

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received MAR 23 1984  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic N/A

and/or common ALKALI FLAT NORTH HISTORIC DISTRICT

2. Location

street & number ~~Various parcels of two city blocks along D Street~~  
D and 11th Street (see continuation sheet). N/A not for publication

city, town Sacramento N/A vicinity of

state California code 06 county Sacramento code 067

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (see continuation sheet)

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

courthouse, registry of deeds, etc. Sacramento County Recorder's Office

street & number 901 G Street

city, town Sacramento state California

6. Representation in Existing Surveys

title Alkali Flat Survey  
Mary Helmich and Aaron Gallup has this property been determined eligible?  yes  no

date 1974  federal  state  county  local

depository for survey records City Planning Department

city, town Sacramento state California

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		_____ N/A _____

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### **Describe the present and original (if known) physical appearance**

This small district at the intersection of D and 11th Streets, in the northwestern quarter of Sacramento's Central City, contains a cohesive grouping of 19th century residences which range in date from 1860 to 1896, with two c. 1910. This grouping is representative of 19th century building styles in Sacramento and is part of the Alkali Flat neighborhood, the city's largest concentration of 19th century residences. Closely spaced workingmen's cottages fronting streets and siding alleys with little or no setbacks define the character of the neighborhood. Redevelopment activities and new construction have fragmented the neighborhood into smaller enclaves. Those areas of Alkali Flat which retain their 19th century character are being submitted as three districts of which this is the northernmost representative.

Of the 18 buildings within the district, 14 contribute, four are non-contributing; one lot is vacant. Although alterations detract from the original appearance of 1107 D Street, 1103 D Street, and 1111 D Street, their importance as a contributing grouping of early buildings which survive intact in Alkali Flat outweighs these alterations which are reversible. 1119 D Street, a rare two-story Italianate masonry residence built in 1860, completes this significant early grouping.

Later buildings in the district include a streetscape in the 400 block of 11th Street of four identical Queen Anne row cottages built in 1896. 1120 D Street, a fine two-story Queen Anne/Eastlake residence, is complemented by 1129 D Street, a two-story Eastlake residence directly across the street, embellished with a well-executed Eastlake entrance porch. Original setting and landscape features are particularly strong along the 300 block of 11th Street.

Originally part of a larger residential district, this small vestige has been separated by recent and continuing expansion of modern industry to the west. To the north lie the rail lines and a wood mill, to the east and south bounds the expanding 12th Street commercial strip. Virtually complete by 1897, only minor changes and several demolitions have brought the district to its present state. In 1910, two one-story cottages were constructed on the corner of D and 11th Streets; although later than the other buildings, they still relate in terms of scale, materials, setback, and residential character and are included as contributors. The major intrusion in the district is a modern one-story concrete industrial building on a single lot on D Street.

### Buildings which contribute to the district:

1. 415 11th Street: 1896-1897; one-story, wood-frame Queen Anne row cottage, lap siding. Identical to 411, 409, and 405 11th Street. Combination hip and gable roof; fishscale shingles in gables; scrollwork frieze; raised basement with exterior staircase to upper level.
2. 411 11th Street: 1896-1897; one-story, wood-frame Queen Anne row cottage, lap siding. Identical to 415, 409, and 405 11th Street. Combination hip and gable roof; fishscale shingles in gables; scrollwork frieze; raised basement with exterior staircase to upper level.
3. 409 11th Street: 1896-1897; one-story, wood-frame Queen Anne row cottage, lap siding. Identical to 415, 411, and 405 11th Street. Combination hip and gable roof; fishscale shingles in gables; scrollwork frieze; raised basement with exterior staircase to upper level.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input checked="" type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1860 to 1910 **Builder/Architect** See text below.

### Statement of Significance (in one paragraph)

Alkali Flat, named for the powdery white alkali which covered the ground, was one of Sacramento's earliest residential neighborhoods. Several enclaves of buildings still retain their 19th century character. From about 1870 to 1890, larger land holdings in Alkali Flat were gradually divided into smaller parcels; the emergence of simple cottages adjacent to earlier mansions was testimony to a new social and economic mix. By the end of the 19th century, Alkali Flat had become a major working class neighborhood. The Alkali Flat North Historic District is one of three residential areas within Alkali Flat which still retains its 19th century sense of time and place. It also contains a number of distinguished examples of 19th century design, and stands as a remnant of Sacramento's early development and settlement patterns.

The earliest surviving building in the district, 1119 D Street, is a rare example of a two-story formal Italianate masonry building, a form once prevalent in mid-century Sacramento. Built in 1860 by Maria Hastings, who owned the popular Orleans Hotel during the 1850s, the house well illustrates the accomplishments of a remarkable woman in a male-dominated business world of early Sacramento. Subsequently, it was owned by Robert Wick, Sacramento County Coroner. Philomen Platt, who took over W. R. Strong and Company, by 1880 one of the largest fruit merchandising companies on the West Coast, owned the house from 1876 to 1920.

Phil Douglas, a carpenter with the Southern Pacific Railroad, built the simple vernacular cottage at 1107 D in 1869 as a rental house. He next constructed 1103 D in 1872, and the four identical Queen Anne row cottages in the next block in 1896-1897. Prior to 1893, Hugh McDonald, also a carpenter with Southern Pacific, purchased the double lot upon which he subsequently built 1123 and 1129 D Street. From 1893 until 1897, McDonald resided at 1123 D Street, whereupon he moved to 1129 D. This two-story residence, with its elaborate and beautifully proportioned Eastlake entrance porch, reflects the aspirations of a successful 19th century working-class building speculator in Alkali Flat. Douglas and McDonald both exemplify a pattern found throughout 19th century Alkali Flat: building speculation by Central Pacific/Southern Pacific employees.

# 9. Major Bibliographical References

See continuation sheet for bibliography.

# 10. Geographical Data

Acreeage of nominated property Approximately 2-1/3 acres

Quadrangle name Sacramento East, CA

Quadrangle scale 1:24000

### UTM References

A	<u>110</u>	<u>63171010</u>	<u>41271171810</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

### Verbal boundary description and justification

See attached maps. The boundaries of the district are based upon remaining integrity and encompass those buildings which significantly contribute, both architecturally and historically, to the late 19th century neighborhood character.

### List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	<u>N/A</u>	code
state		code	county		code

# 11. Form Prepared By

name/title	<u>R. Daniel Hood, Preservation Architect</u>	(OHP Staff Revision: <u>1/84</u> )
organization	<u>Alkali Flat Neighborhood Improvement Association</u>	date <u>November 23, 1983</u>
street & number	<u>P.O. Box 1852</u>	telephone <u>916/445-2360</u>
city or town	<u>Sacramento</u>	state <u>California</u>

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Marion Mitchell-Wilson

title Deputy SAPO date 2/28/84

### For NPS use only

I hereby certify that this property is included in the National Register Entered in the National Register

for Delores Byers  
Keeper of the National Register

date 4/19/84

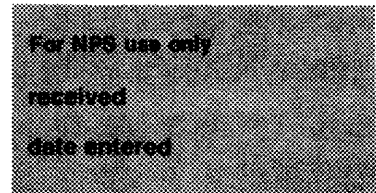
Attest:

Chief of Registration

date

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LOCATION

Street and Number: 415 11th Street; 411 11th; 409 11th; 405 11th; 401 11th;  
415 11th Street, rear; 1104 D Street; 1112 D; 1120 D;  
1129 D; 1123 D; 1119 D; 1111 D; 1107 D; 1103 D; 323 11th;  
317 11th; 315 11th.

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PROPERTY LIST continued  
ALKALI FLAT NORTH HISTORIC DISTRICT  
ITEM NUMBER 4 OWNER OF PROPERTY

Donald and Marvle Milliken  
1057 46th Street  
Sacramento, CA 95819

NC

8

Loyal and Connie Kettmann  
and V.A. and Lorraine  
Miller  
1464 Georgetta Drive  
San Jose, CA 95125

C

1

Linda and Joyce Fanner  
4530 45th Street  
Sacramento, CA 95820

C

9

Bonafacio and Elena Ramirez  
6376 Havenside Drive  
Sacramento, CA 95831

C

2

Carol Hanson and James and  
Marilyn Steele  
7963 La Riviera Drive  
Sacramento, CA 95826

C

10

Ignacio and Rosalinda Luna  
409 11th Street  
Sacramento, CA

C

3

Gilbert E. Loomis  
1115 D Street  
Sacramento, CA 95814

11-NC  
12,13-C

11,12,13

Robert and Lucy Young  
405 11th Street  
Sacramento, CA 95814

C

4

Juventino F. Gomez  
1107 1/2 D Street  
Sacramento, CA

14,15-C  
16-NC

14,15,16

John and Margarita Hernandez  
401 11th Street  
Sacramento, CA 95814

C

5,6

Kier Palo  
2417 H Street  
Sacramento, CA 95814

C

17

Olegario and Maria Cantu  
415 11th Street, Rear  
Sacramento, CA 95814

NC

7

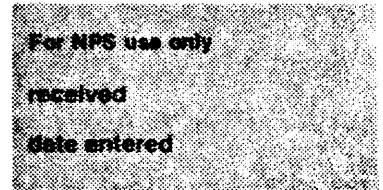
Kevin Palo  
2417 H Street  
Sacramento, CA 95814

C

18

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Vacant (NC)

Jose L. Diaz  
3048 Fairways Court  
Sacramento, CA 95821

A

C - Contributes to district  
NC - Does not contribute

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REPRESENTATION IN EXISTING SURVEYS:

Title: Sacramento Old City Residential Building Survey  
Charles Hall Page and Associates, Inc.  
Date: September 1976  Local  
Depository for Survey Records: City Planning Department  
City: Sacramento  
State: California

Title: Alkali Flat Redevelopment Area Determination of Eligibility for  
Inclusion in the National Register of Historic Places  
Pamela McGuire, Kenneth Owens, Susan Searcy and Jim West  
Date: July 1979  Local  
Depository for Survey Records: City Planning Department  
City: Sacramento  
State: California



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DESCRIPTION (continued)

4. 405 11th Street: 1896-1897; one story, wood frame Queen Anne row cottage, lap siding. Identical to 415, 411 and 409 11th Street. Combination hip and gable roof; fishscale shingles in gables; scrollwork frieze; occupied basement with exterior staircase to upper level.
5. 401 11th Street: Circa 1910; one story, raised basement Colonial Revival cottage. Identical house on back faces D Street connected by later rear porch. Hip roof, central dormer; front porch with exterior staircase; lap siding.
6. 1104 D Street: Circa 1910; one story, raised basement Colonial Revival cottage; Identical house on front faces 11th Street connected by later rear porch. Hip roof, central dormer; front porch with exterior staircase; lap siding. Sliding aluminum replacement windows detract but form and massing of the structure still contribute to the district.
9. 1120 D Street: Circa 1890; one story wood frame Queen Anne/Eastlake residence with raised basement. Combination hip and gable roof, forward gable over bay window; rustic siding; exterior staircase leads to front porch distinguished by arched screen with sunburst designs; decorative belt courses under the eaves. Large one story brick garage at rear is of a later period. Currently the house is boarded and fenced but original integrity still intact.
10. 1129 D Street: Circa 1895; two story, wood frame Eastlake residence. Combination hip and gable roof with two story bay under forward gable; rustic siding. Distinguished by well executed pedimented entrance porch; turned columns and arch and spindle work. Original integrity intact.
12. 1119 D Street: 1860; two story masonry three bay flat front Italianate with occupied raised basement distinguished by corner pilasters, cornice, and classic Italianate porch across the first story. Unique in Sacramento.
13. 1111 D Street: Circa 1875; two story, wood frame Stick/Eastlake with raised basement and exterior staircase leading to flat-topped entrance porch; hip roof with gabled two story square bay front; rustic siding. Side carport can be removed. Wood barn at rear of property has rustic siding and loft.
14. 1107 D Street: 1869; one story wood frame vernacular cottage with raised basement; style based on Greek Revival form. Central vent in the gable end; rustic siding. Porch, door and window alterations are reversible; side carport can be removed.
15. 1103 D Street: Circa 1872; two story wood frame bay front Italianate. Hip roof; rustic siding; raised basement with staircase to front porch. Italianate features include bracketed eaves and door trim. Small aluminum replacement windows; some scrollwork removed; porch partially enclosed.

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DESCRIPTION (continued)

17. 317 11th Street: Circa 1892; two story, wood frame vernacular cottage based on Greek Revival forms. Gable end roof; rustic siding; bandsaw scrollwork distinguishes windows and doors. The original porch with balcony extended across the front facade.
18. 315 11th Street: 1888; two story, wood frame Italianate with staircase to 'L' shaped upper level porch; rustic siding; bracketed eaves and paneled frieze.

Buildings which do not contribute to the district:

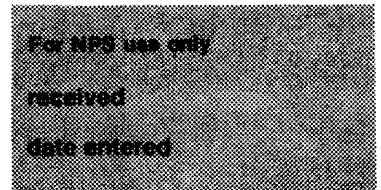
7. 415 11th Street, rear: date unknown, one story flat over garage, shingle siding.
8. 1112 D Street: Modern one story concrete block building with cement plaster finish housing the "National Deli"
11. 1123 D Street: Circa 1883; two story Eastlake which has been completely altered with additions to the facade and a cement plaster finish. All original details are gone, integrity no longer intact.
16. 323 11th Street: Date unknown; two story storefront covers earlier clapboard vernacular building; shed canopy over entrance; side carport. Original integrity gone.

Vacant parcels:

- A. 1110 D Street: There is no indication of a structure ever being built on this parcel.

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**BIBLIOGRAPHY:**

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- Baird, Joseph Armstrong Jr. "Architectural Legacy of Sacramento: A Study of 19th Century Style," California Historical Quarterly, XXXIX, Septmeber 1960 pp. 193-207.
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Winfield, J. Davis An Illustrated History of Sacramento County, California, Chicago, 1890.

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Wooldridge, Jesse W. History of the Sacramento Valley, California, 3 Vols. Chicago, 1931.

ALKALI FLAT NORTH HISTORIC DISTRICT  
Sacramento, Sacramento County, California  
MAP

