

**United States Department of the Interior
National Park Service**

For NPS use only

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

received FEB 1 1985
date entered

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

1. Name

historic Charles Lais House

and/or common The Berglund House

2. Location

street & number 1301 H Street

N/A not for publication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 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 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	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" 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 The Berglund Trust

street & number 7343 Fairway Road

city, town La Jolla

N/A vicinity of

state California 92037

5. Location of Legal Description

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

street & number 901 G Street

city, town Sacramento

state California 95804

6. Representation in Existing Surveys

Sacramento Old City Comprehensive Survey of (Tax Certification, Part 1,4/19/82)
title Significant Structures has this property been determined eligible? yes no

date February 3, 1976

federal state county local

depository for survey records State Office of Historic Preservation, P.O. Box 2390

city, town Sacramento

state California 95811

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date N/A

Describe the present and original (if known) physical appearance

SUMMARY PARAGRAPH

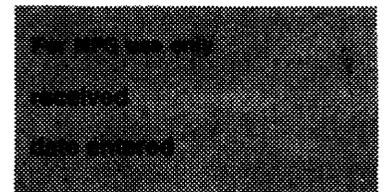
Situated on a prominent corner lot in the Old City section of Sacramento, the Charles Lais House is a 2-1/2 story detached dwelling of Queen Anne style. The building is generally of rectangular shape, approximately thirty-four (34) feet wide by eighty-seven (87) feet long (excluding staircases), containing a raised basement and two additional floors (three total) for a total of 6,500 square feet, plus an attic. Built of redwood frame construction with redwood drop siding, the house still retains its fine period ornamentation; typical architectural details and ornamentation of the Queen Anne style include slanted bays, gables with patterned shingles, sunbursts, scroll-work and several original leaded windows. The house has an unusual entrance with two exterior front porches and two side-by-side twin stairways which lead to two separate entrance doors on the second level. The house retains much of its historic appearance. The rear and roof were severely damaged by fire in 1980; repair work utilized the Secretary of the Interior's Standards. A compatible extension was added at the rear, and a missing stairway was replicated at the entrance. Original leaded windows and much of the interior decorative detail were preserved; where there had been fire damage, the interior was restored to the appropriate architectural style of the late 19th century.

One of the distinguishing features of the house is its raised basement and front with exterior twin staircases leading to two separate porches, allowing separate access to both the second (main) and third floors. Oddly, the porches have somewhat different designs yet each is common late 19th century styling. One porch has a gable with sunburst ornamentation and lattice work typical of the Oriental touches on architecture of this style; its entrance door leads to the central hall on the second floor. The other porch is circular with a covered turret roof supported by large carved newel posts and finial, common in the Queen Anne house; its entrance door leads directly to interior stairs to the third floor. Both porch staircases have been reconstructed with solid panel handrails and raised diamond patterns. There are two door entrances to the raised basement at the rear and on the east side.

Regarding other architectural details, the house has slanted bay windows at the front and west (street) side of the house with quarter sunburst brackets and turned pendants below the gables, which contain scroll-work and small attic windows. The steeply pitched hip roof is shingled and is offset over the rear of the house; the rear section has two gables, each with an attic window. Most windows in the house are wood double-hung sash windows, with the exception of several original leaded transom windows on the front of the house. Sunburst panels surmount several windows on the second level.

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The interior shows typical details of domestic architecture of the period. On each floor, a central hallway runs the full length of the house flanked by single rooms of a similar size. Many of the rooms on the second and third floors are connected by large sliding doors. In addition to the interior stairway to the third level at the front of the house, there is an interior stairway connecting all three floors at the rear of the building. The original decorative moldings, doors and drawing room door hardware, woodwork, and window sills are present in the front rooms of the house which were not damaged by fire. There are no outbuildings on the property.

The first major alteration to the original house occurred in 1947, at which time one of the two front exterior stairways was removed. The twin stairway entry was restored in 1982 to its original condition according to available evidence (old photographs). The rear of the structure and 50 percent of the roof structure were destroyed by fire in 1980 and were rebuilt in 1982 to resemble the historic appearance. At this time, the length of the house was extended several feet to accommodate an elevator, using trim and siding compatible with the historic appearance. Despite the fire, the frame construction of the house remained remarkably solid. Because of fire damage and years of neglect, many of the windows were replaced with the double-hung windows matching the originals as closely as possible. Many of the original leaded glass windows were preserved. Interior woodwork and decorative moldings in the fire-damaged rear rooms were reproduced to match the originals in the front rooms of the house. An entry door was enlarged and several large windows were installed at the rear of the house during the rehabilitation when the length was extended, but otherwise the house appears largely as it was when built in 1896.

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 Built in 1896 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Charles Lais house built in 1896 is significant for its architecture. It is a well-executed local example of Queen Anne styling, and an excellent example of the late 19th century residences which predominate in the "Old City" section of Sacramento. It is one of the best examples of this period architecture in the Sacramento area; its raised basement housetype is an important local architectural form necessitated by the floodplain on which such houses were built. Not quite so elaborate in ornamental detail as other Queen Anne examples, it represents the architectural adaptation to local characteristics and materials of the Sacramento Delta area. The building was rated of major architectural importance in the comprehensive survey of historic structures in the old Central City.

The structure of this house is in remarkable condition, considering its recent use and fire damage. The design integrity, hence the significance, of the house has been maintained, with the rebuilding of the roof and rear utilizing the important elements of its original design. The unique twin porch staircases and ornamentation have been restored according to old photographs.

The architecture of the house is given a rating of "major" in the Sacramento Old City Comprehensive Survey of Significant Structures, which was completed for the City of Sacramento by Charles Hall Page and Associates, February 1976.

Charles Lais commissioned the house to be built in 1896, while an employee of the Southern Pacific Railroad. His family occupied the main (second) floor, while the third floor was used as a rooming house. The use of the building as two flats (1301-1303 H Street) explains the twin porch staircases with separate entrances, which allows access to a stairway to the upper level without disturbing occupants on the main floor.

The Charles Lais family occupied the house until the death of Charles Lais, ca. 1930. At that time, the house was considered a "white elephant" and sold for use as a boarding house. In 1947, one of the twin porch stairways was removed as well as the upper front porch ornamentation; at this time the porch railings were covered over with plaster. The property continued to deteriorate, being used as a "flop house" providing shelter to vagrants, until a 1980 fire destroyed the back end of the house and 50 percent of the roof. The house was restored in 1982 utilizing the Secretary of the Interior's Standards for Rehabilitation.

9. Major Bibliographical References

Girouard, Mark. Sweetness and Light: The Queen Anne Movement, 1860-1900.
New York: AMS Press, 1978.

Whiffen, Marcus. American Architecture: A Guide to the Styles. Cambridge,
Mass: MIT Press, 1981. (Continued)

10. Geographical Data

Acreeage of nominated property .101 acre

Quadrangle name Sacramento East

Quadrangle scale 1:24000

UTM References

A

1	0	6	31	8	0	0	4	2	71	2	3	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

House occupies its original lot (40'x110') at the northeast corner of 13th and H Streets, Sacramento, CA Parcel 002-164-1500.

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

state	code	county	code
N/A		N/A	

state	code	county	code
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11. Form Prepared By

name/title M.F. Berglund, Ph.D. (OHP Staff Revision, 7/84)

organization University of California-Irvine date February 28, 1984

street & number Office: 7343 Fairway Road telephone (619) 459-2456

city or town La Jolla state California 92037

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 Melvin Mitchell-Wilson

title Deputy State Historic Preservation Officer date 1/2/85

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

Sharon Byers
Keeper of the National Register

date 2/28/85

Attest:
Chief of Registration

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Bibliography (continued)

Sacramento Old City Survey, Historical/Architectural Survey form for 1301-03 H Street, prepared by Charles Hall Page and Associates for City of Sacramento, Department of City Planning, 1976. (Copies also on file with the State Office of Historic Preservation.)



13th STREET

1301 H

40'

110'

H STREET

CHARLES LAIS HOUSE
1301 H Street
Sacramento, Sacramento County, CA