

**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

RECEIVED

historic Julius Wetzlar House

NOV 10 1982

and/or common same

OHP.

2. Location

street & number 1021 H Street

n/a not for publication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 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 type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <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 checked="" type="checkbox"/> N/A | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property

name Jay Rich

street & number 4758 Manzanita Ave.

city, town Carmichael

N/A vicinity of

state California 95608

5. Location of Legal Description

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

street & number 901 G St.

city, town Sacramento

state California

6. Representation in Existing Surveys

Survey
title Sacramento Residential Building has this property been determined eligible? yes no

date September 1976 federal state county local

depository for survey records Sacramento City Planning Department

city, town Sacramento

state California

7. Description

| | | | | |
|---|---------------------------------------|---|---|-----------|
| Condition | | Check one | Check one | |
| <input checked="" 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 1939 |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | (now restored to original appearance) | | |

Describe the present and original (if known) physical appearance

The structure at 1021 H Street is a large 2½ story wood frame residential building, Italianate in style. It is essentially symmetrical in form, with two wings flanking a projecting central entrance bay that contains a double arched window above the entry porch. The porch canopy is supported by fluted columns with Corinthian capitals, and frames the arched entry. Balustrades with turned posts flank the entrance stairs. Decorative corbels alternate with paneled soffits and support the eave overhang that encircles the building. The roof combines hipped and gabled roof forms. Wood quoins decorate the building corners. The building surface is shiplap and arched windows are crowned with hood moldings supported by consoles. A small one story shed-roofed projection extends to the east at the building's rear. The structure originally stood closer to the street on its lot but was moved to the back of the property in 1939 to allow new construction on the front of the lot. The moving of the structure, a few feet to the north, has altered its original siting and integrity of location somewhat. That move also allowed the construction of two structures at the front of the property that obscure the building. Although the relocation of the structure toward the back of its lot has affected its original integrity of location, the structure remains on the original lot and retains its initial H street orientation. The construction of two buildings on the front of the lot has affected the character and feeling of the structure's original garden setting. These structures also obscure the building from street view and affect its original relationship to the street. Any structure that was once associated with the building in a streetscape is now gone.

During an unsympathetic remodeling, the facade of the structure was stripped of ornamentation and stuccoed, and the entrance balustrades of turned posts encased and also stuccoed. Additions to the house were made on the east and west when it was converted to apartments in 1923. Changes to the rear, including interior floor level modifications, also apparently took place in the 1920's. These alterations have been corrected in a recent restoration of the building. A rear stairway has been added and the one story projection on the northeast replaces the original conservatory or sun porch of similar size and shape. Plaster over the original brick foundation has been re-surfaced with concrete. While the interior has been converted into four individual apartments, the structure has been restored as closely as possible within the confines of the new uses, to its original ornamentation and appearance.

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 checked="" type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1871 **Builder/Architect** Unknown

Statement of Significance (In one paragraph)

Constructed in 1871 and recently restored, the Julius Wetzlar House is one of the best remaining representatives of its style and type in Sacramento. A handsome Italianate structure with some particularly fine ornamentation, it is a good example of its era of construction and constitutes an unusually large residential survivor in its downtown setting. It is an important remnant of the grand residences that once graced this neighborhood and its illustrious residents which included judges, governors, and prominent businessmen.

The structure also possesses historical associations of both local and statewide importance. The house was built between 1870 and 1871 by one of Sacramento's founders, the German immigrant Julius Wetzlar. Wetzlar was first associated with Sam Brannan in the C.C. Smith and Co. store which operated at Sutter's Fort before the Gold Rush. Through financial manipulations and various enterprises, he came to hold huge blocks of Sacramento real estate. He served as insurance broker, real estate agent, trustee of the Sacramento Valley Bank, and manager of Home Mutual Insurance Co.

In 1879-80, the house and property were sold to Stephen Boutwell. Boutwell was a retired sheep raiser and farmer, and an early member of the Sacramento Pioneer Association.

Judge Samuel Denson took up residence in the home in 1889. Denson served as legislator and district attorney in Nevada prior to his Sacramento election as City Superintendent of Schools and president of the first City Library Board. In 1880 he became a Superior Court Judge.

Amos Catlin, an attorney and early State Senator, owned the house in 1891. Catlin was particularly noteworthy for his 1854 introduction of a bill establishing Sacramento as the permanent State Capitol. He also developed large holdings of Sacramento real estate. A well-known barrister who practiced law throughout the State, Catlin also served on the State Board of Equalization and as longtime editor of the Sacramento Record-Union.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property .367

Quadrangle name Sacramento East

Quadrangle scale 1:2400 7.5'

UMT References

A

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

B

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| Zone | | Easting | | | | Northing | | | | | | | | |

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| Zone | | Easting | | | | Northing | | | | | | | | |

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| Zone | | Easting | | | | Northing | | | | | | | | |

G

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| Zone | | Easting | | | | Northing | | | | | | | | |

H

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|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

Verbal boundary description and justification

See Continuation Sheet

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

state N/A code county N/A code

state N/A code county code

11. Form Prepared By

name/title Paula Boghosian

organization Historic Environment Consultants

date August 1982

street & number 2306 J Street

telephone 916 446-2447

city or town Sacramento

state California

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

title State Historic Preservation Officer

date 2/22/83 (letter)

For HCRS use only

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

Entered in the National Register

date 3/31/83

Keeper of the National Register

Attest:

date

Chief of Register

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

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CONTINUATION SHEET

1

ITEM NUMBER 9

PAGE 1

BIBLIOGRAPHICAL REFERENCES:

Sacramento Bee; Sacramento Guidebook, 1939.

Thompson & West, History of Sacramento County, Howell-North,
Berkeley, California, 1960. (First published in 1880).

Davis, Wm. J.; History of Sacramento County 1890, Lewis Publishing Co.

Sacramento Map Books: 1852,1855,1863,1866,1871,1874,1883,1885,1890,
1899,1909.

Sacramento Assessment Rolls: 1865,1870,1880,1885.

Sacramento City Directories: 1871-96, 1899, 1900.

Great Register: 1884, 1890.

1880 Census.

Sacramento Pioneer Association Membership Form.

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

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CONTINUATION SHEET

2

ITEM NUMBER 10

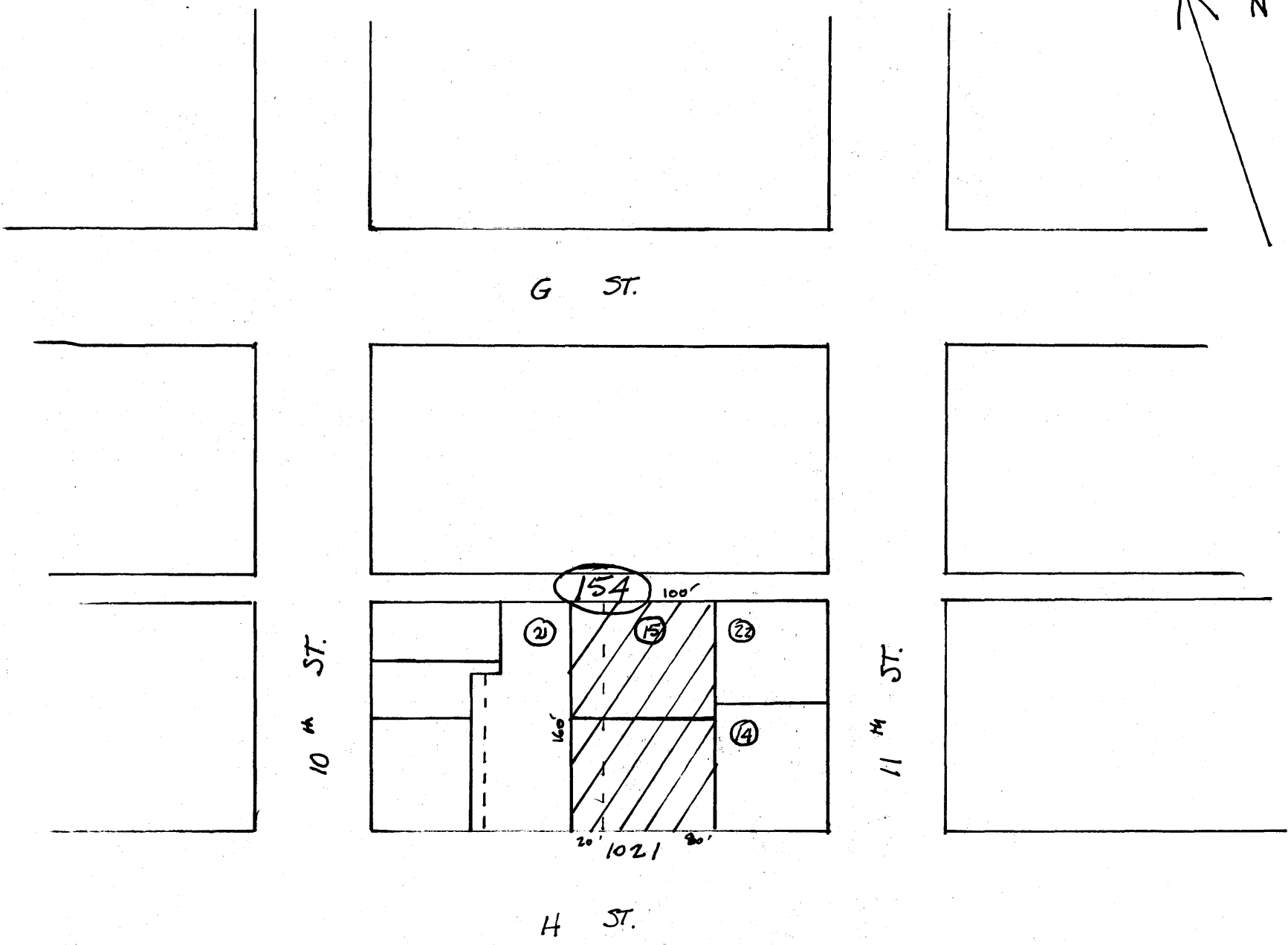
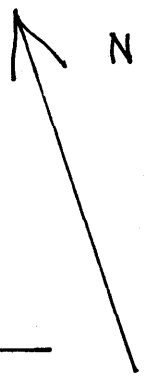
PAGE 1

VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION

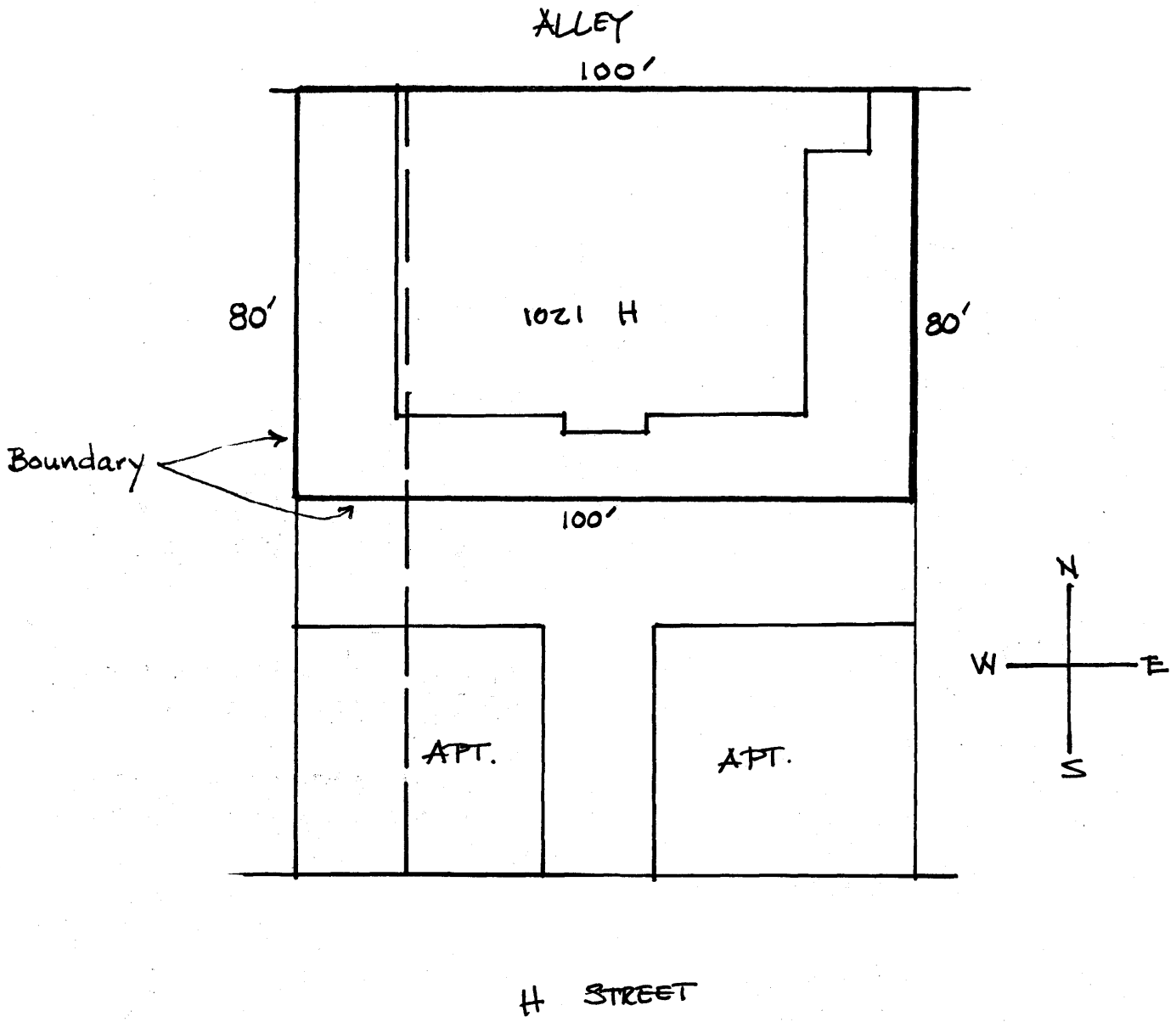
The nominated property is the rear half of parcel 002-154-1500, lot 6 in the block bounded by 10th, 11th, G and H Streets.

The northeast corner of the property lies at the intersection of the eastern boundary of the property (lot 6) and the alley between G and H Streets, 80' west of the southwest corner of the intersection of the alley and 11th Street. The property line extends to the south for 80', west for 100', then north along the western boundary for 80', then east along the alley for 100' to point of beginning.

The original parcel, lot 6 of this block, was enlarged by the addition of a 20' x 160' strip extending the length of the western side of the property. The house, originally sited nearer the front of the lot, now stands on the rear half of the property. Boundaries have been drawn to exclude the non-contributing newer apartment houses on the front half of the lot.



Julius Wetziar House
 1021 H Street
 Sacramento, CA 95814
 Parcel map sketch



Julius Wetzlar House
 1021 H Street
 Sacramento, CA 95814

Site map sketch

