a newspaper began lauding the virtues of hollow tile for residences and in 1922 the San Francisco Chronicle published an article entitled, "Hollow Building Tile is Favored," which stated that hollow tile was "coming prominently to the fore in modern dwelling construction."
The catalyst of HCT construction in Sacramento, especially in relation to the concentration on 40th Street, can be attributed to a single field trip. In 1914, the first exposed HCT residence was completed in the Stockton. Soon after Dana Cannon began manufacturing Denison Interlocking Tile, he assembled a group of Sacramento architects and builders to take a trip to Stockton to examine the recently completed HCT residence that was used Denison Interlocking Tiles. This group, comprised of Charles F. Dean and another architect from the State’s Architect Office, three architects employed by the Wright & Kimbrough realty & development firm, and the head of the State Engineering Department. The author noted that, “Interest has been aroused in the home because it is the first building to be erected in this locality of exposed tile, it having previously been faced with brick and stucco.”

The visit must have had an effect on Charles Dean, because he used Denison Interlocking Tile in the construction of his own residence at 1325 40th Street two years later.

In 1917, Cannon and his manufacturing superintendent John B. Phillips, incorporated a new company, Cannon-Phillips Company, and purchased the Sacramento Clay Products Company while retaining the Denison Interlocking Tile patent. The company changed its name to Cannon & Co. and operated at the location until 1970.

Though fireproof, pest-proof, and soundproof, hollow tile was not earthquake proof and tended to shatter in the event of an earthquake, often resulting in building collapse. Popularity of hollow tiles as load-bearing walls decreased in the 1950s when concrete blocks and plywood became widely available.

Rudolph Herold

Rudolph Herold may not be nationally renowned, but has made significant architectural contributions to Sacramento. Emulating styles popular at the time Herold made them his and Sacramento’s. The list of structures he designed range from beautifully constructed homes, to Sacramento City Hall, to the Marshall School.

Rudolph Herold was born to German immigrants in 1870 in San Francisco. In 1887 the family moved to Sacramento when his father became the California State Treasurer. However, Rudolph, now eighteen years old, moved back to San Francisco teaching architectural drawing at the Lincoln Evening School. After holding that position for five years and simultaneously practicing in the field, he traveled through Europe, working and studying for three years before returning to San Francisco. He later moved to Sacramento and from 1901 to 1926 Herold worked as the unofficial Sacramento City and acquired a large architectural practice.

Of all of Rudolph Herold’s sixty plus designs, twenty four can still be found in and around the Sacramento. His early designs were in fact not creating new structures but rather making an addition of remodeling and existing

22 City of Sacramento Building Permits, Application for Permit to Build, Permit No. 1465, February 24, 1916.
25 Julia Irene Armstrong, “Rudolph Adam Herold The Public Career of a Northern California Architect,” (Masters Thesis University of California, Davis, 1987): 78-81. A full list of structures and residences will be found in the Appendix as Figure 5. It is important to note that the list provided in the appendix is not a complete list of every structure designed by Herold. The list was compiled by Julia Irene Armstrong as a part of her biography of Herold written in 1982.

DPR 523L (1/95)
building.30 One of his most prominent early designs Sacramento City Hall (1906-1911) was followed by the County Jail and Courthouse (1907-1913) and the Sacramento County Hospital in (1909-1910).31 Later in his career — 1917-1918 — he traveled to Asia, bringing back architectural sketches, photographs, and notes that influenced some of his later work and was published in the Journal of the American Institute of Architects.

In the 1910s Herold's designs shifted away from civic structures to focus more on commercial real estate commissions. His designs included the Masonic Temple (1909-1920) at 1121 J Street, the Hub Building (1910-1911), Forum Building at 1107 5th Street (1909-1917), Chemical Company Number 2 at 1917 22nd Street (1911-1913), Capital National Building at 700 J Street (1915-1916), and the Del Paso Country Club at 3333 Marconi Avenue (1916). The end of the 1910s and carrying into the 1920s, he designed several hospitals throughout the state. The first was the Sacramento County Hospital Complex on Stockton Boulevard (1914-1926), the new White Hospital at 45th and J Street (1916-1919), and Sisters of Mercy Hospital 4001 40th Street (1917-1925).

Herold used HCT, specifically Demison Interlocking Tile in both the Sacramento County Hospital and in the Forum Building. The Forum Building construction began in 1909. By 1914, Herold added five-stories to the original design, using 40,000 Demison Interlocking Tiles from Cannon & Company, who after the building’s completion, moved their offices into the new building.34

The commission for the Sacramento County Hospital Complex on Stockton Boulevard (1914-1926) was in response to the criticism that the old hospital was inadequate with sanitary problems and overcrowded conditions. Herold’s design for the new “fireproof” Sacramento County Hospital adhered to the pavilion style hospital plan that had dominated hospital architecture since the mid-nineteenth century and utilized the relatively new building material, HCT. Aesthetically, Herold designed the new facility with an eclectic architectural style that drew influences from Mission-revival and Spanish-eclectic forms that were popular design choices in the 1910s. The only remaining HCT building left on the campus is the nurse’s dormitory.

The nurse’s dormitory displays an eclectic array of architectural influences. The smooth plaster finishes and red clay mission tile roofing material was a nod to the Mission-revival and Spanish-eclectic styles that were popular in the 1910s; however, the use of the ornament and the emphasis on symmetry clearly reflected his classical training. And finally, the use of gambrel roof forms, a form strongly associated with Dutch architecture, resulted in a unique design aesthetic. Herold used similar design features of the nurse’s dormitory on residences that had a clay tile roof, smooth plaster or stucco finish, an arceded walkway, some cast concrete ornamentation, and a decorative trellis around one of the prominent front windows which are reflected in his design at 1600 35th Street (DPR 523 form for MR#10 in Appendix C).

Herold also drew influence from other European styles and his contemporaries noted his rather eccentric style both favorably, as well as with some derision. A 1920 Architect & Engineer article stated that “whatever opinion one may hold as to their beauty and value, [they] are not ordinary. Their faults are obvious; they display unashamed all the studied gracelessness with which we have become familiar in European work.” After this rather harsh criticism, the article offers this praise:

31 Armstrong, “Rudolph Adam Herold,” 79.
33 Armstrong, “Rudolph Adam Herold...” 89.
34 Sacramento District,” Pacific Service Magazine 6, No. 5 (October 1914): 172; “Pacific Coast News,” Clay-Worker 62, No. 3 (September 1914): 324 DPR 523L (1/95)

*Required Information
However unmistakably foreign, even exotic, the sources of his inspiration, Mr. Herold has contrived to weld them into results which could not be mistaken for other than American. Other attempts have been made to adapt modern foreign motifs to use in this country, but none have been carried out with equal constancy, naturalness, and genuine creative ability. Mr. Herold has not arbitrarily impressed a foreign style into unwilling service; he obviously thinks in the medium. For this reason our architecture would be somewhat the poorer without his contribution.55

Herold carried his unique design sensibilities into his residential plans. Herold put design twists on architectural styles including Richardson Romanesque, Gothic Revival, American Classical Revival, Craftsman Bungalow, Prairie, Queen Anne, and English Tudor Revival. The Herold designed, English Tudor Revival Cannon residence, still stands at 1425 40th Street in Wright & Kimbrough Tract 24.26 Rudolph Herold died on April 13, 1926 after contracting spinal meningitis in San Francisco.27

After Herold died in 1926, Cannon hired Charles Dean, of the architectural firm Dean & Dean, to make interior alterations to his home. Cannon probably hired Dean for this task because he used Denison Interlocking Tile at his own residence at 1325 40th Street (MR#2) and HCT and other clay products produced at Cannon & Company in many of his firm’s designs.

**Evaluation**

The residence at 1425 40th Street is not significant for its association with important national, state or local historic events (NRHP Criterion A or CRHR Criterion 1). This house was constructed in Wright & Kimbrough Tract No. 24 in 1918. In 2003, Wright & Kimbrough Tract 24 was nominated as a National Register Historic District. The author established the Period of Significance for the subdivision as the 1920s because roughly 75% of the residences were built between 1920 and 1929.28 Adhering to the established Period of Significance, this property, constructed in 1918, is not significant and does not have direct or important associations with the patterns of general Sacramento development.

This residence appears significant for its association with Dana A. Cannon, an important figure in Sacramento history (NRHP Criterion B, CRHR Criterion 2, and Sacramento Register of Historic and Cultural Resources ii). Dana A. Cannon started producing Denison Interlocking Tile in Sacramento in 1914 and his company, Cannon & Company, produced brick face, Denison Interlocking Tile, and other clay products from 1914 to 1970. The clay and brick products his manufacturing plant produced left an indelible mark on Sacramento neighborhoods including his own residence.

The residence at 1425 40th Street meets the criteria for listing in the NRHP, CRHR, and Sacramento Register of Historic and Cultural Resources as a Landmark under Criteria C, 3, iii respectively, because it embodies the distinctive characteristics of a type, period or method of construction as a good example of residential Sacramento hollow clay tile construction. The 1918 constructed house is relatively early West Coast and California example of HCT residential architecture. More significantly, the residence exhibits exposed Denison Interlocking Tiles as a prominent design element.

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56 City of Sacramento Building Permit, Application for Permit to Build, Permit No. 3485, January 3, 1918
57 The Sacramento Bee, April 14, 1926.
58 Angel Michele Toman, National Register Historic District Nomination for Wright & Kimbrough Tract 24 (Project M.A. History (Public History), California State University, Sacramento, 2012), 18.

*Required Information*
Under NRHP Criterion D or CRHR Criterion 4, this residence is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Additionally, the residence appears unaltered and therefore retains integrity of materials, design, and workmanship. It has not been moved and remains located in a residential neighborhood and therefore retains integrity of location, feeling, and setting. It continues to function as a residence, retaining integrity of association.

Photographs (continued):

![Photograph 2: West and south sides, camera facing northeast, February 17, 2014](image_url)
This 2,297 square foot, one-and-a-half-story, Tudor Revival-style residence has an irregular plan and features exposed hollow clay walls (Photograph 1). The hollow clay tile is comprised of two sizes, laid in an English bond. An attached, single car garage with a gable roof and half-timbering is integrated into the southwest corner of the residence. The residence is topped with a side gable, and a nearly full-width shed roof dormer dominates the western facing roof all clad in composition shingle roofing (Photograph 2). The main entry, located on the north side, is protected by a small flat roof shelter. A steep, shed-roof projection with half-timbering is visible west of the entry (Photograph 3). Fenestration consists of four, 12-light windows with transoms above on the first-story facade, eight-light casement windows in the dormer, and a four-light window near the main entry. A centrally located internal chimney topped with three chimney pots projects through the roofline.
State of California - The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9

NRHP Status Code: 3S: 5S3
Resource Name or # (Assigned by recorder): 1325 40th Street/MR#2

81. Historic Name:
82. Common Name:

83. Original Use: residential 84. Present Use: residential

85. Architectural Style: Tudor Revival

86. Construction History: (Construction date, alterations, and date of alterations) Built in 1916. Original cedar shingle roof replaced with composition shingles in unknown year.

87. Moved?: No ☐ Yes ☐ Unknown ☐ Date: __________ Original Location: __________

88. Related Features: none

89. Architect: Charles F. Dean 90. Builder: R.M. Smith


The residence at 1325 40th Street appears to meet the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Sacramento Register of Historic and Cultural Resources as a Landmark under Criteria C, 3, in respectively, as a good example of residential hollow clay tile residential construction in Sacramento. Therefore the property is considered to be an historical resource for the purposes of CEQA. This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

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

912. References: City of Sacramento Building Permits; Architect and Engineer: Sacramento City Directories, (see footnotes for additional references)

913. Remarks:

914. Evaluator: Heather L. Miller

915. Date of Evaluation: February 2015

(This space reserved for official comments.)

DOR 5238 (1/95)

*Required Information
B10. **Significance (continued):**

This 1916 residence was designed by the owner, notable Sacramento architect, Charles F. Dean. A year after his house was completed, he designed a house for his brother James S. Dean, down the street at 1351 40th Street. At the time of construction, Charles was employed as an architect at the State Engineer office and in 1922, the Dean brothers formed the architecture firm Dean & Denn, Charles lived at 1325 40th Street until 1926 when he sold the property to physician Charles E. Von Geldern and his wife Geraldine who resided there into the mid-1930s. Another physician, Lorenz E. Ruddy, and his wife Marguerie, purchased the property by 1936 and lived there for a few short years until they sold the property in 1941 to an engineer on the State Board of Equalization, C. Bernard White and his wife Ethelma. The Whites remained at the property until 1948 when it changed hands again, passing to Janet Walter, who shortly thereafter sold the property to Raymond J. Berwick and his wife Irene by 1952. Berwick owned a sewing machine store and the couple resided at the address together until the mid-1970s.  

![Figure 1: 1932 Sanborn Map showing 1325 40th Street is constructed with "Hollow Tile."

1. *City of Sacramento Building Permits, Application for Permit to Build, Permit No. 1465, February 24, 1916, Irving F. Morrow, "Recent Works by Dean and Dean," *Architect and Engineer* 89, No. 3 (June 1922), 78-79.
2. *City of Sacramento Building Permits, Application for Permit to Build, Permit No. 2923, May 11, 1917, Dean & Dean collection at the Center for Sacramento History, Building Plans, Accession No. 89/05/53, no date.

\*Required Information
Dean & Dean

The formation of the architectural partnership of Dean & Dean comprised of brothers Charles F. Dean and James S. Dean coincided with Sacramento's 1920s building boom. The firm became one of the preeminent architectural firms in Sacramento during this period. The Deans were born in Belton, Texas and educated at the Texas A&M College of Architecture. After completing degree work at Texas A&M, James continued his studies at Massachusetts Institute of Technology before returning to his alma mater as an instructor, while Charles moved to San Francisco in 1908 to join the city's post-earthquake rebuilding effort. After only five months in San Francisco, Charles moved to Sacramento and began work in the office of the state architect. In 1914, James joined his brother in Sacramento and eight years later they founded their private practice.4

Between 1922 and 1930, Dean & Dean Architects are credited with helping transform Sacramento's architecture from a city of predominantly Victorian-era buildings to a regional center with numerous important Revival style public buildings and residences. Their work was featured twice in Architect and Engineer, a prominent West Coast publication, and in several other architecture publications. They also received honors from the California section of the American Institute of Architects. They designed schools including Coloma School / Elmhurst School (now Coloma Community Center) and Highland Park / Sierra School (now Sierra 2 Community Center), and the annex to the Rudolph Herrald designed Marshall School, as well as Hughes Stadium at Sacramento City College, Westminster Presbyterian Church and Trinity Episcopal Cathedral. Additionally the firm designed other large public buildings such as the Sutter Club, YMCA (at L and 17th streets) and Chicue Library in McKinley Park. Historians have named the firm’s Memorial Auditorium the city’s “crowning achievement” of the 1920s.

A 1922 article in Architect & Engineer noted that a number of the school buildings the brothers designed were constructed of hollow clay tiles, and photographs of Charles’ hollow clay tile house were also featured in the article (Figures 2 & 3). The brothers also designed many prominent residences during this period including at least 17 in the “Fabulous 40s” (Wright and Kimbrough Tract 24) and the J.C. Carlyle House on Montgomery Way in Curtis Park. James left the firm in 1930 becoming Sacramento City Manager. Charles Dean continued the firm until his death in 1956.5

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5 Avella, Sacramento: Indomitable City, 90; Sacramento Bee, July 2, 1926; RE Historical Consulting, “Historic Architectural Survey Report, South Sacramento Corridor LRT Project,” October 2001, 57-61; Paula Boghosian, “The Architecture of Water in Sacramento,” Sacramento History Journal 6, no. 1-4 (2004): 209; Andrew Hope, Calma; Coloma Community Center (former Coloma School and Elmhurst School), 4623 T Street, Sacramento, DPR 323 form, prepared December 2003; Carol Rowland, Roland-Nave Associates, Sierra 2 Community Center, former Highland Park School / Sierra School, 2781 24th Street, Sacramento, DPR 323 form, prepared March 2003; Irving F. Morrow, “Recent Works by Dean and Dean,” Architect and Engineer 69, No. 3 (June 1922): 46; 78-79; James C. Calpe with Spencer Locknas & Don Murphy (Sierra Curtis Neighborhood Association Heritage Committee), J.C. Carlyle House, 2781 Montgomery Way, Sacramento, National Register Nomination form, prepared November 2005. The Sierra 2 Community Center was listed in the Sacramento Register in August 2005. The J.C. Carlyle House was listed in the NRHP in March 2006. Other Dean & Dean designs listed in the NRHP are the Memorial Auditorium and the Westminster Presbyterian Church (see NRHP website).

DWR 2-12 (7/90)
Figure 5: Image from June 1922 Architect & Engineer article. Note the original thatched roof.
Hollow Clay Tile

Hollow Clay Tile (HCT) was first used in the United States in the 1850s as a fireproofing material in steel-framed skyscrapers. The hollow, HCT centers created a fire barrier, but it was discovered that they were also structurally sound enough to form load-bearing walls. In 1908, the New York Times reported that a New York University professor applied for the first hollow tile residential building permit in New York City. The article revealed that only a few such houses existed in the northeastern states and that a few were in “the West.” That same year’s trade journal Building Age published an article expounding the virtues of HCT in residential construction including being fireproof, pest resistant, sound proof, and cheaper than timber construction. The author lamented architects and builders lacked use of HCT. He continued, “It will take a long time and lots of missionary work to educate the public to this form of building, but come it must, and the sooner the better for our craft.” The use of residential HCT slowly grew over time, but predominately in larger east coast cities that lacked access to cheap lumber. Homeowners turned to hollow tile out of cost efficiency. On the west coast, hollow tile was used, but generally for warehouses, garages, and utility buildings in the early 1910s. Residential HCT use in California began around 1913 when California architect Irving J. Gill used hollow tiles in his design of a Spanish influenced cottage court in Sierr Madre, California. Elaborate HCT homes were built in Southern California in the late 1910s. It was not until the 1919 formation of the Chicago based Hollow Building Tile Association that residential HCT popularity grew in California. This organization formed to educate and inform the public of the benefits of hollow tile in residential and farm building construction, rather than in just in skyscrapers. The following year the organization printed four books on hollow tile, ranging from a technical format to layman’s terms of how an ordinary citizen can obtain their own hollow tile building. Soon thereafter, nationally syndicated “Home Harmonious” a newspaper began lauding the virtues of hollow tile for residences and in 1922 the San Francisco Chronicle published an article entitled, “Hollow Building Tile is Favored,” which stated that hollow tile was “coming prominently to the fore in modern dwelling construction.”

Sacramento HCT was locally made in North Sacramento. Silica Brick Company constructed their plant in North Sacramento near the Southern Pacific Railroad Ben Ali siding at a cost of $100,000, in 1917. It appears Silica Brick Company never operated the plant due to litigation and the company secretary helped incorporate the succeeding Sacramento Clay Products Company which took control the same year. Following Silica’s acquisition, the newly organized Sacramento Clay Products Company began producing pressed, wire cut, and face brick, in addition to hollow partition tile. Shallow pits surrounding the plant provided a local clay source. Additional clay was shipped via rail from nearby Lincoln, Carbondale, Ione, and Clay. The first products manufactured when the plant opened in 1912 were hollow tiles. Two years into production, control of the plant

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*Required Information*
changed again. Dana A. Cannon entered into a contract with the Denison Brick Company in 1914 to make a headquarters at the Sacramento Clay Products Company plant and to manufacture their patented interlocking tiles. Many of these tiles were sent to the Bay Area, but some were retained and used in the Forum Building at 9th and K streets.!

The catalyst of HCT construction in Sacramento, especially in relation to the concentration on 40th Street, can be attributed to a single field trip. In 1914, the first exposed HCT residence was completed in Stockton. Soon after Dana Cannon began manufacturing Denison Interlocking Tile, he assembled a group of Sacramento architects and builders to take a trip to Stockton to examine the recently completed HCT residence that was used Denison Interlocking Tiles. This group, comprised of Charles F. Dean and another architect from the State's Architect Office, three architects employed by the Wright & Kimbrough realty & development firm, and the head of the State Engineering Department. The author noted that, "Interest has arisen in the home because it is the first building to be erected in this locality of exposed tile, it having previously been faced with brick and stucco."!

The visit must have had an effect on Charles Dean, because he used Denison Interlocking Tile in the construction of his own residence at 1325 40th Street two years later.!

In 1917, Cannon and his manufacturing superintendent John B. Phillips, incorporated a new company, Cannon-Phillips Company, and purchased the Sacramento Clay Products Company while retaining the Denison Interlocking Tile patent. The company changed its name to Cannon & Co. and operated at the location until 1970.

Though fireproof, pest-proof, and soundproof, hollow tile was not earthquake proof and tended to shatter in the event of an earthquake, often resulting in building collapse. Popularity of hollow tiles as load-bearing walls decreased in the 1950s when concrete blocks and plywood became widely available.

Evaluation

The residence at 1325 40th Street is not significant for its association with important national, state or local historic events (NPRP Criterion A or CRHR Criterion 1). This house was constructed in Wright & Kimbrough Tract No. 24 in 1916. In 2003, Wright & Kimbrough Tract 24 was nominated as a National Register Historic District. The author established the Period of Significance for the subdivision as the 1920s because roughly 75% of the residences were built between 1920 and 1929. Adhering to the established Period of Significance, this property, constructed in 1916, is not significant and does not have direct or important associations with the patterns of general Sacramento development.

11 City of Sacramento Building Permits, Application for Permit to Build, Permit No. 145, February 24, 1916
14 Angela Michelle Tauza, 1 National Register Historic District Nomination for Wright & Kimbrough Tract 24 [Project (M.A., History (Public History)), California State University, Sacramento, 2012], 18.
This residence is not significant for its association with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Although Charles Dean, an important architect of the firm of Dean & Dean lived at the property, Dean had an office downtown and it does not appear that he did any design work out of his home. Further, research did not reveal later owners Von Geldern, Ruddy, White, Walter, or Berwick were important to national, state, or local history.15

The residence at 1325 40th Street appears to meet the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Sacramento Register of Historic and Cultural Resources and a Landmark under Criteria C, 3, iv respectively, as a good example of hollow clay tile residential construction in Sacramento. The 1916 constructed house is an early West Coast and California example of HCT residential architecture. More significantly, the residence exhibits exposed Denise Interlocking Tiles as a prominent design element.

Under NRHP Criterion D or CRHR Criterion 4, this residence is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Additionally the residence retains sufficient integrity to its period of significance. The only apparent alteration to the residence is the replacement of the original thatched roof with composition shingles. Although the material has been changed, the shingles have been rolled along the eaves to maintain the original roof silhouette. Beyond this alteration, the residence retains integrity of materials, design, and workmanship. It has not been moved and remains located in a residential neighborhood and therefore retains integrity of location, feeling, and setting. It continues to function as a residence, retaining integrity of association.

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15 Carol Rowland, Roland-Nawi Associates, Sierra 2 Community Center, former Highland Park School / Sierra School, 2791 24th Street, Sacramento, DPR 523 form, prepared March 2003, page 4 of 8.
Photographs (continued):

Photograph 2: West and south sides, camera facing northeast, February 17, 2014

Photograph 3: West side and entry, camera facing east, February 17, 2014
This 1,649 square foot, two-story, Tudor Revival-style residence has a rectangular plan, and features exposed hollow clay tiles on the first-story with stucco siding on the second (Photograph 1). The first story walls are comprised of two hollow clay tile sizes, laid in an English bond. The steeply pitched side-gable, wood shake roof has little overhang, a large gable projection, and a small shed roof dormer on the façade. An integral porch, located on the south end of the façade, is supported by square wood posts and projects the single entry. Fenestration consists of eight-light wood casement windows with wood sills in groupings, some with decorative wood shutters. Two windows on the second-story on the north side are two-part sliding replacement windows (Photograph 2). An internal brick chimney extends through the roofline.
**State of California — The Resources Agency**

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 10

*NRHP Status Code 35, 5S3

*Resource Name or # (assigned by recorder) 1321 40th Street/MR #3

81. Historic Name: __________

83. Common Name: __________

81. Original Use: residential 84. Present Use: residential

85. Architectural Style: Tudor Revival

86. Construction History (Construction date, alteration, and date of alterations) Built in 1919.

87. Moved? □ No □ Yes □ Unknown Date: __________ Original Location: __________

88. Related Features: None

89. Architect: unknown/attributed to Charles F. Dean 89. Builder: unknown

88. Significance: Theme Residential Architecture-Hollow Clay Tile Area Sacramento

Period of Significance: 1919 Property Type: residential Applicable Criteria C/3/ii

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

The residence at 1321 40th Street appears to meet the criteria for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and Sacramento Register of Historic and Cultural Resources as a Landmark under Criteria C, 3, iii respectively, as a good example of residential hollow clay tile construction in Sacramento. In addition, this property is considered a historical resource for the purposes of CEQA. This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

811. Additional Resource Attributes (list attributes and codes)

812. References: City of Sacramento Building Permits;
Architect and Engineer; Sacramento City Directories;
Dean & Dean collection at the Center for Sacramento History (see footnotes for additional references)

813. Remarks:

814. Evaluation: Heather L. Miller

815. Date of Evaluation: February 2015

(This space reserved for official comments.)

DWR 5238 (1/95)

*Required Information*
B10. **Significance (continued):**

Sacramento County Assessor rolls list the residence effective built date as 1929 and Sacramento does not have an original building permit; however, the 1920 Population Census lists public school teacher Charles D. Webster at the property. Charles, his wife Merton, and their two daughters, resided at the property until 1931. A year later, the family moved to the secular private, Merton Webster School, at 2315 M Street. Widow, Clara L. DiePenbrock purchased the residence from the Websters and lived there until 1936. Two years later, a clerk, Melvin D. Boyd and his wife Marie are listed at the residence and remained until at least 1941. In 1943 an engineer, John L. Pocket and his wife Rita are listed as the property owners until 1955. By 1956, the deputy commissioner of the State Division of Real Estate, Thomas J. Nolan and his wife Jeannada bought the residence. Jeannada was a veteran administrator of child development and preschool education programs in California and the Nolans lived in the residence together until Thomas’s death in 1977 and Jeannada stayed on until 2003.1

![Figure 1: 1932 Sanborn Map. Note the building is not colored pink, but states “Hollow Tile 10”](image)

Despite lacking the original building permit research indicates Sacramento architect, Charles Dean designed 1321 40th Street. After looking through all of Dean's architectural drawings on file at the Center For Sacramento History and a number of his designs that were featured in the June 1922 edition of *Architect and Engineer*, modest French Eclectic/Tudor Revival hybrid style residences like 1321 40th Street recur throughout his portfolio (Figures 1 & 2). Based on the design of 1321 40th Street and the proximity to Dean's own residence, next door at 1325 40th Street (MR#2) (Figure 3) that also utilizes exposed HCT, I have decided to attribute 1321 40th Street to Charles Dean.  

![Houses in South Curtis Oaks, Sacramento]

**Figure 1:** Examples of Dean & Dean designed residences in the June 1922 edition of *Architect & Engineer*

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*City of Sacramento Building Permits, Application for Permit to Build, Permit No. 1465, February 24, 1916.*

[2] Required Information
Figure 2: Example of Dean & Dean designed residence in the June 1922 edition of *Architect & Engineer*.

Figure 4: Image of Charles Dean's residence at 1325 40th Street in the June 1922 edition of *Architect & Engineer*. Note the exposed HCT walls.
Dean & Dean

The formation of the architectural partnership of Dean & Dean comprised of brothers Charles F. Dean and James S. Dean coincided with Sacramento’s 1920s building boom. The firm became one of the preeminent architectural firms in Sacramento during this period. The Deans were born in Belton, Texas and educated at the Texas A&M College of Architecture. After completing degree work at Texas A&M, James continued his studies at Massachusetts Institute of Technology before returning to his alma mater as an instructor, while Charles moved to San Francisco in 1908 to join the city’s post-earthquake rebuilding effort. After only five months in San Francisco, Charles moved to Sacramento and began work in the office of the state architect. In 1914, James joined his brother in Sacramento and eight years later they founded their private practice.3

Between 1922 and 1930, Dean & Dean Architects are credited with helping transform Sacramento’s architecture from a city of predominantly Victorian-era buildings to a regional center with numerous important Revival style public buildings and residences. Their work was featured twice in Architect and Engineer, a prominent West Coast publication, and in several other architecture publications. They also received honors from the California section of the American Institute of Architects. They designed schools including Coloma School / Elmhurst School (now Coloma Community Center) and Highland Park / Sierra School (now Sierra 2 Community Center), and the annex to the Rudolph Herold designed Marshall School, as well as Hughes Stadium at Sacramento City College, Westminster Presbyterian Church and Trinity Episcopal Cathedral. Additionally the firm designed other large public buildings such as the Sutter Club, YMCA (at L and 17th streets) and Clinic Library in McKinley Park. Historians have named the firm’s Memorial Auditorium the city’s “crowning achievement” of the 1920s.

A 1922 article in Architect and Engineer noted that a number of the school buildings the brothers designed were constructed of hollow clay tiles, and photographs of Charles’ hollow clay tile house were also featured in the article (Figures 2 & 3). The brothers also designed many prominent residences during this period including at least 17 in the “Fabulous 40s” (Wright and Kibbrough Tract 24) and the J.C. Carly House on Montgomery Way in Curtis Park. James left the firm in 1930 becoming Sacramento City Manager. Charles Dean continued the firm until his death in 1956.4

Hollow Clay Tile

Hollow Clay Tile (HCT) was first used in the United States in the 1850s as a fireproofing material in steel-framed skyscrapers. The hollow, HCT centers created a fire barrier, but it was discovered that they were also structurally sound enough to form load-bearing walls. In 1908, the New York Times reported that a New York University

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4 DPR 523L (1/58)

*Required Information
professor applied for the first hollow tile residential building permit in New York City. The article revealed that only a few such houses existed in the northeastern states and that a few were in the West. That same year trade journal Building Age published an article expounding the virtues of HCT in residential construction including being fireproof, pest resistant, sound proof, and cheaper than timber construction. The author lamented architects and builders lacked use of HCT. He continued, "It will take a long time and lots of missionary work to educate the public to this form of building, but come it must, and the sooner the better for our craft." The use of HCT slowly grew over time, but predominately in larger east coast cities that lacked access to cheap lumber; homeowners turned to hollow tile out of cost efficiency. On the west coast, hollow tile was used, but generally for warehouses, garages, and utility buildings in the early 1910s. Residential HCT use in California began around 1913 when California architect Irving J. Gill used hollow tiles in his design of a Spanish influenced cottage court in Sierra Madre, California. Elaborate HCT homes were built in Southern California in the late 1910s. It was not until the 1919 formation of the Chicago based Hollow Building Tile Association that residential HCT popularity grew in California. This organization formed to educate and inform the public of the benefits of hollow tile in residential and farm building construction, rather than in just in skyscrapers. The following year the organization printed four books on hollow tile, ranging from a technical format to layman's terms of how an ordinary citizen can obtain their own hollow tile building. Soon thereafter, nationally syndicated "Home Harmoniou" newspaper began lauding the virtues of hollow tile for residences and in 1922 the San Francisco Chronicle published an article entitled, "Hollow Building Tile is Favored," which stated that hollow tile was "coming prominently to the fore in modern dwelling construction."

Sacramento HCT was locally made in North Sacramento. Silica Brick Company constructed their plant in North Sacramento near the Southern Pacific Railroad Ben Ali siding at a cost of $100,000 in 1917. It appears Silica Brick Company never operated the plant due to litigation and the company secretary helped incorporate the succeeding Sacramento Clay Products Company which took control the same year. Following Silica's acquisition, the newly organized Sacramento Clay Products Company began producing pressed, wire cut, and face brick, in addition to hollow partition tile. Shallow pits surrounding the plant provided a local clay source. Additional clay was shipped via rail from nearby Lincoln, Carbondale, Ione, and Clay. The first products manufactured when the plant opened in 1912 were hollow tiles. Two years into production, control of the plant changed again. Dana A. Cannon entered into a contract with the Denison Block Company in 1914 to make a headquarters at the Sacramento Clay Products Company plant and to manufacture their patented interlocking tiles.


Many of these tiles were sent to the Bay Area, but some were retained and used in the Forum Building at 9th and K streets.

The catalyst of HCT construction in Sacramento, especially in relation to the concentration on 40th Street, can be attributed to a single field trip. In 1914, the first exposed HCT residence was completed in the Stockton. Soon after Danz Cannon began manufacturing Denison Interlocking Tile, he assembled a group of Sacramento architects and builders to take a trip to Stockton to examine the recently completed HCT residence that was used Denison Interlocking Tiles. This group, comprised of Charles F. Dean and another architect from the State’s Architect Office, three architects employed by the Wright & Kimbrough realty & development firm, and the head of the State Engineering Department. The author noted that, “Interest has been aroused in the home because it is the first building to be erected in this locality of exposed tile, it having previously been faced with brick and stucco.”

The visit must have had an effect on Charles Dean, because he used Denison Interlocking Tile in the construction of his own residence at 1325 40th Street two years later.

In 1917, Cannon and his manufacturing superintendent John B. Phillips, incorporated a new company, Cannon-Phillips Company, and purchased the Sacramento Clay Products Company while retaining the Denison Interlocking Tile patent. The company changed its name to Cannon & Co. and operated at the location until 1970.

Though fireproof, pest-proof, and soundproof, hollow tile was not earthquake proof and tended to shatter in the event of an earthquake, often resulting in building collapse. Popularity of hollow tiles as load-bearing walls decreased in the 1950s when concrete blocks and plywood became widely available.

Evaluation

The residence at 1321 40th Street is not significant for its association with important national, state or local historic events (NRHP Criterion A or CRHR Criterion 4). This house was constructed in Wright & Kimbrough Tract No. 24 in about 1919. In 1933, Wright & Kimbrough Tract 24 was nominated as a National Register Historic District. The author established the subdivision Period of Significance as the 1920s because roughly 75% of the residences were built between 1920 and 1929. Adhering to the established Period of Significance, this property, constructed in 1916, is outside the period of significant and does not have direct or important associations with the patterns of general Sacramento development.

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9 *Architects Visit Exposed Tile House,” Architect and Engineer 38, No. 3 (October 1914): 128-129.

10 City of Sacramento Building Permits, Application for Permit to Build, Permit No. 1465, February 24, 1916


12 Jane Powell and Linda Swanson, Bungalow Details Exterior (Layton, UT: Gibbs Smith, 2004), 81; Bakeryfield Californian, “Southern California Towns Destroyed by Temblor; Fire Follows; Many are Killed,” June 23, 1915: pg. 1; Jester, Twentieth Century Building Materials, 134.

13 Angel Michele Torres, National Register Historic District Nomination for Wright & Kimbrough Tract 24 (Project M.A., History (Public History), California State University, Sacramento, 2012), 18.

*Required Information
This residence is not significant for its association with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that Charles L. Merion Webster, Clara L. Diepenbrock, John L. & Rita Puckett, Thomas J. & Jeannad Nolan or any of the individuals related to the development and use of this residence made demonstrably important contributions to history at the local, state, or national level.

The residence at 1321 40th Street meets the criteria for listing in the NRHP, CRHR, and Sacramento Register of Historic and Cultural Resources as a Landmark under Criteria C. 3, iii respectively, because it embodies the distinctive characteristics of a type, period or method of construction as a good example of residential Sacramento hollow clay tile construction. The 1919 constructed house is an early West Coast and California example of residential HCT architecture. More significantly, the residence prominently exhibits exposed Denison Interlocking Tiles as a design element.

Under NRHP Criterion D or CRHR Criterion 4, this residence is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Despite minor window alterations, the residence appears largely intact and therefore retains integrity of materials, design, and workmanship. It has not been moved and remains located in a residential neighborhood and therefore retains integrity of location, feeling, and setting. It continues to function as a residence, retaining integrity of association.
Photographs (continued):

Photograph 2: West and north sides, camera facing southeast, February 17, 2014
This 2,191 square-foot, two-story French Eclectic style residence has an L-shaped plan and is constructed of exposed hollow clay tile (Photograph 1). A modern faux slate covers the asymmetrical cross-gable roof. The main entry is located on the façade through a shingled lined arched opening. The entry door consists of an arched wood door and a small ledged arched window is situated just north of the opening. A secondary double French door entry is located on the southern half of the façade. Fenestration consists of multi-light wood framed casement windows throughout and eyebrow dormers on the north and south sides (Photograph 2). An external chimney located at the cross-gable axis on the north side and a low metal fence runs along the parcel line.

**Reference:**

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

BUILDING, STRUCTURE, AND OBJECT RECORD 

Page 2 of 6  

B1. Historic Name: ________________________  
B2. Common Name: ________________________  
B3. Original Use: residential  
B4. Present Use: residential  
B5. Architectural Style: French Eclectic  
B7. Hood?: No ☐ Yes ☐ Unknown ☐  
B8. Related Features: None  
B10. Significance: Residential Architecture-Hollow Clay Tile Area Sacramento  
Property Type: residential  
Applicable Criteria: C/3/iii  
(Consider importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
The residence at 2017 T Street appears to meet the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Sacramento Register of Historic and Cultural Resources as a Landmark under Criteria C. 3. iii respectively, as a good example of residential hollow clay tile residential construction in Sacramento. Therefore the property is considered to be an historical resource for the purposes of CEQA. This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.  

B11. Additional Resource Attributes: (List attributes and codes) ________________________  
B12. References: City of Sacramento Building Permits; Architect and Engineer; Sacramento City Directories, (see footnotes for additional references)  

B13. Remarks: ________________________  

B14. Evaluator: Heather L. Miller  
B15. Date of Evaluation: February 2015  
(This space reserved for official comments.)  

Sketch Map with north arrow required.)
110

B10. Significance (continued):

The residence at 2017 22nd Street was constructed by owners M. Russell Richardson, a real estate insurance salesman, and his wife and Mary in 1924. The Richardsons lived in the residence together until M. Russell’s death sometime between 1930 and 1934. Mary lived in the house alone until 1936 when she moved out and the house stood vacant until at least 1941. By 1945 Joseph D. Woodard, a miner and prospector and his wife Ata purchased the property. Their son Joseph Jr. lived with his parents and was employed as a clerk at the Union Taxi Company for a number of years. Joseph Senior passed away in 1977 and Ata followed two years later. After his parents’ deaths, Joseph Jr. remained in the house until at least the early 1980s.¹

![Diagram of 22nd Street and 227th Avenue showing the property at 2017 22nd Street. The property is marked with a red box.](image)

Figure 1: Sanborn Map showing study property. Note “Hollow Tile.”

Hollow Clay Tile

Hollow Clay Tile (HCT) was first used in the United States in the 1850s as a fireproofing material in steel-framed skyscrapers. The hollow, HCT centers created a fire barrier, but it was discovered that they were also structurally sound enough to form load-bearing walls. In 1908, the New York Times reported that a New York University professor applied for the first hollow tile residential building permit in New York City. The article revealed that only a few such houses existed in the northeastern states and that a few were in “the West.” That same year trade journal Building Age published an article expounding the virtues of HCT in residential construction including


DPR 5230 1/55

*Required Information*
being fireproof, pest resistant, sound proof, and cheaper than timber construction. The author lamented architects and builders lacked use of HCT. He continued, “It will take a long time and lots of missionary work to educate the public to this form of building, but come it must, and the sooner the better for our craft.” The use of residential HCT slowly grew over time, but predominately in larger east coast cities that lacked access to cheap lumber homeowners turned to hollow tile out of cost efficiency. On the west coast, hollow tile was used, but generally for warehouses, garages, and utility buildings in the early 1910s. Residential HCT use in California began around 1913 when California architect Irving J. Gill used hollow tiles in his design of a Spanish influenced cottage court in Sierra Madre, California. Elaborate HCT homes were built in Southern California in the late 1910s. It was not until the 1919 formation of the Chicago based Hollow Building Tile Association that residential HCT popularity grew in California. This organization formed to educate and inform the public of the benefits of hollow tile in residential and form building construction, rather than in just skyscrapers. The following year the organization printed four books on hollow tile, ranging from a technical format to layman’s terms of how an ordinary citizen can obtain their own hollow tile building. Soon thereafter, nationally syndicated “Home Harmonious” a newspaper began lauding the virtues of hollow tile for residences and in 1922 the San Francisco Chronicle published an article entitled, “Hollow Building Tile Is Favored,” which stated that hollow tile was “coming prominently to the fore in modern dwelling construction.”

Sacramento HCT was locally made in North Sacramento. Silica Brick Company constructed their plant in North Sacramento near the Southern Pacific Railroad Ben Ali siding at a cost of $100,000 in 1917.3 It appears Silica Brick Company never operated the plant due to litigation and the company secretary helped incorporate the succeeding Sacramento Clay Products Company which took control the same year. Following Silica’s acquisition, the newly organized Sacramento Clay Products Company began producing pressed, wire cut, and face brick, in addition to hollow partition tile. Shallow pits surrounding the plant provided a local clay source. Additional clay was shipped via rail from nearby Lincoln, Carbondale, Ione, and Clay.4 The first products manufactured when the plant opened in 1912 were hollow tiles. Two years into production, control of the plant changed again. Dana A. Cannon entered into a contract with the Denison Block Company in 1914 to make a headquarters at the Sacramento Clay Products Company plant and to manufacture their patented interlocking tiles. Many of these tiles were sent to the Bay Area, but some were retained and used in the Forum Building at 8th and K streets.5

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*Required Information*
The catalyst of HCT construction in Sacramento, especially in relation to the concentration on 40th Street, can be attributed to a single field trip. In 1914, the first exposed HCT residence was completed in the Stockton. Soon after, Dana Cannon began manufacturing Denison Interlocking Tile, he assembled a group of Sacramento architects and builders to take a trip to Stockton to examine the recently completed HCT residence that was used Denison Interlocking Tiles. This group, comprised of Charles F. Dean and another architect from the State’s Architect Office, three architects employed by the Wright & Kimbrough realty & development firm, and the head of the State Engineering Department. The author noted that, “Interest has been aroused in the home because it is the first building to be erected in this locality of exposed tile. it having previously been faced with brick and stucco.” The visit must have had an effect on Charles Dean, because he used Denison Interlocking Tile in the construction of his own residence at 1325 40th Street two years later.

In 1917, Cannon and his manufacturing superintendent John P. Phillips, incorporated a new company, Cannon-Phillips Company, and purchased the Sacramento Clay Products Company while retaining the Denison Interlocking Tile patent. The company changed its name to Cannon & Co. and operated at the location until 1970.

Though fireproof, pest-proof, and soundproof, hollow tile was not earthquake proof and tended to shatter in the event of an earthquake, often resulting in building collapse. Popularity of hollow tiles as load-bearing walls decreased in the 1950s when concrete blocks and plywood became widely available.

**Evaluation**

The residence at 112 22nd Street is not significant for its association with important national, state or local historic events (NRHP Criterion A or CRHR Criterion 1). This house was constructed in the Midsown area of Sacramento in 1915 during a period of development outside of the city’s urban core. Residential developments sprang up in the vicinity around the turn of the century, but 112 22nd Street was constructed later and independent of any distinctive residential tract or neighborhood. The historic record, therefore, does not indicate that this property has direct or important associations with the patterns of general development in this area of Sacramento.

This residence is not significant for its association with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that M. Russell & Mary Richardson, Joseph D. & Atha Woodard, or Joseph D. Woodward, Jr., or any of the individuals related to the development and use of this residence made demonstrably important contributions to history at the local, state, or national level.

The residence at 112 22nd Street meets the criteria for listing in the NRHP, CRHR, and Sacramento Register of Historic and Cultural Resources as a Landmark under Criteria C. 3. iii respectively, because it embodies the distinctive characteristics of a type, period or method of construction as a good example of residential Sacramento hollow clay tile construction. The 1924 constructed house is relatively later West Coast and California example.
of HCT residential architecture, but more significantly, the residence appears to exhibits exposed Denison Interlocking Tiles, laid in a 12-inch wall, as a prominent design element. The architect of the building is unknown, but it appears not to be the design of a master architect.

Under NRHP Criterion D or CRHR Criterion 4, this residence is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Additionally the residence appears unaltered and therefore retains integrity of materials, design, and workmanship. It has not been moved and remains located in a residential neighborhood and therefore retains integrity of location, feeling, and setting. It continues to function as a residence, retaining integrity of association.

Photographs (continued):

Photograph 2: West and south sides, camera facing northeast, February 17, 2014
**State of California, Department of Parks and Recreation**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Resource Name or # (Assigned by recorder)</th>
<th>3741 Miller Way/PR# 95817</th>
</tr>
</thead>
</table>

**PL. Other Identifiers**

- **3741 Miller Way**
- **County: Sacramento**
- **HSUS 7.5-quad Sacramento East, CA, Date 1992**
- **Address: Address 3741 Miller Way, Sacramento, CA 95817**
- **UTM: (given more than one for large and/or linear resources) Zone 7**
- **APN: 014-0551-023: Wright & Kimbrough Tract No. 30, Lot No. 1467**

1,100 square-foot Spanish Eclectic-style residence is constructed of exposed hollow clay tile comprised of two sizes, laid in an English bond (Photograph 1). The rectangular plan building is topped with a stepped flat roof with plain roof coping that is underscored by a decorative brickwork cornice. A partial-width porch with a tile shed roof, supported by a square brick pillar dominates the front façade. The single glazed entry door is accessed by the raised porch with concrete stairs, lined with metal railings. Fenestration consists of fixed and casement, multi-light leaded windows with wood surrounds. The three-part casement window on the façade is protected by a small shed-roof. An external chimney is located on the west side (Photograph 2).

**PH2. Resource Attributes (List attributes and codes)**

- Single Family Property

**P4. Resources Present: Building**: Object

**P5a. Description of Photos (View, date, accession #)**

- Photograph 1: South and east sides, camera facing northwest, February 17, 2014

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

- Historic: Prehistoric: Both

1027 City of Sacramento Building Permit

**P7. Owner and Address:**

- Private

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

- Heather L. Miller
  - CSUS Public History Program
  - Sacramento, CA 95819

**P9. Date Recorded:** February 17, 2014

**P10. Survey Types (Describe)**

- Intensive

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


**Attachments:**

- NONE: Location Map, Sketch Map, Construction Sheet, Building Structure, and Object Record, Archaeological Record, District Record, Linear Feature Record, Milling Station Record, Rock Art Record, Artifact Record, Photograph Record

**Required Information**

DPR 523A (1/95)
Building, structure, and object record

115

State of California – The Resources Agency
DEPARTMENT OF PAAKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 3S, 5S3
*Resource Name or # (Assigned by Recorder) 3741 Miller Way, MR#5

B1. Historic Name: 3741 Miller Way
B2. Common Name: 3741 Miller Way
B3. Original Uses: residential
B4. Present Use: residential
B5. Architectural Style: Spanish Eclectic
B6. Construction History: Built in 1927

B7. Moving: Yes
B8. Related Features: None

B10. Significance: Residential Architecture-Hollow Clay Tile, Area Sacramento

Period of Significance: 1927
Property Type: residential
Applicable Criteria: C/3/i, ii

The residence at 3741 Miller Way appears to meet the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Sacramento Register of Historic and Cultural Resources as a Landmark under Criteria C, 3, i and ii respectively. As a good example of residential hollow clay tile residential construction in Sacramento, therefore the property is considered to be an historical resource for the purposes of CEQA. This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

B11. Additional Resource Attributes (List attributes and codes)

B12. References: City of Sacramento Building Permits; Architect and Engineer; Sacramento City Directories; (see footnotes for additional references)

B13. Remarks

B14. Evaluator: Heather L. Miller

Date of Evaluation: February 2015

(This space reserved for official comments.)

DPR 5238 (1/95)
B10. Significance (continued):

Built in 1927 by owner/contractor and bricklayer Harry P. Jensen who lived next door at 3733 Miller Way. The residence sat vacant for three years until Pacific Gas and Electric Company helper Ira B. Gibson and his wife Laura occupied the house in 1930. The Gibsons are listed as the owners in the 1932 directory, but it is unclear if they purchased the house or merely rented when they moved in 1930. By 1934, S. Bert Stormenta, Superintendent of Golden State Company dairy products and & ice cream occupied the residence and two female family members, Sylvia & Ruth, are listed at the property in 1936. Two years later, the Markofer family is listed as owners of the property where they remained until the late 1940s. By 1952 the property had returned to a rental property and remained so until 1960 when Minor and Gertrude Carter purchased the property. Minor was a warehouseman for the Standard Oil Company and Gertrude was a nursing assistant and the two lived at the residence together until Minor’s death in the mid-1960s. Gertrude continued living in their home into the late 1970s.1

Figure 1: 1952 Sanborn Map with study property bound in a red box.
Note the hollow clay tile residence next door at 3733 Miller Way.

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*Required Information
Hollow Clay Tile

Hollow Clay Tile (HCT) was first used in the United States in the 1850s as a fireproofing material in steel-framed skyscrapers. The hollow, HCT centers created a fire barrier, but it was discovered that they were also structurally sound enough to form load-bearing walls. In 1908, the New York Times reported that a New York University professor applied for the first hollow tile residential building permit in New York City. The article revealed that only a few such houses existed in the northeastern states and that a few were in “the West.” That same year trade journal Building Age published an article expounding the virtues of HCT in residential construction including being fireproof, pest resistant, sound proof, and cheaper than timber construction. The author lamented architects and builders lacked use of HCT. He continued, “It will take a long time and lot of missionary work to educate the public to this form of building, but come it must, and the sooner the better for our craft.” The use of residential HCT slowly grew over time, but predominately in larger east coast cities that lacked access to cheap lumber, homeowners turned to hollow tile out of cost efficiency. On the west coast, hollow tile was used, but generally for warehouses, garages, and utility buildings in the early 1910s. Residential HCT use in California began around 1913 when California architect Irving J. Gill used hollow tiles in his design of a Spanish influenced cottage court in Sierra Madre, California. Elaborate HCT homes were built in Southern California in the late 1910s. It was not until the 1919 formation of the Chicago based Hollow Building Tile Association that residential HCT popularity grew in California. This organization formed to educate and inform the public of the virtues of hollow tile in residential and farm building construction, rather than in just skyscrapers. The following year the organization printed four books on hollow tile, ranging from a technical format to layman’s terms of how an ordinary citizen can obtain their own hollow tile building. Soon thereafter, nationally syndicated “Home Harmonious,” a newspaper began lauding the virtues of hollow tile for residences and in 1922 the San Francisco Chronicle published an article entitled, “Hollow Building Tile is Favored,” which stated that hollow tile was “coming prominently to the fore in modern dwelling construction.”

Sacramento HCT was locally made in North Sacramento. Silva Brick Company constructed their plant in North Sacramento near the Southern Pacific Railroad Ben Ali siding at a cost of $100,000, in 1917. It appears Silva Brick Company never operated the plant due to litigation and the company secretary helped incorporate the succeeding Sacramento Clay Products Company which, took control the same year. Following Silva’s acquisition, the newly organized Sacramento Clay Products Company began producing pressed, wire cut, and face brick, in addition to hollow partition tile. Shallow pits surrounding the plant provided a local clay source. Additional clay was shipped via rail from nearby Lincoln, Carbondale, Ione, and Clay. The first products manufactured when the plant opened in 1912 were hollow tiles. Two years into production, control of the plant

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DPR 529L (4/96)

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*Required Information
changed again. Dana A. Cannon entered into a contract with the Denison Block Company in 1914 to make a headquarters at the Sacramento Clay Products Company plant and to manufacture their patented interlocking tiles. Many of these tiles were sent to the Bay Area, but some were retained and used in the Forum Building at 9th and K streets.\textsuperscript{5}

The catalyst of HCT construction in Sacramento, especially in relation to the concentration on 40\textsuperscript{th} Street, can be attributed to a single field trip. In 1914, the first exposed HCT residence was completed in the Stockton Yard. Soon after Dana Cannon began manufacturing Denison Interlocking Tile, he assembled a group of Sacramento architects and builders to take a trip to Stockton to examine the recently completed first residence that was used Denison Interlocking Tiles. This group, comprised of Charles F. Dean and another architect from the State's Architect Office, three architects employed by the Wright & Kimbrough realty & development firm, and the head of the State Engineering Department. The author noted that, "Interest has been aroused in the home because it is the first building to be erected in this locality of exposed tile, having previously been faced with brick and stucco."\textsuperscript{6} The visit must have had an effect on Charles Dean, because he used Denison Interlocking Tile in the construction of his own residence at 1325 40\textsuperscript{th} Street two years later.\textsuperscript{7}

In 1917, Cannon and his manufacturing superintendent John B. Phillips, incorporated a new company, Cannon-Phillips Company, and purchased the Sacramento Clay Products Company while retaining the Denison Interlocking Tile patent. The company changed its name to Cannon & Co. and operated at the location until 1970.\textsuperscript{8} Though fireproof, pest-proof, and soundproof, hollow tile was not earthquake proof and tended to shatter in the event of an earthquake, often resulting in building collapse. Popularity of hollow tiles as load-bearing walls decreased in the 1950s when concrete blocks and plywood became widely available.\textsuperscript{9}

Evaluation

The residence at 3741 Miller Way is not significant for its association with important national, state or local historic events (NRHP Criterion A or CRHR Criterion 1). This house was constructed in Wright & Kimbrough Tract No. 30 in 1927. The tract map was filed in 1913, therefore this residence is late addition to the tract and is not significant and does not have direct or important associations with the patterns of general Sacramento development.\textsuperscript{10}

This residence is not significant for its association with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that Ira B. & Laura Gibson, S. Bert Stornetta, members of the


\[\textsuperscript{6}\text{"Architects Visit Exposed Tile House," Architect and Engineer 58, No. 3 (October 1914): 128-129.}\]

\[\textsuperscript{7}\text{City of Sacramento Building Permit, Application for Permit to Build, Permit No. 1655, February 24, 1916.}\]


\[\textsuperscript{9}\text{Jane Powell and Linda Sundeen, Bungalow Details Exterior (Layton, UT: Gibbs Smith, 2004): 81; Bakersfield Californian, "Southern California Towns Destroyed by Tornado; Five Following, Many are Killed," June 23, 1915: pg 1; Lester, Twentieth-Century Building Materials, 154.}\]

\[\textsuperscript{10}\text{"Wright and Kimbrough Tract No. 30," shown on the official map or plat thereof filed in the office of the Recorder of Sacramento County, California, on May 12, 1913, in Book 14 of Maps, Map No. 22.}\]

\[\textsuperscript{\text{*Required Information}}\]
Markofer family, Minor & Gertrude, or any of the individuals related to the development and use of this residence made demonstrably important contributions to history at the local, state, or national level.

The residence at 3741 Miller Way meets the criteria for listing in the NRHP, CRHR, and Sacramento Register of Historic and Cultural Resources as a Landmark under Criteria C, 3, iii respectively, because it embodies the distinctive characteristics of a type, period or method of construction as a good example of residential Sacramento hollow clay tile construction. The 1927 constructed house is relatively later West Coast and California example of HCT residential architecture, but more significantly, the residence exhibits exposed Denison Interlocking Tiles as a prominent design element.

Under NRHP Criterion D or CRHR Criterion 4, this residence is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Additionally the residence appears unaltered and therefore retains integrity of materials, design, and workmanship. It has not been moved and remains located in a residential neighborhood and therefore retains integrity of location, feeling, and setting. It continues to function as a residence, retaining integrity of association.

Photographs (continued):

Photograph 2: South and west sides, camera facing northeast, February 17, 2014
**State of California – The Resource Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

*Resource Name or # (Assigned by record) 2414 E Street/MR#6*

**P1.** Other Identifier: 2414 E Street

*P2.** Locations □ Not for Publication □ Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary)
1b. TRAUS 2.5" East Sacramento, Cali - mar 1949
1c. address: 2414 E Street, Sacramento, zip 95814
1d. UTM: (give more than one for large and/or linear resources) Zone:
1e. other locational data (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN: 005-0142-006

*P3.** Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 1,734 square-foot, single-story Craftsman style residence has Spanish Eclectic details, is constructed of hollow clay tile, and is clad with stucco siding. The rectangular plan building has a front-gable roof system that features three gables of varying height on the façade. The roof is sheathed in composition shingles, has wide open eaves, exposed notched end rafters, and fascia board. Wood knee brackets are located under the gable ends. An integrated porch is located in the northwest corner of the residence below a projecting façade gable. The arched opening rests on square piers and a series of three similar arches with solid low walls line the west side and mimic a Mission-style arcade (Photograph 1). The porch is accessed by wide concrete stairs with a metal handrail. The entry door is located at the rear of the porch on the west side and consists of a wood door with three small lights. (See Continuation Sheet)

*P4.** Resource Attribution: (list attributes and codes)

HP2- Single Family Residence

*P5.** Resources Present □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolated, etc.)

*P6a.** Photo or Drawing (Photo required for buildings, structures, and objects.)

*P7.** Owner and Address:
Private

*P9.** Data Recorded: April 30, 2012

*P10.** Survey Type (Describe) Intensive

*P11.** Report Citation: (Cite survey report and other sources, or enter "none") Heather Miller, *Hidden in Plain Sight: A Historic Context and Survey of Hollow Clay Tile Residences in Sacramento*, Masters Thesis (CSU Sacramento) 2015.

*Required Information*
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 10

*NRHP Status Code 38, 883
*Resource Name or # (Assigned by records) 2414 E Street/MR#6

Bl. Historic Name: 2414 E Street
Bl. Common Name: 2414 E Street
Bl. Original Use: Residential
Bl. Present Use: Residential

Bi. Architectural Style: Craftsman with Spanish eclectic details

Bii. Construction History: (Construction date, alteration, and date of alterations) Built in 1913; re-roofed in 1997.

Biii. Moved? No □ Yes ☐ Unknown Date: __________ Original Location: __________

Biv. Related Features: None

Bo. Owner: Unknown

*Bio. Significance: Residential Architecture

*Bio. Significance: Hollow Clay Tile Wall

*Bio. Significance: Midtown Sacramento

Bi. Period of Significance: 1915 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.)

The residence at 2414 E Street appears to meet the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Sacramento Register of Historic and Cultural Resources as a Landmark under Criteria C & 3, respectively, as a good example of early hollow clay tile residential construction in Midtown Sacramento. Therefore the property is considered to be an historical resource for the purposes of CEQA. This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5224.1 of the California Public Resources Code.

Midtown Sacramento Residential Neighborhoods

The growth of Sacramento neighborhoods, like many other metropolitan California cities, was spurred by the installation of rail lines that connected important commercial and industrial centers to residential neighborhoods. This change was induced by the creation of infrastructure that could handle and harness electricity, which was needed to operate the rail cars. This changed the face of cities, as more and more workers moved out and away from the urban centers and into new residential neighborhoods.

Bl. Additional Resource Attributes: (List attributes and codes) None

Bl. References: See Continuation Sheet.

Bl. Remarks:

*B14. Evaluators: Heather Miller

*B15. Date of Evaluation: May 2012

(This space reserved for official comments.)


DPR 523B (1/95)

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

A large, wood framed, fixed window is located on the north wall at the end of the porch and a small rectangular, fixed window with a wide sill is located on the west wall on the porch near the façade.

A small bay is situated on the west side, just south of where the porch terminates. The bay has one-over-one, double-hung wood framed windows.

Below the lowest gable on the façade is a three-part wood framed window. The large, fixed center pane is flanked by two, one-over-one, double-hung windows. Fenestration on the east side consists of two small square windows that have been boarded over near the façade and six, one-over-one, double-hung wood windows *(Photograph 2)*. Two small casement windows, underscored by wide sills are located below the main primary gable. An exterior chimney is located on the east side and is clad in stucco.

**B10. Significance (continued):**

In the midtown area of Sacramento, the residential movement was out of the city center to residential tracts that formed south of the rail lines (See Figure 1). Boulevard Park, one of the early residential tracts, was formed in 1905 to cater to upper-class home buyers with wide lots and planted road dividers to enhance the park-like setting of the tract. The neighboring New Era Park district developed in the early 1910s and was populated with working- and middle-class families on smaller lots with more modest homes.²

![Figure 1: Approximate location of 2414 E Street, 1913 map. Phelan, Cate & Marshall](image)


DPR 526L (1/95)

²Required Information
Hollow Tile

Hollow clay tile was first used in the United States in the 1850s as a fireproofing material in steel skyscrapers. The hollow centers create a fire barrier, but in time it was discovered that they were also structurally sound enough to form load-bearing walls. In 1908 the New York Times reported that a New York University professor applied for the first hollow tile residential building patent in New York City. The article revealed that only a few such houses existed in the northeastern states at the time and that a few were in "the West." That same year trade journal Building Age published an article expounding on the virtues of hollow clay tile in residential construction. From a being fireproof, pest resistant, sound proof, and cheaper than timber construction. The author laments architect's and builder's lack of use of hollow clay tile. He continued, "It will take a long time and lots of missionary work to educate the public to this form of building, but come it must, and the sooner the better for our craft." The use of hollow clay tile in residences slowly grew over time, but generally in larger east coast cities that didn't have access to cheap lumber and homeowners turned to hollow tile out of necessity of cost. On the west coast, hollow tile was used, but generally for warehouses, garages, and utility buildings in the early 1910s. Residential in California began around 1913 when California architect Irving J. Gill used hollow tiles in his design of a Spanish influenced cottage court in Sierra Madre, California. More elaborate homes were built in Southern California in the late 1910s of the most modern hollow tile and concrete construction," but the use of hollow clay tile in residential homes in California didn't grow in popularity until the formation of the Hollow Building Tile Association in 1919 out of Chicago. This organization formed to educate and inform the public of the benefits of hollow tile in residential and farm building construction, rather than in just in skyscrapers. The following year the organization printed four books on hollow tile, ranging from a technical format to layman's terms of how an
ordinary citizen can obtain their own hollow tile building. Soon thereafter, nationally syndicated “Home Harmonious” newspaper articles began lauding the virtues of hollow tile for residences and in 1922 the San Francisco Chronicle published an article entitled, “Hollow Building Tile is Favored,” which stated that hollow tile was “coming prominently to the fore in modern dwellling construction.”

In Sacramento, the Sacramento Clay Products Company was formed in 1912 and purchased the 1910 Silica Brick Company building that was closed due to litigation. Clay was railroaded in from Lincoln, California and the clay products were burned in kilns at the plant. The first products that were manufactured when the plant opened in 1912 were hollow tiles. Two years later a contract was made with the Denison Brick Company to make their patented interlocking tiles. Many of these tiles were sent to the Bay Area, but some were retained and used in the Forum Building at 9th and K streets. In 1917 the Sacramento Clay Products Company folded and was taken over by the Cannon-Phillips Company. The company changed its name to Cannon & Co. and ran at the location until 1957. At the time of the recordation of the 1915 Sanborn Fire Insurance Map in Sacramento, the newly completed house at 2414 E Street was the only hollow tile residence in the entire Midtown area of Sacramento (see Figure 2). Research did not indicate the origin of the hollow tile for the construction of residence.

Though fireproof, pest-proof, and soundproof, hollow tile was not earthquake proof and tended to shatter in the event of an earthquake, often resulting in building collapse. Popularity of hollow tiles in residences for load-bearing walls began to fade in the 1950s when concrete blocks and other cheap building materials like plywood became widely available.

Craftsmen

The Craftsman style became popular in California after 1903 with the work of Charles and Henry Greene in Pasadena. The usually one-story houses were more informal than their architectural predecessors with a small footprint, large living rooms, built-in cabinetry, and a large porch or pergola for outdoor living spaces. The style soon spread throughout the United States with pattern books and articles in print magazines. The naturalistic style with wood shingles, rock foundations, chimneys or porches, was also influenced by Asian and Swiss details in the occurrence of upturned eaves, elaborate woodwork, and half-timbering. A less common stylistic influence, the Mission Revival, appears in 2414 E Street. The square posts and rounded porch openings that mimic an arcade


6 Required Information
are borrowed from the Mission Revival style that lasted from about 1890 to 1920. During the Great Depression as building waned, so did the Craftsman style and few were built after the 1930s.\textsuperscript{6}

2414 E Street

The residence at 2414 E Street was constructed in 1915 for Peter Frederick Heringer and his wife Ella. Heringer was a Dutch national who immigrated to the United States in 1865. In the 1880s he worked as an engineer for the Southern Pacific Railroad, but left the profession by 1893 when he was appointed to Chief Conmiity Officer of San Quentin Prison. He left the prison in 1899 after his two sons were born and moved to Icetown to run a hotel. By 1910 he relocated his family to Rio Linda where he ran the Hotel Riverview until the early 1910s when he retired from the hotel business and moved to Sacramento. Heringer and his family moved to Sacramento in 1913 and lived in a house on 10th Street until the house at 2414 E Street was completed in 1915. Though officially retired when he moved to Sacramento, Heringer invested in a Sacramento River freight transport company and ran tugboats from Sacramento to San Francisco. In May 1930 Heringer was struck by an automobile and nearly died and his wife Ruby died in August of the same year. His youngest son Lawrence moved in with him after Ruby’s death and took ownership of the property. Heringer moved to another address after 1935 and his son sold the property to John W. Hoebling and his wife Ruby in 1938.\textsuperscript{7}

John W. Hoebling was born and raised in Chico, California where he was a grain farmer. In 1928 Hoebling and his brothers formed Hoebling Brothers Incorporated in Chico and moved the company to Sacramento in 1935. Hoebling lived on B Street until he purchased 2414 E Street in 1938. Hoebling Brothers Incorporated were involved in grain cleaning operations and mining. The grain cleaning company’s office was located in Sacramento and the Hoebling Brothers patented ten grain processing machines from 1928 to 1941. The brothers also formed a mining operation that they later changed to Surcace Mining Company and John was named president. The mining company mined gold in Butte County in the 1930s and tungsten in the Mojave dessert during World War II. Aside from the family business, John also ran his own commercial development firm. John and his wife Ruby lived at the house together until Ruby died in 1958. John remarried and remained at the house into the 1980s.\textsuperscript{8}


Evaluation

The residence at 2414 E Street is not significant for its association with important historic events (NRHP Criterion A or CRHR Criterion 1). This house was constructed in the Midtown area of Sacramento in 1915 during a period of development outside of the city’s urban core. Residential developments like neighboring Boulevard Park and New Era Park sprang up in the vicinity around the turn of the century, but 2414 E Street was constructed later and independent of any distinctive residential tract or neighborhood. The historic record, therefore, does not indicate that this property has direct or important associations with the patterns of general development in this area of Sacramento.

This residence is not significant for its association with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that Peter Frederick or John William Hoellinger, or any of the individuals related to the development and use of this residence made demonstrably important contributions to history at the local, state, or national level.

The residence at 2414 E Street appears to be eligible for listing in the NRHP and CRHR under NRHP Criterion C and CRHR Criterion 3 as being locally significant as early and good example of hollow tile residential construction in Sacramento with a period of significance of 1915. The residence was constructed in 1915, very early in the use of hollow tile for residential buildings in California. The character defining features of the Craftsman-style residence are the knee brackets in the gable ends, notched rafter tails, the Mission Revival-style arched porch entry and arched porch openings that rest on square piers, and stucco siding that covers the hollow tile.

Under NRHP Criterion D or CRHR Criterion 4, this residence is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Additionally the residence at 2414 E Street retains sufficient integrity to its period of significance. The only alterations to the residence have been two instances of reroofing and thus retains integrity of materials, design, and craftsmanship. It has not been moved and remains located in a residential neighborhood and therefore retains integrity of location, feeling, and setting. It continues to function as a residence, retaining integrity of association.
Photographs (continued):

Photograph 2: North and east sides, camera facing southwest, April 30, 2012
References:

Published Materials

Newspapers and Periodicals
Architect and Engineer
Bakersfield Californian.
Building Age.
Printers' Ink
Sacramento Bee
San Francisco Chronicle.
The Union.
Woodland Daily Democrat
Van Noy News

Internet Sources
Google Patents. Search for John W. Hoefling. https://www.google.com/search?hl=en&safe=strict&client=psb&sa=q&ved=0ahU%23ovw3omtmgk0uyuvwukjHkHVJIAhAc&biw=1600&bih=778&biw=1600&bih=778&biw=1600&bih=778

DPR 528L (1/95)

*Required Information


Public Documents
Sacramento County Assessor Rolls for 2414 E Street, Sacramento.

Department of Commerce and Labor, Bureau of the Census. 1900. Sacramento County, Georgiana Township, Isleton Village, Enumeration District No. 74, Sheet B3.

Enumeration District No. 198, Sheet 4A.

1920, Sacramento County, Precinct 24, Sacramento City,

 Enumeration District No. 94, Sheet 2B.
Appendix C: DPR 523 Forms of Reconnaissance Survey Properties

<table>
<thead>
<tr>
<th>State of California – The Resources Agency</th>
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</thead>
<tbody>
<tr>
<td>DEPARTMENT OF PARKS AND RECREATION</td>
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<tr>
<td>PRIMARY RECORD</td>
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<td>Other Listings:</td>
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<thead>
<tr>
<th>Resource Name or # (assigned by recorder):</th>
<th>2164 35th Street/MR67</th>
</tr>
</thead>
</table>

P1. Other Identifier: 2164 35th Street

a. County: Sacramento

b. USGS 7.5’ Quad: Sacramento East, CA  Date: 1992-01-04 1/4 Sec 36 B.M.

c. Address: 2164 35th Street, City of Sacramento, Zip 95817

d. UTM: (give more than one for large or multiple resources) Zone: 4 S.

a. Other Locational Data: (e.g., parcel #, directions to resources, elevation, etc., as appropriate)

APN: 010-0141-016, Wright & Kimbrough Tract 29, Lot No. 1315

*Resource Attributes: (list attributes and codes)

HP3: Single Family Property

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

PS1a. Description of Photos (View, date, accession): Photograph 1: South and east side, camera facing northwest, February 17, 2014

PS6. Data Constructed/Age and Source:

[ ] Historic - [ ] Prehistoric - [ ] Both

1992 City of Sacramento Assessor

P7. Owner and Address:

Private

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

Heather L. Miller
CSUS Public History Program
Sacramento, CA 95819

P9. Date Recorded: February 17, 2014

P10. Survey Type: (Describe) Intensive


*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)

DPR 523A (1/95)

*Required Information
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

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B1. Historic Name: __________________________
B2. Common Name: __________________________
B3. Original Use: ____________________________
B4. Present Use: _____________________________
B5. Architectural Style: _______________________
B6. Construction History: ____________________
B7. Moved? Yes □ No □ Unknown □ Date: ______________ Original Location: _______________________
B8. Related Features: __________________________
B10. Significance: Theme n/a Area n/a
   Period of Significance: n/a Property Type n/a Applicable Criteria n/a
   (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:

B13. Remarks:

B14. Evaluator: _______________________

B15. Date of Evaluation: ______________
   (This space reserved for official comments.)

DPR 5238 (1/95)

*Required Information
Photographs (continued):

Photograph 2: East and north side, camera facing southwest, February 17, 2014
P1. Other Identifier: 3733 ½ Miller Way
   *1. Location [ ] Not for Publication [ ] Unrestricted
      and [ ] Location Map as necessary.
      a. COGS? [ ] quad Sacramento, CA Data 1992 R 0 N-1 3/4 of Sec 11 R.M.
         Address: 3733 ½ Miller Way, City of Sacramento, CA 95817
         ANP: 014-0051-924, Wright & Kimber Tract No. 30, Lot No. 1486
         a. Other Location (e.g., parcel #, directions to resource, elevation, etc.)
         APN: 014-0051-924, Wright & Kimber Tract No. 30, Lot No. 1486
   *P1b. Descriptions (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
   This approximately 1000-square-foot, two-story residence is constructed of exposed hollow clay tile and brick, and sits at the rear of the lot (Photograph 1 & Figure 1). The building is largely obscured by the residence at 3733 Miller Way, but aerial photography reveals that the residence is in place and is topped with a low-pitched pyramidal roof. The roof is covered with composition shingles and is lined with exposed rafter tails. The entry door is most likely located on the south side, but is not visible from Miller Way. Alley access reveals that the first-story is clad in rough stucco siding, and the second-story is clad in brick (Photograph 2). Hollow clay tiles are visible between the two stories, but have been painted over. (See Continuation Sheet)

   *P2a. Resource Attributes (List attributes and codes)
   HP2: Single Family Property

   *P3a. Photo or Drawing (Photograph required for building, structures, and objects)

   Photograph 1: 3733 ½ Miller Way at rear of parcel, parcel facing the northwest. February 18, 2014

   *P3b. Description of Photo (Name, date, occasion)

   *P4. Resources Present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District

   *P5a. Description of Objects (Describe)

   *P6. Data Collected and Sources: [ ] Historic [ ] Prehistoric [ ] Both

   1924, City of Sacramento Building Permits

   *P7. Owner and Address:
   Private

   *P8. Recorded by: (Name, affiliation, address)
   Heather L. Miller
   CSUS Public History Program
   Sacramento, CA 95819

   *P9. Data Recorded: February 17, 2014

   *P10. Survey Type (Describe)
   Intensive

*h1. Report Citation (Cite survey report and other sources or enter "none")

*Attachment: 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)

DEM 523A (1/95)

*Required Information
STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*Resource Name or # (Assigned by record) 3733 1/2 Miller Way/MR#8

B1. Historic Name: 3733 1/2 Miller Way
B2. Common Name: 3733 Miller Way
B3. Original Use: residential
B4. Present Use: residential
B5. Architectural Style: heavily modified pre-WWII single family residence
B6. Construction History (Construction date, alteration, and date of alteration) Built in 1924; garage addition constructed in 1955; portion of garage converted to living room in 1958.
B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: __________ Original Location: __________
B8. Related Features: none
B10. Significance: Theme n/a  Area n/a
    Period of Significance n/a  Property Type n/a  Applicable Criteria n/a
    (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: City of Sacramento Building Permits

B13. Remarks:

* B14.Evaluator: ________________
    * Data of Evaluations: ________________
    (This space reserved for official comments.)

DPR 523B (1/95) *Required Information
P3a. Description (continued):

Visible fenestration consists of a four-over-one wood window on the east side at the second-story, and a two-over-one wood windows flanking the north side chimney at the first-story. One of the windows flanking the chimney is filled with an air conditioning unit. A portion of a window is visible above the fence on the west side, next to what appears to be an entry door (Photograph 3).

A single-story garage is affixed to the east side of the residence and has a flat roof. The exterior is sheathed in wide horizontal wood boards and is accessed by a tilt-up garage door. A privacy screen is located on the roof of the garage and one of the two panels of lattice is missing.

A brick and hollow clay tile chimney are affixed to the north and east sides and extend through the roofline (Photographs 2 & 3).

B10. Significance (continued):

The survey residence was built in 1924 by owner/contractor Harry P. Jensen who was a bricklayer by profession. Three years after completing his house, Jensen constructed another hollow clay tile house next door at 3741 Miller Way. Jensen used this second residence as a rental unit for a number of years while he continued to reside next door into the early 1940s. The secondary residence on this parcel was constructed in 1966 by a new property owner and took over the 3733 Miller Way address and assigned this study property as 3733 1/2 Miller Way.¹

¹ City of Sacramento Building Permits, Application for Permit to Build, Permit No. 7635, April 21, 1924; R.L. Polk & Co., Sacramento (Sacramento County, Calif) City Directory (San Francisco: R.L. Polk & Co., 1926, 1927, 1930, 1936, 1941); City of Sacramento Building Permits, Building Inspector’s Report Card, Permit No. F-3105, February 11, 1966

DPR 523M (1/55)

*Required Information
Photographs (continued):

Photograph 2: North and east sides, taken from the Downey Way/Miller Way Alley, camera facing southwest, February 18, 2014

Photograph 3: North and west sides, taken from the Downey Way/Miller Way Alley, camera facing southeast, February 18, 2014
This 2,168 square-foot, Italian Renaissance style, two-story residence is constructed of hollow clay tile and is clad with stucco siding (Photograph 1). The irregular plan building has a raised square arched porch that lines most of the façade and wraps around the southeast corner of the building to create a porte-cochère (Photograph 2). The main entry is located on the façade and consists of a glassed wood door, flanked by five-light sidelights, and is accessed by brick steps. Fenestration generally consists of multi-light-over-one-light casement windows and a few five-light casement windows. An external chimney is affixed to the south side.

HP2- Single Family Property

*P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

*P9. Data Recorded: February 17, 2014

*P10. Survey Type (Describe) Intensive

*P3b. Resource Attributes: (list attributes and codes)
138

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1120 38th Street/ME#9

1. Historic Name: ____________________________

2. Common Name: ____________________________


5. Architectural Styles: _______________

6. Construction History: (Construction date, alteration, and date of alteration) Built in 1915.

7. Moved? □ No □ Yes □ Unknown Date: ______________ Original Location: ______________

8. Related Features: ____________________________


11. Significance: Theme: ______________ Area: ______________

12. Period of Significance: ______________ Property Type: ______________ Applicable Criteria: ______________

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

13. Additional Resource Attributes: (List attributes and codes) ____________________________

14. References: ____________________________

15. Remarks: ____________________________

16. Evaluation: ____________________________

17. Date of Evaluation: ____________________________

(This space reserved for official comments.)

DPR 5238 (1/95)

*Required Information
Photographs (continued):

![Photograph 2: South and east sides, camera facing northwest, February 17, 2014](image-url)
**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

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**Page 1 of 5**

*Resource Name or # (Assigned by Recorder) 1600 39th Street/CR#10*

**P1. Other Identifier: 1600 39th Street**

- **P2. Location:** ☐ Not for Publication ☐ Unrestricted
  - ☐ USGS 7.5' Quad Sacramento East, CA. Date 1992
  - R ___ N ___ W ___ S ___ of Sec ___ T ___ E ___ M
- **P3. Address:** 1600 39th Street, Sacramento, CA 95816
- **P4. Other Location Data:** (e.g., parcel #, directions to resource, elevation, etc., if appropriate)
  - **APN:** 008-0451-065. Wright & Kimbrough Tract No. 19, Lot Nos. 555 & 556

*Required Information*

This 6,963 square-foot, Spanish Eclectic style, two-story residence is constructed of hollow clay tile and is clad with stucco siding (Photograph 1). A red tile roof with hipped and cross gables on the east and north sides tops the irregular plan residence (Photographs 1 & 2). The roof has a moderate overhang, exposed rafters, and a fascia board. The main entry is located on the east side and consists of a 15-light door, flanked by two 15-light windows which are located below a single-story, flat roof porch arcade. The porch arcade rests on a low, raised, brick porch and a stylized cartouche is affixed above each arch. (See Continuation Sheet)

*Required Information*

**P4b. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

**P4c. Resources Present:** ☐ Building ☐ Structure ☐ Site ☐ District ☐ Element of District ☐ Other (include, etc.)

**P5b. Description of Photo (view, date, accession #: Photograph 1: East side, camera facing northwest, February 17, 2014**

**P6. Data Constructed/Used and Sources:**
- ☐ Historic ☐ Prehistoric ☐ Both
- 1916. City Directories

**P7. Owner and Address:**
- **Private**

**P8. Recorded by:** (Name, affiliation, address)
- Heather L. Miller
- CSUS Public History Program
- Sacramento, CA 95819

**P9. Date Recorded:** February 17, 2014

**P10. Survey Types (Describe) Intensive**

*Required Information*

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code: 7R
*(Resource Name or # (Assigned by recorder) 1600 39th Street/MR#10

B1. Historic Name: 1600 Sierra Avenue
B2. Common Name: 1600 39th Street
B3. Original Use: residential
B4. Present Use: residential
*B5. Architectural Style: Spanish Eclectic
*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1916
*B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: ____________ Original Location: ____________
*B8. Related Features:

B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a
(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) ______________


B13. Remarks:

*B14. Evaluator: ______________
*Date of Evaluation: ______________
(This space reserved for official comments.)

DPR 523B (1/95) *Required Information
P3a. Description (continued):

This flat roof porch provides a second-story balcony above and an integrated side porch is located on the south side, but is largely obscured by vegetation. A secondary entry is located on the north side near the garage and is accessed by brick stairs. The two-story, three car garage is located at the northwest corner and its foundation was dug into the sloped lot to sit flush with the street. It is also topped with a red tile hipped roof. The east and west sides are lined with multi-light wood windows, and an arched entry door is located on the eastern periphery (Photographs 2 & 3). Fenestration on the facade consists of three, multi-light, three-part picture windows, a pair of eight-over-one windows, and a 12-light arched window below the gable. Fenestration on the north side consists of ten-, eight-, and six-over-one windows, fixed curved lights in the first-story curved bay, and multi-light casement windows. Pairs of three-light, arched casement windows are located in the two gable ends and are lined with metal balconettes. A stucco covered balcony is located between the two bays on the north side which is accessed by two multi-light doors at each end.
Photographs (continued):

Photograph 2: North side, camera facing south, February 17, 2014

Photograph 3: East and north side, camera facing southwest, February 17, 2014

*Required Information
Photographs from "The Architecture of Small Cities" in June 1920 edition of Architect & Engineer
**Resource Name or # (Assigned by recorder)** 1120 40th Street/MR#11

**Resource Attributes (list attributes and codes)** HP2: Single Family Property

**Description of Photo (view, date, access, other)** Photograph 1: North and east sides, camera facing northwest, February 17, 2014

**Resource Present** Building

**Owner and Address:** Private

**Recorded by:** (Name, affiliation, address) Heather L. Miller

**Survey Type:** (Describe) Intensive

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

Resource Name or #: (Assigned by recorder) 1120 40th Street/MR#11

*NRHP Status Code 7R

B1. Historic Name: ________________

B2. Common Name: ________________

B3. Original Use: Residential  B4. Present Use: Residential

B5. Architectural Style: Craftsman

B6. Construction History (Construction date, alteration, and date of alteration) Built in 1918.

B7. Moved?  ☐ No ☑ Yes ☐ Unknown  Date: ________________  Original Location: ________________

B8. Related Features: ________________


B10. Significance: Theme: n/a  Area: n/a

Period of Significance: n/a  Property Type: n/a  Applicable Criteria: n/a

(Describe 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: ________________

B13. Remarks: ________________

B14. Evaluation: ________________

Date of Evaluation: ________________

(This space reserved for official comments.)

DPR 5238 (1/95)

*Required Information
Photographs (continued):

![Image of a house]

Photograph 2: East side, camera facing southwest, February 17, 2014
This 3,777 square-foot, two-story, Colonial Revival style residence is constructed of hollow clay tile, and is clad with stucco siding (Photograph 1). The main side-gable roof has a deep overhang and is lined with large notched brackets in the gable. A flat roof extension is located to the west and the entire roof is covered with composition shingles. The rectangular plan building features a symmetrical façade with a central gabled porch, supported on square columns. The recessed main entry consists of a 12-light wood door, flanked by four-light sidelights, and is accessed by rounded brick steps. A low patio flanks the entry steps and lines the façade. Fenestration consists of two banks of eight-light casement windows on the first-story of the façade, a six light casement window on the second-story of the façade, flanked by two banks of six-light casement windows with decorative shutters and balustrade. (See Continuation Sheet)
**NRHP Status Code: 7R**

*(Resource Name or #: (Assigned by Recorder) 1128 40th Street/MRA12)*

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<td>B5. Architectural Style:</td>
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<td>B6. Construction History (Construction date, alteration, and date of alterations) Built in 1917.</td>
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

| B31. Additional Resource Attributes: (List attributes and codes) |  |
| B32. References: |  |

| B33. Remarks: |  |
| B34. Evaluation: |  |
| B35. Date of Evaluation: |  |

(This space reserved for official comments.)

**Sketch Map with north arrow required:**

*Required Information*
P3a. Description (continued):

Additional fenestration consists of multi-light fixed and casement windows on the north and south sides (Photograph 2). Two additional entries are located on the south side with arched openings. An external chimney is affixed to the south side and extends through the roofline.

Photographs (continued):

Photograph 2: East and south sides, camera facing northwest, February 17, 2014
Page 1 of 3

**Resource Name or # (Assigned by recorder) 524 40th Street/MR#13**

**Resource #**

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<td>Reviewer Date</td>
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**Property Information**

- **Property Address**: 524 40th Street
- **County**: Sacramento
- **Address**: 524 40th Street, Sacramento, CA 95819
- **UTM**: (More than one for large and/or linear resources) Zone: 10S, E: 397,000, N: 4,709,000
- **Other Locational Data**: (e.g., parcel #, directions to resources, elevation, etc., as appropriate)

**Description**: This 1,000 square-foot, simplified Craftsman style residence is constructed of hollow clay tile and clad in stucco siding. The rectangular plan building is topped with a cross-gable roof that has a moderate overhang, closed eaves, and is covered in composition shingles. Chamfered exposed rafter ends are located at each of the gable ends. The recessed main entry is located in a partially enclosed integrated porch and consists of a replacement door and modern screen door. The porch is accessed by concrete stairs that are lined with wood railings. Fenestration consists of two-part replacement windows throughout that lack window casings with applied decorative shutters on the façade windows. A brick chimney is located at the rear of the residence and projects through the roofline.

**Resource Affiliates**

- **Resource Present**: HP- Single Family Property
- **Resource Present**: Other (type, etc.)

**Photo or Drawing**: (Photo required for buildings, structures, and objects.)

- **Photograph Description**
  - Camera facing northeast, February 17, 2014
  - **Date Constructed/Age and Sources**
    - Historic
    - 1914, City of Sacramento Building Permits
  - **Owner and Address**
    - Private
  - **Recorded by**: Heather L. Miller
    - CSUS Public History Program
    - Sacramento, CA 95819

**Survey Type**

- **Survey Type**: Intensive

**Required Information**

- **Attachments**: None, Location Map, Sketch Map, Continental 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)**

DPR 5253 (1/93)
B1. Historic Name: 508 Humboldt Avenue
B2. Common Names: 524 40th Street
B3. Original Use: residential
B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1914

B7. Moved? No
B8. Related Features:


B10. Significance: Theme n/a  Area n/a

Period of Significance n/a  Property Type n/a  Applicable Criteria n/a

(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)

B13. Remarks:

B14. Evaluator:

B15. Date of Evaluations:

(This space reserved for official comments.)
B10. Significance (continued):
This 4,138 square-foot, two-story, Renaissance Revival style residence is constructed of hollow clay tile and clad with stucco siding (Photograph 1). The building is roughly rectangular in plan and is topped with a hipped tile roof. The foundation is lined with a brick apron and a raised beltcourse is located between the first- and second-stories. Single-story flat roofed arched arcades with columns are located on the western facing façade and the north side (Photographs 1 & 2). The main entry is located on the west side and is located below the arched entry and consists of glazed wood French doors with scrolled metal work and a decorative frieze (Photograph 3). (See Continuation Sheet)
**State of California – The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**Page 2 of 4**

*Resource Name or # (Assigned by recorder) 1301 44th Street/MR#14*

1. **Historic Name:**
   2. **Common Name:**
   3. **Original Use:** Residential
   4. **Present Use:** Residential

5. **Architectural Style:** Renaissance Revival

6. **Construction History:** (Construction date, alteration, and date of alteration) **Built in 1923**

7. **Moved?** ☐ No ☐ Yes ☐ Unknown Date: ___________ Original Location: ___________

8. **Related Features:**

9. **Architect:** Rudolph A. Herold
   **Builder:** Frank J. Ruhstaller

10. **Significance:** Theme: n/a
    **Area:** n/a
    **Period of Significance:** n/a
    **Property Type:** n/a
    **Applicable Criteria:** n/a

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

11. **Additional Resource Attributes:** (List attributes and codes)

12. **Reference:** City of Sacramento Building Permits, Permit No. 4949, July 26, 1923.

(Sketch Map with north arrow required.)

13. **Remarks:**

14. **Evaluation:**

15. **Date of Evaluation:**

   (This space reserved for official comments.)

DPR 523B (2/95)

*Required Information*
P3a. Description (continued):

A brick walkway with a fountain at the end is flanked by two low brick stairs to provide access into the residence. A secondary, single door entry is located on the north side. A single car garage with a flat roof is located at the northeast corner of the residence. The roof of the garage serves a second-story porch above (Photograph 2). The south side of the lot features a walled-in yard with tile coping and an arched entry on the west side and a flat roof patio shelter is affixed to the southeast corner. Fenestration consists of a combination of many window styles including three types of leaded glass windows, eight-over-one and six-over-one wood windows, and single pane replacement windows.
Photographs (continued):

Photograph 2: East and north sides, camera facing southwest, February 17, 2014.

Photograph 3: West side, showing main entry, camera facing east, February 17, 2014.
**State of California - The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

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**Resource Name or # (Assigned by recorder): 2000 X Street/MR#15**

**P1. Other Identifiers:**

- **2000 X Street**
- **P2. Location:** Not for Publication □ Unrestricted □ Restricted
- **P3. Location Map:** Attach Location Map as necessary.
- **P4. USGS 7.5-minute Quadrangle:** Sacramento East, CA, Date 1992
- **P5. Address:** 2000 X Street, Sacramento, CA 95818
- **P6. UTMs:** [provide more than one for large areas or for linear resources] Zone N
- **P7. Other Local Data:** [e.g., parcel #, directions to resource location, elevation, etc., as appropriate]
- **P8. APN:** 010-0126-001

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

This 1,048 square-foot, single-story Craftsman style residence is constructed of hollow clay tiles and is clad with new stucco siding. A low-pitched side-gable roof with composition shingles tops the building with a front-gable dormer and porch shelter on the facade. The roofline has a moderate overhang with a small shed roof porch extension at the rear of the house and is finished with fascia board. Wood knee-brackets and chamfered rafter extensions are located on the east and west sides below the roofline. Primary entry is gained through the centrally located porch on the north side. The low concrete stairs lead to an external metal security gate that is flanked by square columns and low metal railings. A three-part bay with a shed roof and an external chimney are located on the west side. Fenestration consists of modern replacement windows throughout. Low brick planters line the north and west sides. A new metal fence marks the parcel line.

**P3b. Resource Attributes:** (List attributes and codes)

- **HP2:** Single Family Property
- **HEP1:** Historic
- **HEP2:** Prehistoric
- **HEP3:** Both

**P4. Resources Present:**

- **Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

**P5a. Photo or Drawing:** (Photo required for buildings, structures, and objects.)

**P5b. Description of Photo:** (View, date, accession #)

- **P6. Date Constructed/Estimated Age:** February 17, 2014
- **P7. Owner and Address:**
  - **Private**
  - **P8. Recorded by:** Heather L. Miller
  - **P9. Date Recorded:** February 17, 2014
- **P10. Survey Type:** (Describe) Intensive

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


**P12. 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) 523A (1/95)

**P13. Required Information:**
Building, Structure, and Object Record

Resource Name or # (Assigned by records) 2000 X Street/MR#15

B1. Historic Name: __________
B2. Common Name: __________
B5. Architectural Styles: _Craftsman_
B6. Construction History (Construction date, alteration, and date of alteration) Built in 1923. New windows and fence put in after August 2011 (Google Street View)
B7. Moved? □ No □ Yes □ Unknown □ Date: __________ Original Location: __________
B8. Related Features: __________
B10. Significance Theme: _n/a_  Area: _n/a_
   Period of Significance: _n/a_  Property Type: _n/a_  Applicable Criteria: _n/a_
   (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: __________
B13. Remarks: __________

B14. Evaluator: __________
Date of Evaluation: __________
   (This space reserved for official comments.)

DPR 523B (1/95)  *Required Information*
This residence was constructed in 1923, the same year as neighboring 2010, 2018, and 2026 X Street. Each of the buildings are similar in plan, but with small design changes. Given the dates and design, the buildings were probably constructed for a single owner and used as rental properties. Further research would be required to prove or deny this hypothesis.
P1. Other Identifier: 2010 X Street
*P2. Location: [ ] Not for Publication [ ] Unrestricted
and [ ] S, and [ ] E, or [ ] W. Attach a Location Map as necessary.
*P3. County: Sacramento
*P4. Address: 2010 X Street on Sacramento 20 95818
*P5. UTM: (give more than one for large and/or linear resources) Zone:
*P6. Linear Feature Datum: [ ] M.D. [ ] NAD27 [ ] NAD83
Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN: 010-0126-003

This 1,059 square-foot, single story cottage with Craftsman style elements is constructed of hollow clay tile and is clad with smooth stucco siding. A low pitched cross-gable roof with composition shingles, a narrow overhang, and fascia board tops the building. The raised integrated porch along the east side is supported by a square column and is lined by metal railing. A single wood entry door is located on the west side of the porch and double glazed French doors that are protected by security bars are located on the south end of the porch. Fenestration consists of original wood windows that are affixed with metal security grills.


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)

P10. Survey Type: [ ] Intensive

*Required Information
**State of California — The Resources Agency**  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

**Resource Name or #** (designated by recorder) 2010 X Street/BR#16

**B1. Historic Name:**

**B2. Common Name:**

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

**B5. Architectural Style:** cottage with Craftsman style elements

**B6. Construction History** (construction date, alteration, and date of alterations) Built in 1923.

**B7. Moved?**  
**B8. Related Features:**

**B9. Architect:**

**B10. Significance:** Theme n/a  
**Property Type:** n/a  
**Applicable Criteria:** n/a

(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:**

**B13. Remarks:**

**B14. Evaluation:**

**B15. Date of Evaluation:**

(This space reserved for official comments.)

**(Sketch Map with north arrow required.)**

DPR 523B (1/95)  
*Required Information*
This residence was constructed in 1923, the same year as neighboring 2000, 2018, and 2026 X Street. Each of the buildings are similar in plan, but with small design changes. Given the dates and design, the buildings were probably constructed for a single owner and used as rental properties. Further research would be required to prove or deny this hypothesis.
P1. Other Identifier: 2018 X Street

*P2a. Locations □ Net for Publication □ Unrestricted and (508) and (502) or (506). Attach a Location Map as necessary.

a. Use GSE 7.5" Quad Sacramento East, CA. Date 1992

b. Address: 2018 X Street, Sacramento, 95818

c. UTM: (give more than one for large and/or linear resources) Zone 11m

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

This 1,068 square-foot, single-story Craftsman style residence is constructed of hollow clay tiles and is clad with stucco siding. A low-pitched side-gable roof with composition shingles, a moderate overhang, and fascia board tops the building. Wood knee-brackets and chamfered rafter extensions are located on the east and west sides below the roofline. A front-gable dormer with a six-light window is located on the north side of the roof, above the main entry. The symmetrical façade features a full-width raised porch with four square pillars that is sheltered by a trellis roof. The centrally located glazed wood entry door is flanked by six-over-one, fixed wood windows, and is accessed by low concrete stairs. Remaining fenestration consists of one-over-one and three-over-one wood windows. An external chimney is affixed to the west side.

P3b. Resource Attributes: (List attributes and codes)

- HP2: Single Family Property

P5a. Photo or Drawing (Photo required for buildings, structures, and objects)

P5b. Description of Photos (View, date, access, #)

North and west sides, camera facing southeast, February 17, 2014

P6. Date Constructed/Use and Sources:
- Historic: □ Ballpark: □ Both
- 1923: City of Sacramento Assessor

P7. Owner and Address:
- Private

P8. Recorded by: (Name, affiliation, address)
- Heather L. Miller
- CSUS Public History Program
- Sacramento, CA 95819

P9. Date Recorded: February 17, 2014

P10. Survey Type: (Describe)
- Intensive

P11. Report Cites:
- Citations: "Other" sources or enter "none."

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 □ Artifacts Record □ Photograph Record □ Other (list) □ DPR 523A (1/35)

*Required Information
B1. Historic Name: ____________________
B2. Common Name: ____________________
B3. Original Use: residential
B4. Present Use: residential
B5. Architectural Style: Craftsman Bungalow

B6. Construction History (construction date, alteration, and date of alterations) Built in 1923.

B7. Mowed? ☐ No ☐ Yes ☐ Unknown Date: ____________ Original Location: ____________________

B8. Related Features: ____________________

B9. Architect: ____________________
B10. Significance: Theme: n/a Area: n/a

B11. Additional Resource Attribute: (list attributes and codes) ____________________

B12. Reference: ____________________

B13. Remarks: ____________________

B14. Evaluation: ____________________

B15. Date of Evaluation: ____________________

(Sketch Map with north arrow required.)

DPR 5238 (1/95)
This residence was constructed in 1923, the same year as neighboring 2000, 2010, and 2026 X Street. Each of the buildings are similar in plan, but with small design changes. Given the dates and design, the buildings were probably constructed for a single owner and used as rental properties. Further research would be required to prove or deny this hypothesis.
P1. Other Identifier: 2026 X Street

P2. Location: Not for Publication

P3. Land Use Class: 7.5

P4. Resource Attributes: HP2: Single Family Property

P5. Photo or Drawing: Camera facing southwest, February 17, 2014

P6. Description of Photos: View, date, accession #, North and East sides

P7. Owner and Address: Private

P8. Recorded by: Heather L. Miller

P9. Date Recorded: February 17, 2014

P10. Survey Type: Intensive


Attachments: None

Archaeological Record

District Record

Linear Feature Record

Milling Station Record

Rock Art Record

Artifact Record

Photograph Record

Other (list)

DWR 523A (1/95)
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD  

Page 2 of 3

*NRHP Status Code: 7R  
*Resource Name or # (Assigned by recorder): 2026 X Street/MR#18

<table>
<thead>
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<th>B1. Historic Name:</th>
<th></th>
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<tr>
<td>B2. Common Name:</td>
<td></td>
</tr>
<tr>
<td>B3. Original Use: residential</td>
<td>B4. Present Use: residential</td>
</tr>
<tr>
<td><strong>B5. Architectural Style:</strong> Craftsman Bungalow</td>
<td></td>
</tr>
</tbody>
</table>

**B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1923. Replacement windows installed at unknown recent date.**

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

**B8. Related Features:**

**B9. Architect: ___________________  
B20. Builder: ___________________**

**B10. Significance: Theme n/a  Property Type n/a  Area n/a**

(Please explain 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:** |

**B13. Remarks:**

**B14. Evaluator: ____________

**Date of Evaluation: ____________**

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information*
This residence was constructed in 1923, the same year as neighboring 2000, 2010, and 2018 X Street. Each of the buildings are similar in plan, but with small design changes. Given the dates and design, the buildings were probably constructed for a single owner and used as rental properties. Further research would be required to prove or deny this hypothesis.

1952 color Sanborn Fire Insurance Map showing 2000, 2010, 2018, and 2026 X Street
P1. Other Identifier: 4401 T Street

P2. Locations □ Not for Publication □ Unrestricted and (P2b and P2c or P3d. Attach a Location Map as necessary.)

P3. Dates: 1920 CE

P4. Location: Sacramento

P5. Address: 4401 T Street, Sacramento, CA 95819

P6. UTM (give more than one for large and/or linear resources) Zone: 50 N NS 3434114 E

APN: 011-0121-001

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

This 2,574 square-foot Craftsman style residence with Mission Revival style elements is constructed of hollow clay tiles and clad in stucco siding. The two-story building rests on a raised brick foundation that includes a basement. The rectangular plan building has a side-gable roof covered with red mission tiles and features European influenced design, scrolled stickwork gable ornaments and knee brackets in the gable ends. A large façade dormer also has a European influenced designed, scrolled stickwork gable ornament, knee brackets, as well as exposed rafter tails. An integral Mission Revival style, full-width porch with arched supports, lines the façade and is accessed by low concrete stairs. Planters line the bottom of the arches on all sides of the porch. The offset main entry door consists of a single door, flanked by sidelights. (See Continuation Sheet)

P3b. Resource Attributes: (list attributes and codes) HP- Single Family Property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #): Photograph 1: South and east sides, camera facing northwest. February 17, 2014

P6. Data Collection/Map Source:

P7. Owner and Address:

P8. Recorded by: (name, affiliation, address)

P9. Date Recorded: February 17, 2014

P10. Survey Typar (Describe) Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none") Heather Miller, Hidden in Plain Sight: A Historic Context and Survey of Hollow Clay Tiled Residences in Sacramento, Masters Thesis (CSU Sacramento) 2015.

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)

DPR 5273A (1/95)

*Required Information
HISTORIC NAME ____________________________

COMMON NAME ____________________________

ORIGINAL USE: ____________________________

PRESENT USE: _____________________________

ARCHITECTURAL STYLE: _____________________

CONSTRUCTION HISTORY (Construction date, alteration, and date of alterations) Built in 1920.

MOVED: No □ Yes □ Unknown Date: ______________ Original Location: ___________________________

RELATED FEATURES: _________________________

ARCHITECT: _____________________________

BUILDER: _______________________________

SIGNIFICANCE: Theme: n/a Area: n/a

PERIOD OF SIGNIFICANCE: n/a PROPERTY TYPE: n/a APPLICABLE CRITERIA: n/a

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

ADDITIONAL RESOURCE ATTRIBUTES: (List attributes and codes) _____________________________

REFERENCES: ____________________________

REMARKS: ________________________________

EVALUATION: _____________________________

DATE OF EVALUATION: _____________________

(This space reserved for official comments.)

SKECH MAP WITH NORTH ARROW INCLUDED

DPR 5238 (1/95)  *

REQUIRED INFORMATION
P3a. Description (continued):

A secondary entry door is located on the west side of the building at the basement level. A small side porch that is accessed from the interior of the residence through multi-light French doors is located on the west side (Photograph 3). The roof of the porch features a Craftsman style pergola and the porch is lined with wood railings. Fenestration consists of multi-light casement windows throughout with two large replacement windows on the first-story façade. A stuccoed, external chimney is affixed to the west side and projects through the roofline.

Photographs (continued):

- Photograph 3: South side, camera facing north, February 17, 2014
- Photograph 5: West side, camera facing east, February 17, 2014
This 1,458 square-foot, two-story, Craftsman influenced residence is constructed of hollow clay tile and is clad with stucco siding (Photograph 1). The prominent side-gable roof has a moderate overhang, closed eaves and is covered with composition shingles. Gable roof dormers are located on the north and south sides (south side not visible from public right-of-way). A band of brick circumvents the building between the first and second stories. The raised, full-width porch is protected by the roof overhang and is supported on large, square columns with brick capitals. The off-center main entry door has three lights and is flanked by a battered pier-style brick veneer. Fenestration consists of a combination of four-over-one windows in the second-story dormer, one-over-one windows on the west and east sides, and a large picture window with narrow, three-over-one sidelights on the first-story façade. An external chimney is affixed to the east side and projects through the roof line (Photograph 2).
D1. Historic Name: 4516 California Boulevard, 4516 T Street  
D2. Common Name: 4516 T Street  
D3. Original Use: residential  
D4. Present Use: residential  
D5. Architectural Style: Craftsman  
D6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1915  
D7. Moved? ☐ No ☐ Yes ☐ Unknown  
D8. Original Location:  
D9. Architect: unknown  
D10. Builder: unknown  

<table>
<thead>
<tr>
<th>Period of Significance</th>
<th>Property Type</th>
<th>Applicable Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td>n/a</td>
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</tr>
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</table>

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

D11. Additional Resource Attributes: (Use attributes and codes)  

D12. References: Sacramento City Directory, 1915-1919  

D13. Remarks:  

D14. Evaluator:  

D15. Date of Evaluation:  

(The space reserved for official comments.)

DPR 529B (1/95)  

*Required Information
The County Assessor incorrectly lists the effective date of this residence as 1931. This residence is designed in the Craftsman style which became popular in California after 1903 with the work of Charles and Henry Greene in Pasadena. The usually one-story houses were more informal than their architectural predecessors with a small footprint, large living rooms, built-in cabinetry, and a large porch or pergola for outdoor living spaces. The style soon spread throughout the United States with pattern books and articles in print magazines. The naturalistic style with wood shingles, rock foundations, chimneys or porches, was also influenced by Asian and Swiss details in the occurrence of upturned eaves, elaborate woodwork, and half-timbering. During the Great Depression as building waned, so did the Craftsman style and few were built after the 1930s.1

According to City Directories, this residence was built between 1915 and 1916. The 1915 Sanborn Fire Insurance Map for this portion of T Street was not surveyed which at the time was named California Boulevard. In 1916, five years after the Elmhurst neighborhood was annexed to the city, the streets were renamed and California Boulevard was changed to T Street. Using city directories in reverse, a farmer, F.W. Ehrhardt was first listed at the 4526 T address in 1919. The 1918 edition of the directory lists F.W. Ehrhardt at 4516 California Boulevard and continues to do so back to 1916. The 1915 edition of the directory does not list 4516 California Boulevard, but other residences in the 4500 block are listed. This information, combined with the architectural style of the residence places its original built date to ca. 1915 and the first occupant, F.W. Ehrhardt moved in soon after completion.2

Photographs (continued):

Photograph 2: North and east sides, camera facing southwest, February 17, 2014

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This 3,081 square-foot, three-story, Colonial Revival style residence is constructed of hollow clay tile and clad with stucco siding (Photograph 1). A side-gable roof with moderate overhang and eave returns tops the residence which is lined by a paneled soffit and a block modillion cornice, but lacks a frieze. The recessed main entry is centrally located on the symmetrical facade and consists of a paneled wood door with narrow sidelights and a transom above. A broken arch roof porch pediment is supported by Doric columns and is accessed by low brick stairs. Single-story, hipped roofed elements are located on the east and west sides of the residence (Photographs 1 & 2). The eastern element wraps around to the north side of the residence. The majority of the exterior wall surfaces of the bays are lined with eight-over-one wood windows. (See Continuation Sheet)

*Resource Name or # (Assigned by recorder) 4701 T Street/MR#21

**P1.** Other Identifier: 4701 T Street

**P2.** Location: Not for Publication □ Unrestricted

**P3.** Resource Attributes: (List attributes and codes) HP2. Single Family Property

**P4.** Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District □ other (described, etc.)

**P5.** Photo or Drawing (Photo required for buildings, structures, and objects.) Photograph 1. West and south sides, camera facing northeast, February 17, 2014

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

**P7.** Owner and Address:

**P8.** Recorded by (name, affiliation, address)

**P9.** Date Recorded: February 17, 2014

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

*Required Information


**P12.** 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)

DPR 523A (1/95)
State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3  
*NRHP Status Code: 7R  
*Resource Name or # (assigned by records) 4701 T Street/MR#21

B1. Historic Name: ____________________________
B2. Common Name: ____________________________
B3. Original Use: residential  
Purposed Use: residential
B5. Architectural Style: Colonial Revival
B6. Construction History: (Construction date, alteration, and date of alterations) ____________________________
*B7. Mowed?  ☐ No ☐ Yes  ☐ Unknown  Date: __________ Original Location: __________
*B8. Related Features: ____________________________

B9. Architect: ____________________________  
B10. Builder: ____________________________  
B11. Significance: Theme n/a  
Area n/a  
Period of Significance n/a  
Property Type n/a  
Applicable Criteria n/a

(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:

B13. Remarks:

*B14. Evaluation: ____________________________

*Date of Evaluation: ____________________________

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

DPR 5238 (1/95)  
*Required Information
P3a. Description (continued):

Fenestration on the three-story portion of the residence consists of six-over-one and ten-over-one wood windows with flower boxes below the second-story windows on the façade and the third-story windows on the east and west sides (Photograph 2). A small, cantilevered flat roof is located at the rear of the residence as well as two external chimneys that project through the roofline (Photograph 3).

Photographs (continued):

Photograph 2: South and east sides, camera facing northwest, February 17, 2014

Photograph 3: West and north sides, camera facing southeast, February 17, 2014
P1. Other Identifiers: 2600 P Street
*P2. Location: □ Not for Publication □ Restricted
□ USGS 7.5' Quad Sacramento, CA, Date 1992
□ USGS 7.5' Quad Sacramento, CA, Date 1992
□ USGS 7.5' Quad Sacramento, CA, Date 1992
□ USGS 7.5' Quad Sacramento, CA, Date 1992
□ USGS 7.5' Quad Sacramento, CA, Date 1992
□ USGS 7.5' Quad Sacramento, CA, Date 1992
□ Other Location Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
□ APN: 007-0334-093
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, site, setting, and boundaries)

This 1,752 square-foot, one-and-a-half-story, Mission Revival style residence is constructed of hollow clay tile and clad with stucco. The rectangular plan building is topped with a hipped roof and dormer covered in red tiles and has a wide roof overhang. The residence sits on a raised brick foundation with a low brick entry stairway. The recessed main entry into the house is located on the north side of the residence through an integrated porch. Wide, square openings are located on the north and east sides of the porch with railing lining the two openings on the east side. Fenestration on the main house consists of a large fixed, wood framed window flanked by two smaller fixed, wood framed windows on the facade, a large fixed, wood framed window on the east side along the integrated porch, and small fixed, wood framed windows along the east side. A stucco covered chimney with ceramic chimney pots is affixed to the west side 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.)

*P5a. Description of Photos: (View, date, accession #) North and west sides, camera facing southeast, February 17, 2014
*P6. Data Constructed/Age and Source: □ Historic □ Prehistoric □ Both
□ 1914, City of Sacramento Assessor
*P7. Owner and Address: Private
*P8. Recorded by: (Name, affiliation, address) Heather L. Miller
□ CSUS Public History Program
□ Sacramento, CA 95819
*P9. Data Recorded: February 17, 2014
*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Site survey report and other sources, or enter "none") Heather Miller, Hidden in Plain Sight: A Historic Context and Survey of Hollow Clay Tile Residences in Sacramento, Masters Thesis (CSU Sacramento) 2015.
*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)
□ GPR 520A (1/95)
*Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 2 of 2

* Recorded by: H.L. Miller  Date: February 17, 2014
* Resource Name or # (Assigned by recorder) 2600 P Street/MR#22

1. Historic Name:
2. Common Name:
3. Original Use: residential  Present Use: residential

*5. Architectural Styles: Mission Revival

*6. Construction History: (Construction date, alteration, and date of alterations) Built in 1914

*7. Moved? □ No □ Yes □ Unknown  Date: _______  Original Location: _______

*8. Related Features: _______


*10. Significance: Theme _______ Area _______

Period of Significance n/a  Property Type n/a  Applicable Criteria n/a

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

11. Additional Resource Attributes: (List attributes and codes) _______

12. References: _______

13. Remarks: _______

14. Evaluation: _______

*15. Date of Evaluation: _______

(This space reserved for official comments.)

DPR 525L (1/95)

*Required Information
This highly altered, 1,264 square-foot, Craftsman style single-story residence is constructed of hollow clay tile and clad with stucco siding. The building is rectangular in plan and has decorative work in the façade gable peak. A low-pitched end-gable roof with exposed rafter tails on the north and south sides tops the building. The original full-width porch has been enclosed with beaded-board panels, large screens, and is accessed by an off-centered screen door entry. A modern, secondary entry door is located on the south side. Fenestration consists of a combination of original and replacement windows. An external chimney is affixed to the north side and is covered in stucco below the roofline, with a metal replacement pipe attached above the roofline. A Hollywood driveway is located on the south side of the parcel to gain access to the recessed single car garage.

Resource Attributes: (list attributes and codes)
- HP- Single Family Property

Description of Photos:
- Camera facing northeast.

Photos:
- Photo required for buildings, structures, and objects.
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 2 of 2

*Resource Name or # (Assigned by recorder) 2211 13th Street/MR#23
*Recorded by H.L. Miller *date February 17, 2014

81. Historic Name: ____________________________
82. Common Name: ____________________________
83. Original Use: residential 84. Present Use: residential
85. Architectural Style: modified Craftsman
86. Construction History: (Construction date, alteration, and date of alterations) Built in 1920. Alterations to porch made at unknown date.
87. Moved? □ Yes □ No □ Unknown □ Date: ____________ Original Location: ____________

88. Architect: ____________________________ Builder: ____________________________
89. Related Features: ____________________________
90. Significance: Theme: ____________ Area: ____________
   Period of Significance: ____________ Property Type: ____________ Applicable Criteria: ____________
   (Discusses 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: ____________________________

B13. Remarks: ____________________________

B14. Evaluation: ____________________________

*Date of Evaluation: ____________________________
   (This space reserved for official comments.)

*Required Information

Sketch Map with north arrow required.

DPR S23l (1/95)
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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Resource Name or # (Assigned by recorder) 2215 13th Street/DR#24

P1. Other Identifier: 2215 13th Street
   a. County: Sacramento
   b. USGS 7.5' Quad: Sacramento East, CA, Date 1992
   c. Address: 2215 13th Street, City: Sacramento, Zip: 95818
   d. UTM: (Give more than one for large and/or linear resources) Zone: NAD 1983
   e. Other locational data (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
   APN: 000-0203-001

P2a. Description: (describe resource and its major elements. Include design, materials, condition, alteration, size, setting, and boundaries)
This highly altered, 1,260 square-foot, Craftsman style single-story residence is constructed of hollow clay tile and clad with stucco siding. The building is rectangular in plan and also has horizontal wood boards in the façade gable peak (Photograph 1). A low-pitched end-gable roof with exposed rafters tails on the north and south sides and long knee brackets at the façade corners tops the building. A raised, full-width porch with a brick floor and wide brick stairs dominates the façade and allows access to the centrally located entry door. Along the south side of the residence is an open, stuccoed arcade with red brick and tile roof coping. Fenestration consists of original one-over-one wood frame windows, covered by screens throughout with a large picture window located north of the entry door and a small single pane window to the south (Photograph 2). A stucco covered chimney that projects through the roofline is located on the north side.

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.)

P5a. Description of Photo (View, date, occasion #) Photograph 1: West and south sides, camera facing northeast, February 17, 2014

P6. Date Constructed/Age and Sources:
   [ ] Historic [ ] Prehistoric [ ] Both
   1915, City of Sacramento Assessor

P7. Owner and Address: Private

P8. Recorded by: (Names, affiliation, address)
   Heather L. Miller
   CSUS Public History Program
   Sacramento, CA 95819

P9. Date Recorded: February 17, 2014

P10. Survey Type (Describe) Intensive


*Required Information

B10. Significance: Theme ___ n/a Area ___ n/a  Property Type ___ n/a Applicable Criteria: ___ n/a

(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:

B13. Remarks:

*B14. Evaluator: __________________

*Date of Evaluation: __________________

(This space reserved for official comments.)

DPR 523B (1/55)

*Required Information
This 3,202 square-foot, two-story, Italian Renaissance style residence is constructed of hollow clay tile and clad in brick veneer. A hipped roof with composition shingles tops the building and has a narrow overhang that is lined with a simple block modillion cornice. The façade is symmetrical in plan with a centered main entry. The recessed single entry door has raised panels, is flanked by multi-light sidelights, and topped with a multi-light transom. Two Doric columns line the door and support a balcony above the door. Two multi-light secondary doors are located on the west side and are sheltered by shallow canvas awnings. Fenestration generally consists of multi-light casement windows throughout, with decorative shutters on the second-story windows, as well as arch windows on the west side. An external chimney is visible on the east side, but the remainder of the wall surface is obscured by vegetation.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 2 of 2

*Resource Name or # (Assigned by recorder) 3160 H Street/MD#25

*Recorded by H.L. Miller Date February 17, 2014

Primary # ______________

HR1 # ______________

Trivial __________________

81. Historic Name: ______________

82. Common Name: ______________

83. Original Use: Residential

84. Present Use: Residential

85. Architectural Style: Italian Renaissance

86. Construction History: Construction date, alteration, and date of alterations Built in 1922

87. Moved? ☐ No ☐ Yes ☐ Unknown Date: ______________ Original Location: ______________

88. Related Features: ______________

89. Architect: ______________

90. Builder: ______________

91. Significance: Theme __________ Area __________

92. Period of Significance __________ Property Type __________ Applicable Criteria __________

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

93. Additional Resource Attributes: (List attributes and codes) __________________________

94. References: __________________________

95. Remarks: __________________________

96. Evaluation: ______________

97. Date of Evaluation: ______________

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

(DPR 523L (1/95) Required Information)
Resource Name or #: (Assigned by recorder) 5286 J Street/MR#26

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or # (Assigned by recorder) 5286 J Street/FR#28

1. Historic Name: ________________________________
2. Common Name: ________________________________
3. Original Use: Residential
4. Present Use: Residential
5. Architectural Style: duplex with minimal Mediterranean style details
6. Construction History (construction date, alteration, and date of alteration): 1925 with second-story addition in 1927. City of Sacramento Building Permits

7. Moved? ☐ Yes ☐ No ☐ Unknown Date: ______________ Original Location: ______________
8. Related Features: ______________________________
10. Significance Theme: ______________ Area: ______________
   Period of Significance: ______________ Property Type: ______________ Applicable Criteria: ______________
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B1. Additional Resource Attributes: (List attributes and codes) ____________________________
B1.1. References: City of Sacramento Building Permits

SI. Remarks: ______________________________

B1.4. Evaluators: ______________________________
B1.5. Date of Evaluation: ______________________________
   (This space reserved for official comments.)

DPR 52HR (1/95)
Photographs (continued):

Photograph 2: North and west sides, camera facing southeast, February 17, 2014

Photograph 3: Detail of cartouches, February 17, 2014
This 2,078 square-foot, highly modified, two-story Craftsman style residence is constructed of hollow clay tile and is clad with three types of siding (Photograph 1). The first-story below the gables is clad in smooth stucco siding, the second story is sheathed in staggered edge shingles, and the first-story facade gable has both staggered and straight edge shingles. Vertical vents are located in the gable ends of the four gables located on the eastern facing facade. The cross-lapped undulating roofline is covered in composition shingles and has a moderate overhang that is lined with knee-brackets. The main entry door is located on the raised porch that is accessed by brick stairs and a secondary entry door is located at the southwest corner of the residence. A recent second-story addition is constructed on the south side and a detached single car garage is situated southeast of the residence (Photograph 2). Fenestration generally consists of modern replacement windows throughout with a few original windows above the secondary entry door (Photographs 1, 2, & 3).
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*NRHP Status Code: 7R
*Resource Name or # (Assigned by recorder): 2078 5th Avenue/MR#27

B1. Historic Name: ______________
B2. Common Name: ______________
B3. Original Use: residential
B4. Present Use: residential
B5. Architectural Style: modified Craftsman
B7. Moved? No
B8. Related Features: ______________
B9. Architect: ______________
B10. Significances Theme: ______________
B11. Significances Period of Significance: ______________
B12. Significances Property Type: ______________
B13. Significances Applicable Criteria: ______________

(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) ______________


B13. Remarks:

B14. Evaluators: ______________
B15. Date of Evaluation: ______________

(This space reserved for official comments.)

*Required Information
Photographs (continued):

Photograph 2: Garage and addition on south side, camera facing northwest, February 17, 2014

Photograph 3: North side, camera facing southwest, February 17, 2014
This 1,900 square-foot, two-story cottage is constructed of hollow clay tile walls and clad in stucco siding with a decorative bas-relief design in the stucco below the rooflines (Photograph 1). The building is roughly rectangular in plan and is topped with a composition shingle covered hipped roof with closed eaves. A small hipped-roof dormer is located on the façade and a large, second-story, pyramidal roof element is located on the south that is lined with windows on the three exposed sides. The main entry is located below the half-width shed roof porch that is supported on battered piers and is accessed by low stairs. Penetration consists of modern replacement windows throughout. An external chimney constructed of plain and clinker brick is affixed to the west side and an internal chimney with plain brick projects through the center of the residence (Photograph 2).
**STATE OF CALIFORNIA — THE RESOURCES AGENCY**
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

**Resource Name or # (Assigned by record) 4112 8th Avenue/MR#28**

**B1. Historic Name**

**B2. Common Name**

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

**B5. Architectural Style:** cottage

**B6. Construction History:** (Construction date, alteration, and date of alterations) **Built circa 1922. Replacement windows installed at unknown recent date.**

**B7. Moved?** No  
**B8. Unknown Date:**  
**B9. Original Location:**

**B10. Significance Theme:**  
**B11. Area:**  
**B12. Period of Significance:**  
**B13. Property Type:**  
**B14. Applicable Criteria:**

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

**B14. Evaluation:**

**B15. Date of Evaluation:**  
(This space reserved for official comments.)

**DPR 5238 (1/95)**

*Required Information*
The County Assessor incorrectly lists the effective date of this residence as 1910. The residence does not appear on the 1915 edition of the Sanborn Fire Insurance Maps. Utilizing city directories, it appears that the residence was constructed between 1922 and 1923 and the first resident, G.E. Vandenbog, moved to the property 1924. A 1922 built date also appears feasible because a neighboring HCT residence at 3337 41st Street (MR#30) has a similar form and was built in 1924.¹

Photographs (continued):

This 1,085 square-foot Craftsman style cottage is constructed of hollow clay tile and clad in brick veneer (Photograph 1). The building is rectangular in plan and is topped with a composition covered hipped-roof with exposed rafter tails. A full-width, integral brick porch with three large pillars dominates the facade that is lined with a wood framed porch soffit. The single entry door is accessed by low brick stairs and is protected by a metal security door. Hipped roof dormers are located on the west and the north sides and are sheathed with wood shingles, have exposed rafter tails, and eight-light wood windows. An external chimney with an arched chimney pot is affixed to the north side (Photograph 2).

**Required Information**
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

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* Resource Name or # (Assigned by records) 3317 41st Street/ MR# 29

B1. Historic Name
B2. Common Name
B3. Original Use: residential
B4. Present Use: residential
B5. Architectural Style: Craftsman style cottage
B6. Construction History: Built in 1924.
B7. Moved: No
B8. Date: Unknown
B9. Original Location:
B10. Related Features:

B11. Architect
B12. Builder

B13. Significance: Theme
B14. Area: n/a

Period of Significance
Property Type
Applicable Criteria
n/a
(Describe importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B15. Additional Resources Attributes: (List attributes and codes)

B16. Reference: City of Sacramento Building Permits, Permit No. 7209, March 13, 1924

B17. Comments

B18. Evaluation:

B19. Date of Evaluation:

(Sketch Map with north arrow required.)

DPR 523B (1/95)

* Required Information
Photographs (continued):

Photograph 1: North and west sides, camera facing southeast, February 17, 2014
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**Periodicals**

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*Bakersfield Californian*

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Maps


**Government Documents**

California Death Index

City of Sacramento Building Permits

City of Sacramento. *Sacramento 2030 General Plan.*

________________. *Sacramento 2035 General Plan.*

Sacramento County Assessor Records

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**Manuscript Collections**

Dean & Dean Collection at the Center for Sacramento History.

**Online Resources**
