

**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 Kuchler Row

and/or common Wheeler Row

**2. Location**

street & number 608-614 10th Street \_\_\_ not for publication

city, town Sacramento n/a vicinity of congressional district 3

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 <span style="margin-left: 100px;"><input type="checkbox"/> museum</span>
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <span style="margin-left: 100px;"><input type="checkbox"/> park</span>
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <span style="margin-left: 100px;"><input checked="" type="checkbox"/> private residence</span>
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <span style="margin-left: 100px;"><input type="checkbox"/> religious</span>
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <span style="margin-left: 100px;"><input type="checkbox"/> scientific</span>
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <span style="margin-left: 100px;"><input type="checkbox"/> transportation</span>
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input checked="" type="checkbox"/> other: vacant

**4. Owner of Property**

name Bob McCabe

street & number 1809 19th Street

city, town Sacramento n/a vicinity of state California 95814

**5. Location of Legal Description**

courthouse, registry of deeds, etc. County Recorder

street & number 901 "G" Street Room 144

city, town Sacramento state California 95814

**6. Representation in Existing Surveys**

title Residential Survey of Sacramento has this property been determined eligible? \_\_\_ yes  no

date January 1976 \_\_\_ federal \_\_\_ state \_\_\_ county  local

depository for survey records Charles Hall Page & Associates, Urban & Environmental Planning

city, town 400 Montgomery Street, San Francisco state California 94104

# 7. Description

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

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

Locally known as a "Delta type" building, this stylistic label connotes a vernacular tradition common to the Sacramento Delta area where the common threat of flooding in the late nineteenth century introduced a functional tradition of raising the main living quarters of a residence well above the potential of flood waters. Often the first story was simplified, delegating the use of milled wood to the second story facade. Elements of Greek Revival style and Italianate details are combined in this vernacular expression of "Delta type" architecture.

608-614 10th Street consist of two identical residential fourplexes built between 1872-73. Each detached fourplex is a two-story rectangular (36'x48') wood frame structure divided into four symmetrical living units.

Facade: As is common throughout the Sacramento area, the first floor level of the facade is without architectural elaboration. A door is placed to the immediate right of the center demising wall...this treatment is repeated on the adjacent unit as is the use of two flanking double-hung, sash windows. A first floor wood porch extends across the front of the structure. The second story of the fourplex is highlighted through the use of segmentally arched Italianate windows and the recessed entrance doors set inside arched openings, topped by semi-circular fan lights.

A shed roofed porch is supported by turned columns and ornamented with brackets. The original balusters of the porch railing, although undoubtedly simple, have been replaced with straight cut units. Single flight stairs are lined up with the right and left, second story doors (608 and 614 respectively). Each second story unit is capped by a pedimented gable roof broken by a semi-circular vent.

Sides: All side walls contain identical window articulation. The first story is broken by five equally spaced double-hung, sash windows with wood lintels. The second story contains three windows located toward the rear of the wall. Straight headed wood lintels top the second story openings. The plain, deep-set soffit is unarticulated by ornament.

Rear: The rear elevation is broken by a single door placed at the outside corner of each unit on both the first and second story. Access to the upper units is provided by stairs set at diagonals to the structure. A two story extension covered by a shed roof covers a portion of the rear and is articulated by four equally spaced, double-hung, sash windows (one window per unit). Boxed returns frame the rear gables which are broken by individual rectangular vents. Flat corner boards cover the corner juncture of the rustic siding. A similar board separates the upper and lower levels at the side elevations.

Interior: Although portions of original millwork and hardware exist on the interior of the residential units, alterations have been substantial and what remains is typical of millwork and hardware found in numerous Sacramento houses between the 1870's and 1890's. There are no unusual or unique features exhibited in the interior of the structure.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 1872-1873 Builder/Architect unknown

### Statement of Significance (in one paragraph)

Built in 1872-73, the two structures which comprise "Kuchler Row" are of unique architectural and community planning significance in that they represent the earliest documented appearance in Sacramento of the concept of an "apartment building" as we know it today. While it is likely that other apartment buildings like Kuchler Row may have been built in Sacramento, no others exist today. Functionally similar to the rowhouse of the East coast, these two sets of attached fourplexes were Sacramento's response to the increased need of working families for living quarters close in to the place of employment. It is important to stress that these two structures were never boarding houses but rather were built as eight separate and independent apartment units. These two buildings, then, serve to document the social as well as the architectural evolution of the City of Sacramento and, more specifically, "Alkali Flat", Sacramento's second oldest neighborhood. The construction of Kuchler Row was part of the change in Alkali Flat from a collection of mansions for the socially prominent to a working class neighborhood centered around growing local industries.

### Community Planning

Recently conducted research of Sacramento's municipal water hookup records shows the date of February, 1873 as the time when multiple hookups at 608-614 10th Street were charged to George E. Kuchler.<sup>1</sup> This information serves to dispel the notion that these structures were built by the Reverend O.E. Wheeler<sup>2</sup> and thus ends the use of the misnomer "Wheeler Row", associated with these two structures for some years. While it is correct that Wheeler owned the two lots at 608-614 10th Street, Sacramento tax rolls show that they were basically unimproved land at the time of their sale to George Kuchler.<sup>3</sup>

George Kuchler, who was ultimately to serve as Sacramento's City Treasurer, was described in various City Directories as a "German banker" and a "capitalist".<sup>4</sup> Kuchler's address is given by these same directories as 600 10th Street, the large lot adjacent to 608-614.<sup>5</sup> In 1872, Kuchler purchased lots 608-614 from the Reverend O.E. Wheeler, and by 1873 had completed the construction of the structures in question. City Directories show sons and other relatives of Kuchler as residents of the apartments until the early 1900's.<sup>6</sup>

The major significance of these two buildings lies in their relationship to the urban development of Alkali Flat, Sacramento's second oldest neighborhood. Sacramento's earliest development took place on the Sacramento River and then moved east along "J" and "K" Street. Alkali Flat, the area immediately east of the river and north of "J" Street, quickly (1850's-70's) became the abode of Sacramento's wealthy, a fact to which its numerous mansions

## 9. Major Bibliographical References

City of Sacramento, Assessors Rolls and Map Books, 1872-90.

City Directories, 1870-1910.

Tapper's Record, 1854-1877.

Draft Alkali Flat Redevelopment Area Determination of Eligibility for Inclusion in the National Register of Historic Places, 1979.

## 10. Geographical Data

Acreeage of nominated property 1/4 block or 6400 S.F. (0.147 acre)

Quadrangle name Sacramento East Quadrangle

Quadrangle scale 1:24000

### UMT References

A 

1	0	6	3	1	4	5	0	4	2	7	1	5	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

Occupies 80' x 80' parcel.

The South 1/2 of lot 4 in the Block bounded by F and F and 9th and 10th Streets in the City of Sacramento according to the Official Map or Plan of Said City. Parcel 002-151-12. Boundary encompasses historic limits of

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

resource.

state n/a code county code

state n/a code county code

## 11. Form Prepared By

name/title Carol Branan

organization Sacramento Heritage, Inc.

date February 8, 1982 Revision April 2, 82

street & number 630 I Street

telephone (916) 444-9210

city or town Sacramento,

state California 95814

## 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. Mellis*

title State Historic Preservation Officer

date May 21, 1982

### For HCERS use only

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

*William H. Branan*

6/25/82

Keeper of the National Register

Attest:

*Patricia A. ...*

6/23/82

Chief of ...

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

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DATE ENTERED

CONTINUATION SHEET four

ITEM NUMBER 9,8,7 PAGE one of one

Bibliography Continued:

Sacramento Branch of the American Association of University Women, Vanishing Victorians, Sacramento Branch of the American Association of University Women, Sacramento, 1973.

Footnotes:

Section 7/Description :

1. City of Sacramento, Draft Alkali Flat Redevelopment Area Determination of Eligibility for Inclusion in the National Register of Historic Places, unpublished draft, Sacramento, 1979.

Section 8/Significance:

1. City of Sacramento, Water and Sewers Division. "Tapper's Record", unpublished, 1854-1877.
2. Sacramento Branch of the American Association of University Women, Vanishing Victorians, Sacramento, Sacramento Branch of the American Association of University Women, 1973, p. 14.
3. City of Sacramento, Assessor's Rolls and Map Books, Sacramento, City of Sacramento, 192-73. Maps and Rolls show improvements under Wheeler of the assessed value of \$350.00 in 1871-72. The assessed value of improvements jump to \$2500.00 in 1873-74 under the ownership of Kuchler.
4. City of Sacramento, unpublished worksheet which references City Directories 1885-86. Located in the preservation files of the City Planning Department.
5. Ibid., 1892-93.
6. Op. Cit., 1896-1908
7. City of Sacramento, Draft Alkali Flat Redevelopment Area Determination of Eligibility for Inclusion in the National Register of Historic Places, unpublished draft, 1979.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

one

ITEM NUMBER 7

PAGE one of one

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Present Condition of Historic Site and Environment: Although the individual lot upon which Kuchler Row was constructed has not been altered, the surrounding neighborhood no longer remains intact as a collection of nineteenth century residential structures. For an in-depth survey of this area, known as Alkali Flat, see the City of Sacramento's survey findings. 1

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

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CONTINUATION SHEET

two

ITEM NUMBER

8

PAGE

one of two

attested. Alkali Flat was bought up in large tracts by speculators and then sold off in smaller divisions. As industrial/commercial concerns grew around the northwestern periphery of Alkali Flat, land was sold in increasingly smaller parcels, leading to the higher density associated with the working class residential area toward which Alkali Flat was evolving (1870's-1900's). When George Kuchler bought his land in Alkali Flat, he did so by investing in three separate but adjoining lots. Then, next to his more substantial dwelling at 600 10th Street, he constructed the fourplexes as rental/investment housing.

While most of the Alkali Flat neighborhood remained intact into the 1960's, urban renewal and redevelopment caused the demolition of many of the older structures. By the 1960's the original Kuchler home had disappeared, although two stately Italianate structures on nearby lots remain. These larger Italianate townhouses attest to the upper middle class residential character of the one-time neighborhood and provide a contrast to the cheaper, multiple housing units contained in Kuchler Row. The entire neighborhood was recently surveyed by the City of Sacramento to determine National Register eligibility and while the individual structures of Kuchler Row are not a part of a district, due to mass scale demolition and new, non-compatible construction nearby, they do appear to be eligible for the National Register on an individual basis. <sup>7</sup> (One of the Italianate townhouses, which has survived substantially unaltered, is presently listed on the National Register...Van Voorhies House).

Architectural Significance

These structures derive their significance from two sources: 1) Their importance as documentation of the evolution of the apartment house in Sacramento, and 2) Their uniqueness in being the only surviving example of their design and use in Sacramento.

The documented construction date of 1872-73 makes Kuchler Row a significant addition to the evolving body of knowledge concerning the vernacular stylistic genre which has become known as "Delta type" architecture. "Delta type" describes a local construction style wherein structures are characterized by a raised second floor reached by a long straight flight of stairs. The first floor was referred to as a flood basement and was built to raise the second floor above flood waters which regularly inundated Sacramento until the 1890's.

Kuchler row represents a vernacular expression of Greek Revival (boxed gable return in rear and pedimented gable in front as well as the overall simplicity of line), and Italianate (segmentally arched windows). The vernacular adaptation styles.

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CONTINUATION SHEET

three

ITEM NUMBER 8

PAGE two of two

of these styles is similar to that found on single family residences in the Alkali Flat area. Such an adaptation of "high style" features to a cheaper, working class dwelling fits into the general evolution of the workingman's cottage as first laid out in the writings of Andrew Jackson Downing. Downing was in the forefront of a movement which spread across the country and sought to provide designs for less expensive residences than exemplified by larger "high style" mansions.



Kuchler Row  
608-614 10th Street  
Sacramento, Sacramento County  
California

**E.M. Kado**  
**associates-ala, inc.**  
architect  
planning  
interiors



1010 10th Street  
SACRAMENTO,  
CALIFORNIA 95811  
916 441-1630

DATE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

CONTRACT: \_\_\_\_\_

NOTES: \_\_\_\_\_

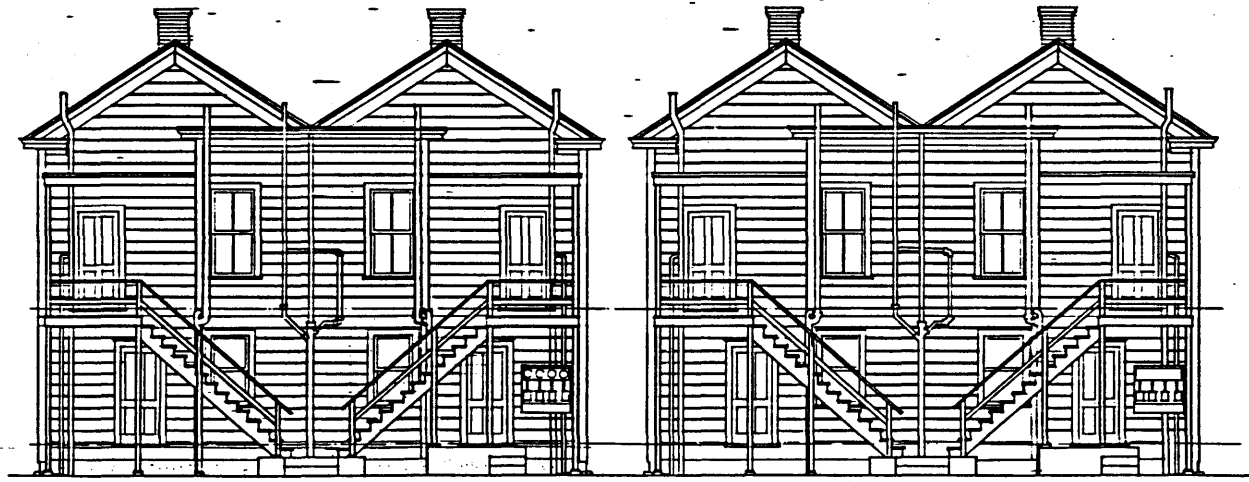
KUCHLER ROW  
PROJECT: \_\_\_\_\_

EXTERIOR ELEVATIONS  
DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO. 20-0000  
DATE \_\_\_\_\_

**A3.3**



FRONT ELEVATION



SOUTH ELEVATION BUILDING A  
A1-13



SOUTH ELEVATION BUILDING B  
A1-14

Kuchler Row  
608-614 10th Street  
Sacramento, Sacramento County  
California

**e.m. kado**  
associates-aia, inc.  
ARCHITECTURE  
PLANNING  
INTERIORS  
  
1010 10th STREET  
SACRAMENTO,  
CALIFORNIA 95824  
(916) 442-1400

DATE: \_\_\_\_\_

DESIGNED BY: LEE T. PHAM

CHECKED BY: \_\_\_\_\_

SCALE: \_\_\_\_\_

NOTES: \_\_\_\_\_

KUCHLER ROW

PROJECT: \_\_\_\_\_

NO. OF SHEETS: \_\_\_\_\_

SHEET NO: \_\_\_\_\_

ISSUES: \_\_\_\_\_

PROJECT NO. 10-10-10  
DATE \_\_\_\_\_

**A3.4**

Kuchler Row  
 608-614 10th Street  
 Sacramento, Sacramento County,  
 California

**E.M. HADO**  
**associates-ala, inc.**  
 architecture  
 planning  
 interiors



608 10th Street  
 Sacramento, California 95814  
 (916) 442-9428

DATE

DESIGNED BY

CHECKED BY

CONTRACT

NOTES

KUCHLER ROW

PROJECT

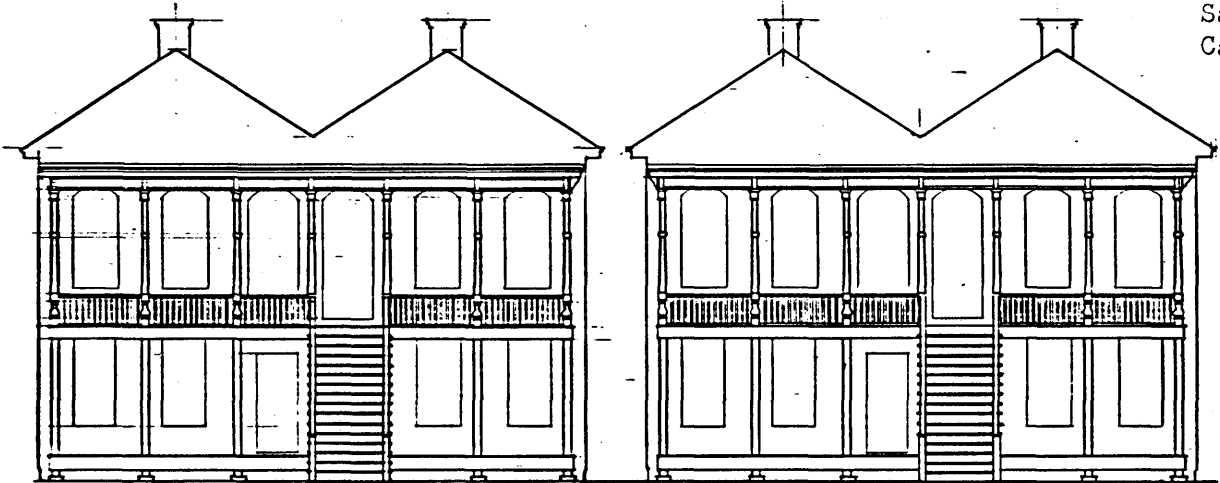
DEVELOPER

DATE

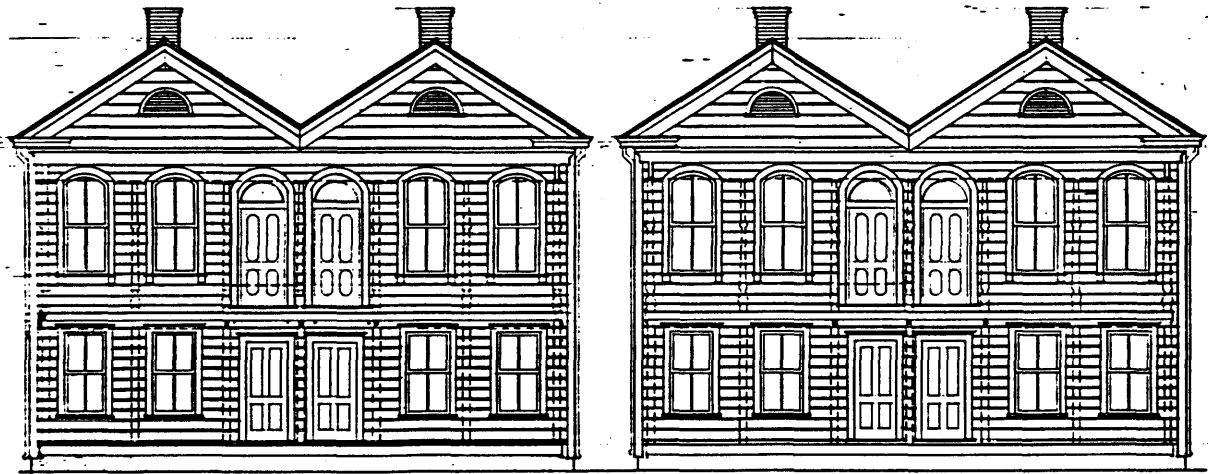
SCALE

PROJECT NO.  
 2000

**A3.1**



EAST ELEVATION



EAST ELEVATION

Kuchler Row  
 608-614 10th Street  
 Sacramento, Sacramento County  
 California

e.m. haddo  
 associates-aia, inc.

architecture  
 planning  
 interiors



1000 10th Street  
 Sacramento,  
 California 95811

(916) 442-1688



NORTH ELEVATION 'BUILDING A'

2/1/10



NORTH ELEVATION 'BUILDING B'

2/1/10

DATE:

DESIGNED BY: E.M. HADDO

CHECKED BY:

CONTRACT:

NOTES:

KUCHLER ROW

PROJECT:

THE DEVELOPER'S OFFICE:

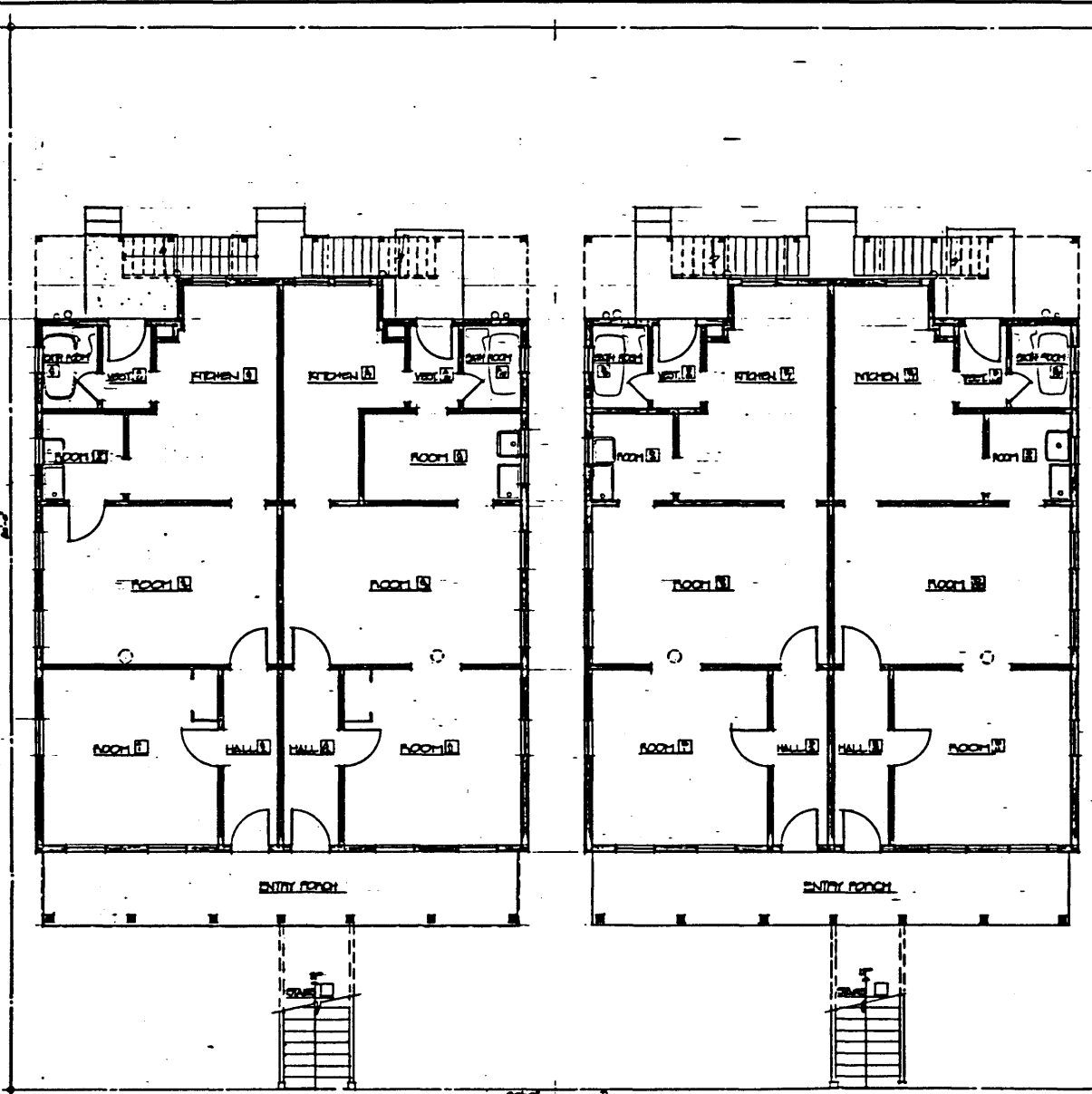
DATE PLOTTED:

SCALE:

PROJECT OR DRAWING NO.:

DATE:

A3.2



Kuchler Row  
 608-614 10th Street  
 Sacramento  
 Sacramento County  
 California

**E.M. Wado**  
 associates-aia, inc.  
 architecture  
 planning  
 interiors

608 10th Street  
 Sacramento, California 95814  
 (916) 442-9428

DATE:
NAME OF LEASE: TRUMP TRUMP
OWNER:
CONTRACT:
REVISION:
REVISION:
WHEELER ROW
PROJECT:
1st FLOOR PLAN FIRST FLOOR
SCALE:
DATE:
DESIGNER:
PROJECT NO. 2100
DATE

FIRST FLOOR PLAN  
 1/8" = 1'-0"

BUILDING 'A' 612-614 10TH ST. BUILDING 'B' 608-610 10TH ST.  
 TENTH STREET

**A2.1**

Kuchler Row  
608-614 10th Street  
Sacramento, Sacramento County  
California

