

**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 Anton Wagner Duplex
and/or common Property at 701 E Street

2. Location

street & number 701 E Street ___ not for publication
city, town Sacramento ___ vicinity of congressional district 3rd
state California code 06 county Sacramento code 067

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<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 type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input 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 Sal Gomez and Anthony Oropeza
street & number 609 San Miguel Way
city, town Sacramento ___ vicinity of state CA 95819

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 Redevelopment Area x pending
Determination of Eligibility has this property been determined eligible? yes no
date July 1979 federal state county local
depository for survey records Sacramento Preservation Office, 725 J Street
city, town Sacramento state California

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date <u>September 1979</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			
<u>currently being restored</u>				

Describe the present and original (if known) physical appearance

This duplex is a twenty-six by thirty-two foot wood frame structure sheathed in clapboard with thin corner boards. The two-story central portion of the building is topped by a gable roof which runs parallel to the facing street. A one story rear addition extends beyond the main portion of the structure on both sides with doors located in these extensions. This rear section was either part of the original design or added shortly after construction. The slanted roof of the rear section is angled to match the incline of the main gable roof. The double-hung windows have simple molding surrounds and sills. The second floor windows are placed close to the eave line and have shutter hinges. The symmetrical front facade is composed of two side-by-side entrances flanked by a single window; second story windows are centered above the ground floor door and windows of each unit. The gable end walls each have two central windows, one above the other, and a vent located in the gable. The rear extension side facades each have a central window. The rear facade continues the symmetrical balance with two central exit doors with adjoining windows. All of the doors, both exterior and interior, are wood paneled.

The symmetry of the exterior is repeated in the interior which contains two units, each composed of two downstairs rooms, a stair well, and one upstairs room. The rooms in each unit are mirror arrangements of each other. The only interior ornamentation is the beaded wainscoting in the downstairs rooms.

Located for one hundred ten years at 421 Tenth Street, the structure was moved in 1979 to the northeast corner of Seventh and E Streets, three blocks from its original location, when expansion of a creamery forced its relocation or demolition. At its previous location, the duplex was surrounded on two sides by an industrial creamery and on the opposite side of the street was a modern low income housing complex. Numerous alterations and the resurfacing with stucco of the adjacent Wagner Store had greatly diminished any former visual relationship between it and the duplex. As such, the building had become isolated, surrounded by incompatible structures and land uses. The present location with mature street trees returns the structure to its early residential surroundings. The duplex gains prominence from its siting on a corner lot and two residences from the 1870's and 1880's are located on the block to the east. Although at the present, a vacant lot lies directly across the street from the duplex, the rest of the block consists of single and multi-family residences dating from the late 1800's.

In 1910 the structure was raised to include a first floor store, but this addition was not included in the move. The home is in the process of being restored to its 1869 appearance according to Tax Act Guidelines to serve as a law office. The turned column porch which has been removed during the restoration process will be reconnected to the structure. Local building requirements dictate the construction of a small addition to the rear facade in order to accommodate a handicapped restroom.

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 checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input 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 1869 **Builder/Architect** none known

Statement of Significance (in one paragraph)

As a good design representative and an unusual remnant of its type of early California architecture, this structure is architecturally significant at the local level. The building is a good representative of the simple vernacular structures built in Sacramento in this era.

The structure is a vernacular version of utilitarian buildings common to New England of the early 19th century. During the years between the Gold Rush and the completion of the transcontinental railroad, California was essentially a culturally isolated frontier with its major access from the sea. Settlers of this period brought with them and utilized the traditions and building patterns of their former homes and cultures, rather than develop a new architectural expression to meet the conditions of their new frontier. The resulting vernacular building tradition was widespread throughout the state and assumed a variety of forms. This tradition represents an important epoch in California's architectural development.

The duplex building is one expression of this vernacular tradition. With its long axis parallel to the street, it differs somewhat from other types more common to the city, whose gables, with entrances, face the street. Although the building expresses early California interpretations of eastern styles, this particular combination of forms and placement of design elements was rare in Sacramento, particularly the rear section with its shed-roofed extension on either side of the building. Once reasonably prevalent in Sacramento, such quickly constructed utilitarian buildings have often been among the earliest to give way to more substantial structures, and this building is now one of the last remaining examples of its type in Sacramento.

Located in Alkali Flat, an early Sacramento residential area, this structure has been an important contributor to the neighborhood history, first as rental housing, and later as warehouse facilities, a grocery store, and a print shop. Records indicate that Anton Wagner built this house in 1869 to serve as a rental duplex behind the Pacific Cash Store he owned on the northeast corner of E and Tenth Streets. Under his ownership the structure served the transient housing needs of workers in the extensive Southern Pacific Railroad Complex nearby. In the early 1890's, the building was sold to John Riley, operator of the Wagner family's adjacent store. Both the Wagner and Riley families owned large sections of land in the Alkali Flat area. From the 1890's until 1910 Riley used the downstairs rooms of this structure as a warehouse for grocery supplies and rented the upstairs rooms. In 1910 when the Wagner family resumed the proprietorship of the corner grocery store, Riley raised this structure one floor and utilized the new storefront ground floor as his grocery store. The establishment was first called Riley Cash Store and later became the Sacramento Grocery Company. Since Alkali Flat was a residential neighborhood, corner grocery stores served not only as food distribution points but as social centers as well. William Simpson, who owned the building after Riley, operated the storefront area as a print shop and he lived in the upper portion until the structure was relocated to its present site. Soon to serve as law offices, the structure will become one of several such building conversions in the area.

9. Major Bibliographical References

McGuire, Pamela and Owens, Ken, "Alkali Flat Redevelopment Area Determination of Eligibility for Inclusion in the National Register of Historic Places", Sacramento, CA, 1979

Sacramento City Business Directory, 1880 through 1928 (See Continuation Sheet)

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property .07 40x80

ACREAGE NOT VERIFIED

Quadrangle name Sacramento East

Quadrangle scale 1:24000

UMT References

A

1	0	6	3	1	2	4	0	4	2	7	1	8	2	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

The west one-half of the south one-half of Lot 8 in the block bounded by "D" and "E", and 7th and 8th Streets of the City of Sacramento.

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

state _____ code _____ county _____ code _____

state _____ code _____ county _____ code _____

11. Form Prepared By

name/title Linda Dishman

organization _____

date May 1, 1980

street & number 602 11th Street

telephone (916) 758-4042, 446-2447

city or town Davis

state California 95616

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

Thomas M. Ellison

title _____

date 8/11/80

For HCRS use only

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

for *Patricia M. Dwyer*
Keeper of the National Register

date 11/2/80

Attest: *Patricia M. Dwyer*
Chief of Registration

date 11/3/80

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY	
RECEIVED	AUG 18 1980
DATE ENTERED	10 10 1980

CONTINUATION SHEET 1 ITEM NUMBER 6 PAGE 1

Sacramento Old City Residential Building Survey no determination made
September 1976 local
Sacramento Preservation Office
Sacramento, California

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

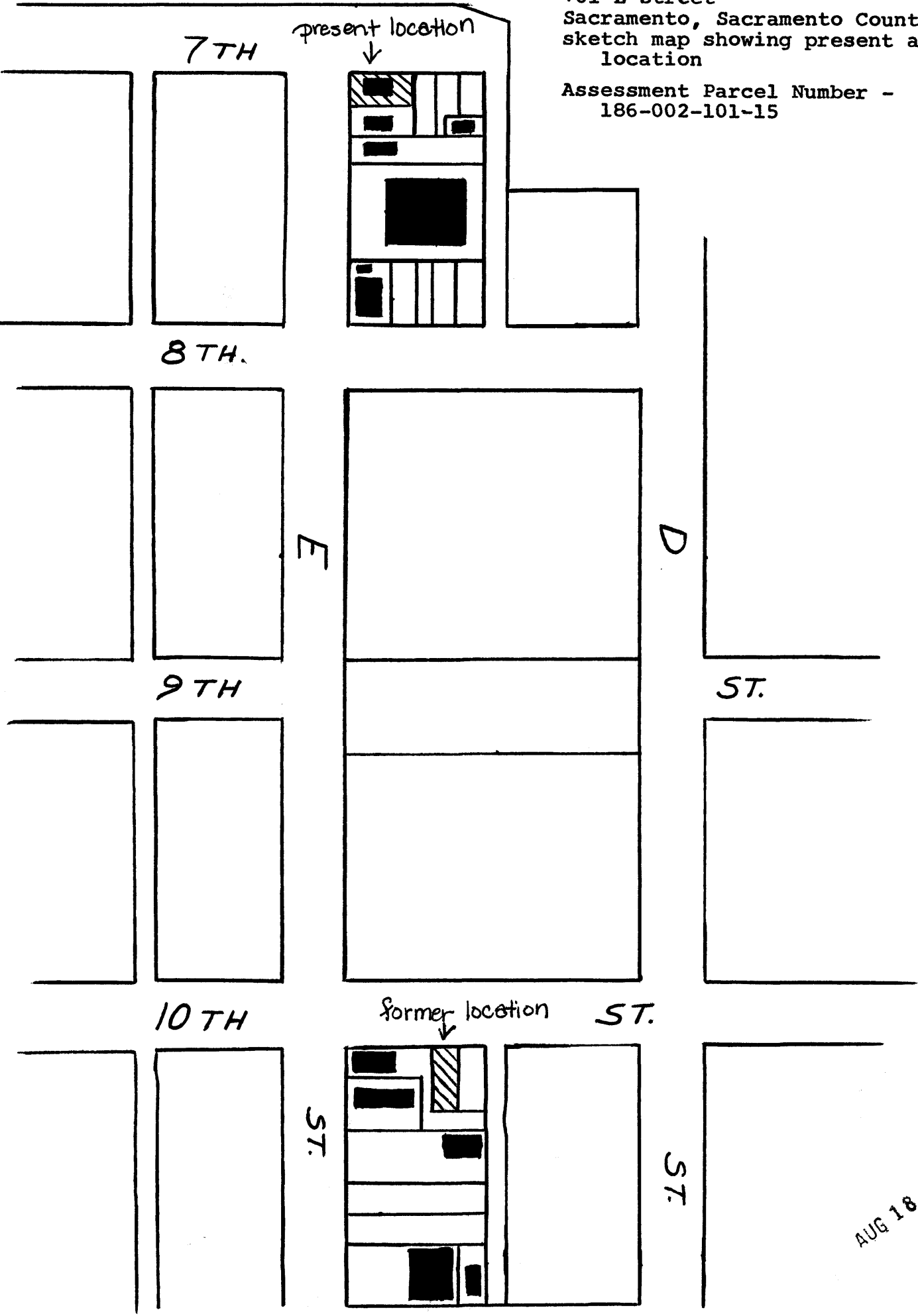
FOR HCRS USE ONLY	
RECEIVED	AUG 18 1980
DATE ENTERED	NOV. 10 1980

CONTINUATION SHEET 2 ITEM NUMBER 9 PAGE 1

interview with James Dumphey (descendent of Anton Wagner) October 1979
interview with Aletha Riley (daughter of John Riley) October 1979
1869 Sacramento Assessment Map Book

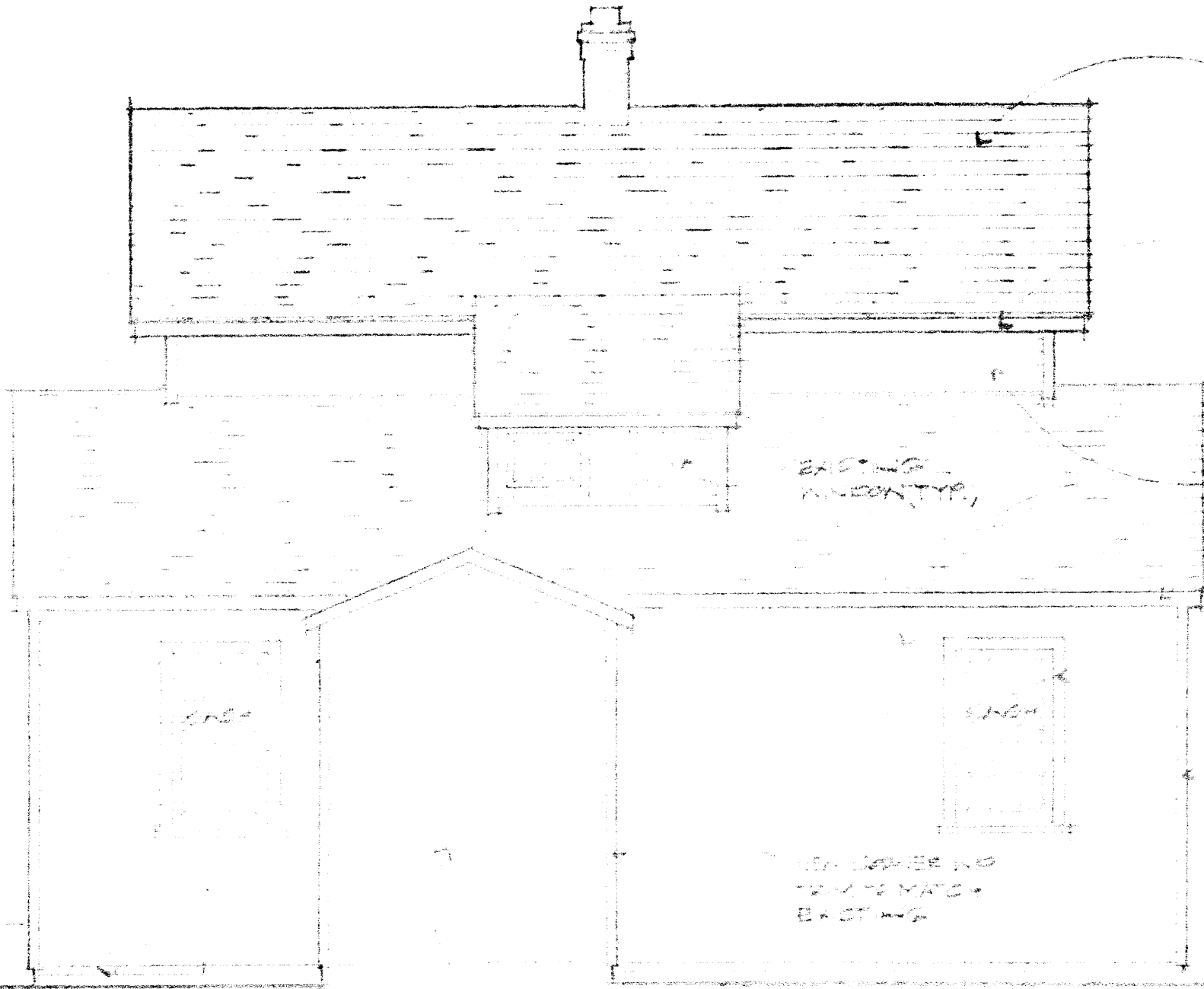
701 E Street
Sacramento, Sacramento County, CA
sketch map showing present and former
location

Assessment Parcel Number -
186-002-101-15



AUG 18 1980





NEW FLOOR ROOFING

EXISTING FASCIA

EXISTING WINDOW TYPE

EXISTING GROUND

GRADE OF WATER TABLE

AT REAR OF BUILDING

EXISTING TRIMMING

NEW COUPLER TO MATCH EXISTING

RAMP

UNDER GROUND

NEW GROUND LEVEL

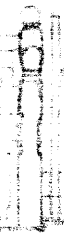
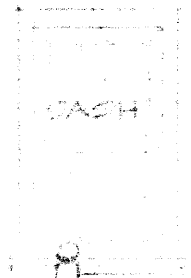
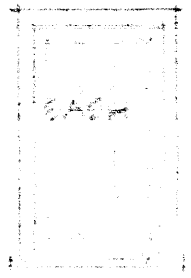
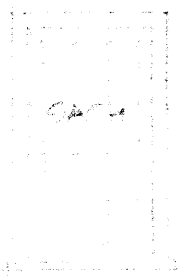
IS OVER NEW ASBESTOS FELT (FIRE RETARDED), 5/8" PND
GLUE & EXISTING 1X6 SPACED SHEATHING.



EXISTING WOOD SHED
VENT TWO SEALS
AND FINISH

EXISTING WOOD SHED
HORIZ SIDING (TYPICAL)

WOOD SHED
SIDING



WOOD SHED
SIDING

WOOD SHED
SIDING

WOOD SHED
SIDING

