

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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

**1. Name**

historic Edward P. Howe, Jr. House

and/or common Connerly & Associates, Inc.

**2. Location**

street & number 2215 21st Street  not for publication

city, town Sacramento  vicinity of                      congressional district 3

state California code 06 county Sacramento code 067

**3. Classification**

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

**4. Owner of Property**

name Ward and Ilene Connerly

street & number 8340 Marina Greens Way

city, town Sacramento  vicinity of                      state CA 95818

**5. Location of Legal Description**

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

street & number 700 H Street

city, town Sacramento state California

**6. Representation in Existing Surveys**

title Charles Hall Page & Associates  
Survey of Residential Properties has this property been determined eligible?  yes  no  
Sacramento

date 1/27/76  federal  state  county  local

depository for survey records Office of Historic Preservation

city, town Sacramento, state California

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<del>xx</del> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	(See below)	

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

The Edward P. Howe, Jr. House is a two-story wood frame private residence constructed in 1903, now used as office space. It contains approximately 3500 square feet of floor space in its two-stories and full basement. First story exterior siding is drop siding while the second story, enveloped by a large gambrel roof with several hipped dormers, is shingled. The structure is stylistically distinctive, exhibiting characteristics of Colonial Revival and Shingle Styles.

The facade (west elevation) is dominated at the first story by a large porch supported by Tuscan columns. The second story is dominated by four steeply pitched, shingled, hipped dormers, with a small balcony centered over the larger porch below. The north and south elevations are nearly identical, being dominated by the large gambrel roof which encloses the second story. At both elevations, the first story projects slightly above the basement level, repeating a jetty motif common in Colonial Revival structures of the period. The south elevation contains in addition a clinker brick chimney, in excellent condition, as well as a small addition at the southeast corner of the structure, added in the 1940s. The rear (east) of the structure is somewhat irregular, the rectangular plan of the building broken by the 1940s addition as well as a recent wooden exterior stairway and a freestanding pergola.

The Edward P. Howe, Jr. House retains its integrity to its 1903 appearance, in interior as well as exterior features. Major alterations are restricted to the small addition at the southwest corner of the structure and the addition of the small balcony on the second story of the facade. These alterations date to the 1940s, probably 1943. The balcony is a well-executed modification, highlighting the horizontal balance of the structure and the rhythm of the four dormers, the structure's most distinctive features. The rear addition, while perhaps less sensitive, continues the original siding on both stories and provides an even line around the building. The structure was rehabilitated in 1978-79 according to the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, earning it the 1979 Sacramento Old City Association Architectural Achievement Award for "developing a structure of unique architectural significance which complements and enhances the visual quality of Sacramento's Old City Area." The interior, characterized by Craftsman-like use of exposed beams and oiled wood staircase and doorways, is almost completely intact. Indeed, the only major modification involved in resue of this residence as office space was the removal of a closet wall to provide space for a duplicating machine.

The structure is situated in a turn-of-the-century residential neighborhood known variously as "The Hill", or "Poverty Ridge." This area was described in a citywide survey as "one of the most distinctive neighborhoods in (Sacramento). It was built on a slight hill, its houses are set on broad lots, and it was the wealthiest part of Sacramento when it was built... The neighborhood dates from the turn of the century to about 1915." The Howe House retains the better qualities of this area, now in transition from residential to a mixed use. Its design is characteristically turn-of-the-century and it retains its broad, manicured front lawn. The rear of the lot is largely intact as well. A portion of the rear lot has been paved for client parking, and the parking area is separated from the structure by a concrete block wall. The remainder of the rear lot is occupied by lawn, by ornamental trees, and by the pergola mentioned above.

# 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 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1903 **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

The Edward P. Howe, Jr. House embodies the distinctive characteristics of turn-of-the-century residences built for affluent Sacramentans. This home, situated on a large lot of nearly one-third acres but located less than one mile from the State Capitol and the city's commercial core, typifies a period of suburban-like living in America in the years following the development of effective streetcar transportation and before the widespread use of the automobile. In its reliance upon Colonial Revival design features and its generous use of shingles, this 3500 square foot residence reflects the architectural fashions of the time for substantial residential construction in Northern California. The neighborhood in which this home is located is substantially intact but in transition from residential to a mixed residential/commercial use. The rehabilitation of the Howe House, an award-winning effort carried out in conformance with the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, can serve as a model for guiding this transition of use while preserving the essential qualities of this turn-of-the-century neighborhood.

Edward P. Howe, Jr., a native Sacramentan, was raised in a home a few doors down from the present structure. His father, Edward P. Howe, moved to Sacramento from Iowa at the age of 20 and served as principal of Sacramento Union High School and founder of Howe's High School and Normal Institute. Edward P. Howe, Jr. followed his father in the educational field, operating Howe's Academy and Business School between 1884 and 1915. Howe built this structure in 1903 upon his marriage. Several families occupied this structure after Howe, including Mr. and Mrs. Marcel Furlotte, who lived here for 37 years and were responsible for modifications to its appearance in the 1940s.

UMT NOT VERIFIED  
10/11/81

# 9. Major Bibliographical References

Charles Hall Page & Associates, "Survey of Residential Properties--Sacramento", 1976.  
Sacramento Bee, March 18, 1979.

# 10. Geographical Data

Acreege of nominated property Less than 1

Quadrangle name Sacramento East

Quadrangle scale 1:24000

UMT References

A 

1	1	0	6	3	2	1	1	7	0	4	2	6	9	1	5	0
Zone			Easting				Northing									

B 

Zone			Easting				Northing									

C 

Zone			Easting				Northing									

D 

Zone			Easting				Northing									

E 

Zone			Easting				Northing									

F 

Zone			Easting				Northing									

G 

Zone			Easting				Northing									

H 

Zone			Easting				Northing									

**Verbal boundary description and justification** Assessor's Parcel Number 010-166-26. A lot 80' by 178', bounded on the west by 21st Street, on the south by an unnamed alleyway, and on the east and north by residential lots. The specific location of this lot is delineated on the enclosed Assessor's Parcel map and sketch site plan.

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

state n/c code county code

state code county code

# 11. Form Prepared By

name/title Ward and Ilene Connerly

organization Connerly & Associates, Inc. date 4/22/80

street & number 2215 21st Street telephone (916) 456-4784

city or town Sacramento state California 95818

# 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. M. Ellan

title State Historic Preservation Officer date 10-13-81

For HCRS use only

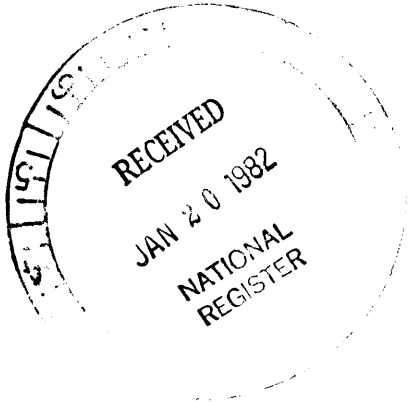
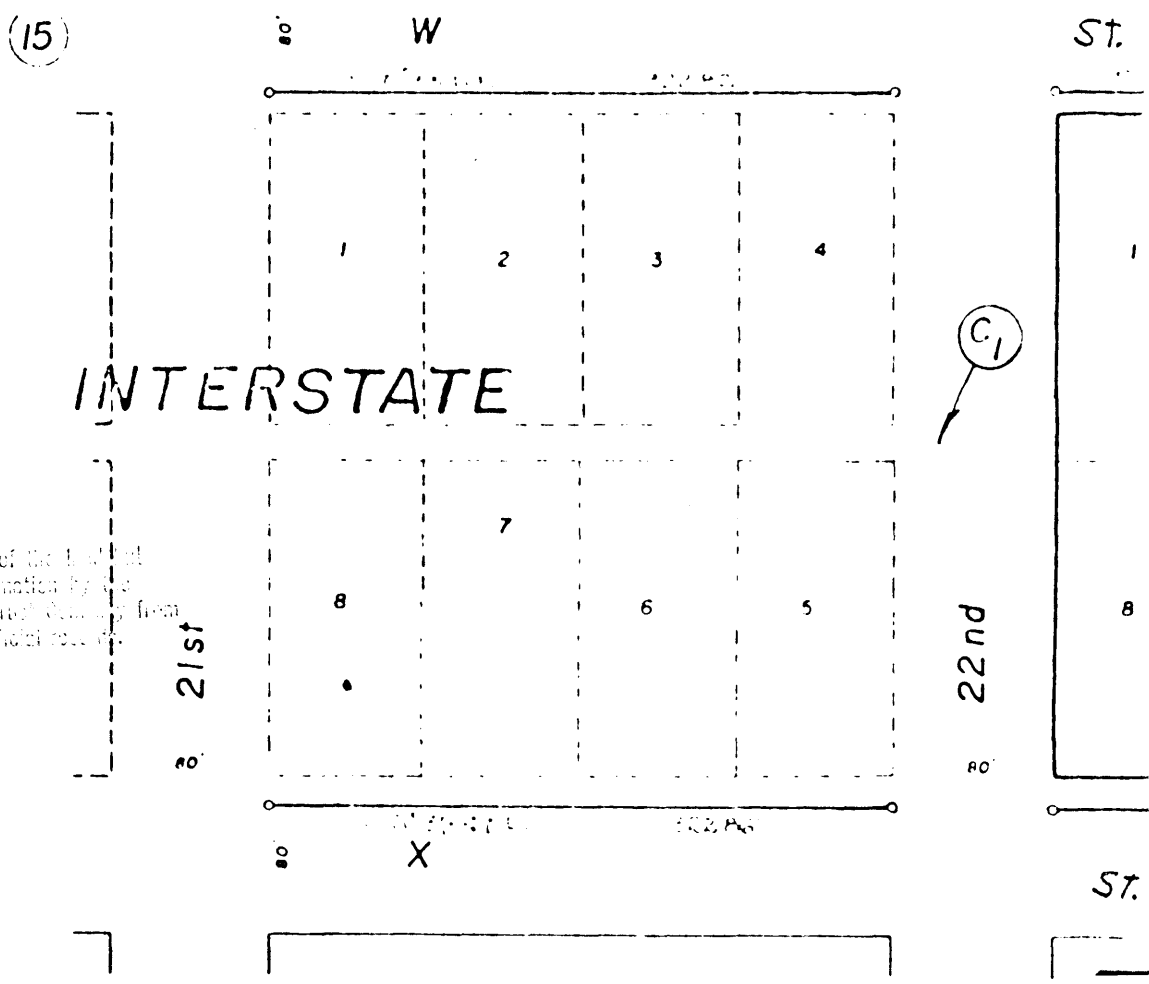
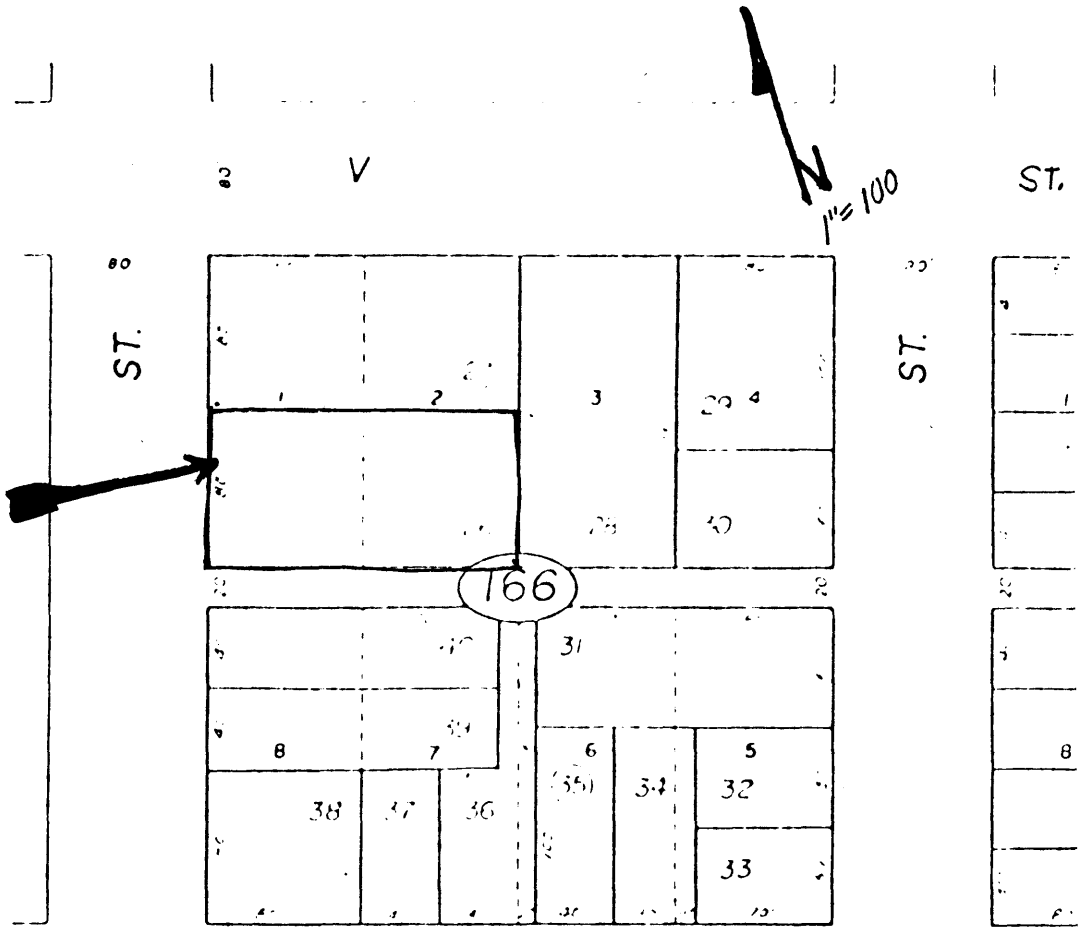
I hereby certify that this property is included in the National Register

*for factoring* Melrose Byers date 2/19/82  
Keoper of the National Register Entered In the National Register

Attest:

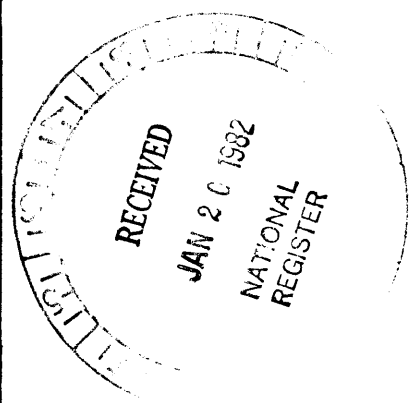
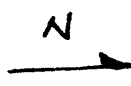
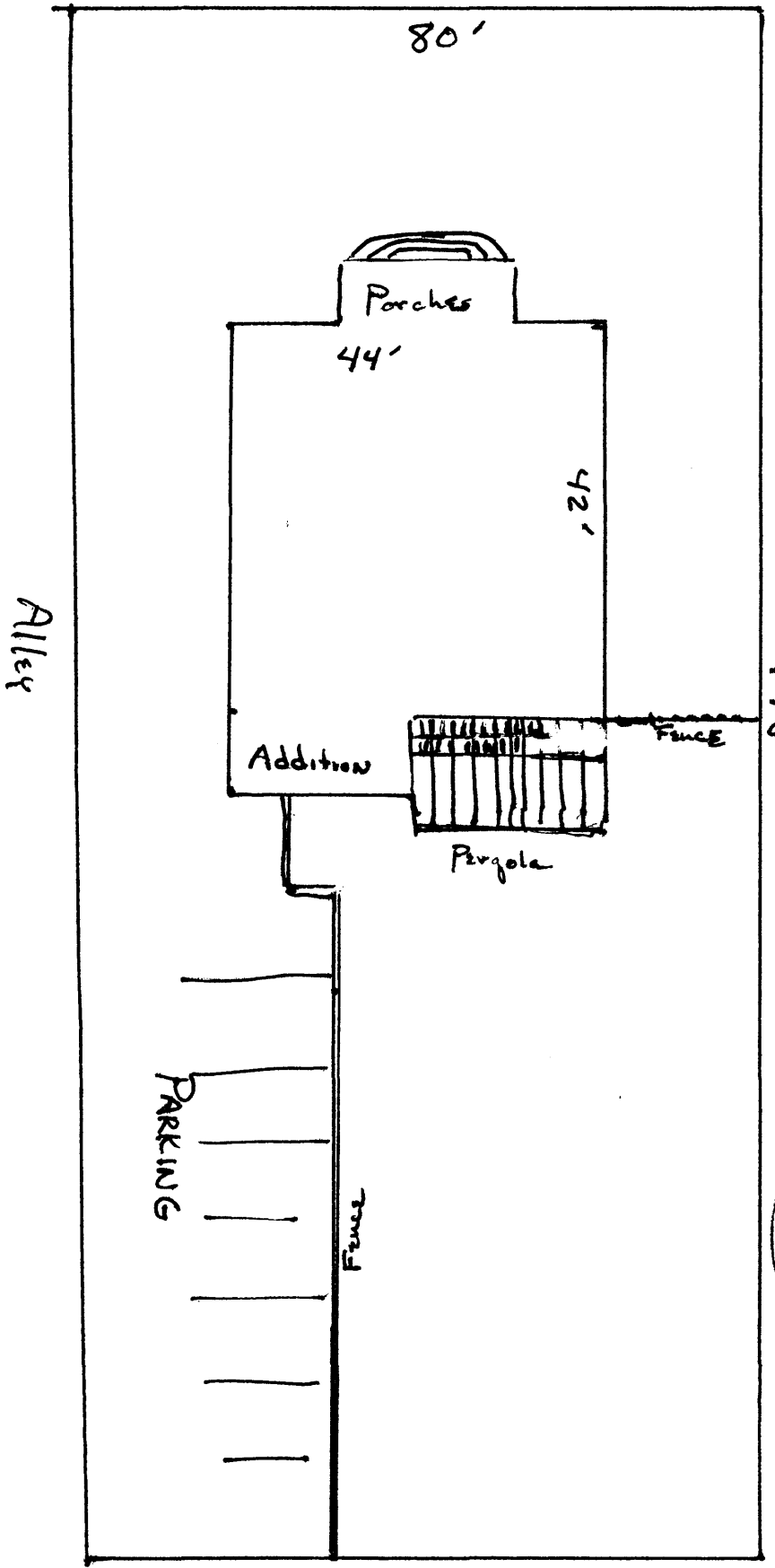
Chief of Registration

Edward P. Howe, Jr. House  
 SACRAMENTO, SACRAMENTO Co., CA



This is not a survey of the land and is certified for information by the Title Insurance and Trust Company from data shown by the official records.

21st STREET



FEB 19 1982

EDWARD P. HOWE HOUSE

SACRAMENTO,

SACRAMENTO CO., CA