

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

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Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: American Cash Apartments/American Cash Store

Other names/site number: American Apartments; Bel-Vue Apartments

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1117 - 1123 Eighth Street

City or town: Sacramento State: California County: Sacramento

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B X C D

		<u>2/11/16</u>
Jenan Saunders/Deputy State Historic Preservation Officer		Date
<u>California State Office of Historic Preservation</u>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

3/22/2016
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Commercial Style

Sullivan-esque

Prairie School

Materials: (enter categories from instructions.)

Principal exterior materials of the property: brick

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The American Cash Apartments/American Cash Store building is located in Sacramento two blocks northwest of the California State Capitol building. The three-story rectangular-plan brick building with flat roof and projecting decorative cornice fronts onto Eighth Street north of its intersection with L Street. Buildings in the urban neighborhood occupy their entire parcels and share side walls. The area is characterized by two- to six-story commercial buildings, hotels, and multi-family dwellings that date from around the turn of the twentieth century. Taller buildings in the area have mostly been constructed since 1980. There are also a number of parking lots, vacant lots, and properties in the process of being redeveloped. The primary façade of the American Cash Apartments building is dominated by its heavy projecting cornice and paneled frieze below. The two upper stories are faced in tan brick laid in Flemish bond. Side and rear elevations are constructed of standard red brick laid in common bond. Above the first floor, windows are double-hung wood sash, and most are paired or in groups of three. Constructed in 1909, the building is a diminutive example of the Commercial Style that was developed by the Chicago School starting about 1875 and popular for commercial buildings through 1930. The building retains all aspects of integrity. Despite ground-floor alterations, the building retains most of its character defining design elements and materials. The first-floor retail spaces have been modified over the years to reflect changing requirements for commercial use. The building's important architectural features are on its upper stories, and this part of the building is virtually unaltered.

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Narrative Description

Exterior: west elevation

The primary façade of the American Cash Apartments building is on the west. Its dominant feature is its heavy projecting cornice with deep overhang that wraps around the front twelve feet of the north (side) elevation. The dramatic cornice is executed in sheet metal, with hooded flat “buttons” punctuating its molded fascia. More elaborately shaped round projections featuring a bulls-eye motif adorn the soffit, which is supported by tall decorative paired brackets, also sheet metal. The paneled frieze below is executed in tan bricks worked in diamond and cross motifs. The low relief of its monochromatic bricks gives the frieze a restrained elegance despite its intricacy. A soldier course topped by a projecting header course forms a subtle brickwork architrave between cornice and the building’s two upper floors.

Three paired groups of windows on each floor are flanked by two single windows at either end, and along with the decorative elements above form a perfectly symmetrical upper façade. The center window groups are formed by a double-hung six-over-one wood sash window flanked by much narrower four-over-one windows. The single lower sashes are slightly taller than the multi-paned upper sashes, and the narrow side windows are slightly angled, so that the assemblage forms a shallow bay window. Each window grouping has a small decorative metal balconet. Two single windows flank the grouped windows on each floor. They are simpler six-over-one windows with nearly square upper and lower sashes, and not as tall as the grouped windows. The deployment of multiple straightforward decorative elements in combination in the central window groups, as well as their careful proportions, work with the highly decorative cornice to give the building’s main façade a striking grace and formality despite its relatively modest size.

The ground floor, which has been heavily modified over decades of commercial use, is divided into three roughly equal retail spaces with a smaller entrance to the apartments above at the south end of the building. The northernmost retail space (1117 Eighth Street) was used for a bar and restaurant over the years, and is completely enclosed with used brick laid in stretcher bond, except for a single entrance at the northern end of the elevation. The circa 1990 retail-type door is fully glazed, surrounded by narrow sidelights, and framed with aluminum. The two commercial spaces in the center of the building (1119 and 1121 Eighth Street) have large aluminum-framed storefront windows and glazed double doors. The upper portion of the façade is stucco, and the lower portion is clad in a combination of historic glass tile and modern tile. The Bel-Vue Apartments entrance at 1123 Eighth Street also has glazed double doors framed in aluminum with a projecting metal awning over the entry, and is clad in the same materials as the storefronts to the north. A transom above the door says “Bel-vue Apt.” in gilded lettering.

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Exterior: north elevation

The north elevation, which faces the alley, lacks the decorative elements of the main façade, except for a roughly twelve-foot section of the building adjacent to Eighth Street that has tan brick and the decorative cornice. The standard red brick of the side elevation is laid in common bond, and the flat roof lacks overhang. Windows are fitted with six-over-one wood sash like those at the ends of the primary elevation, and the side windows are set in arched openings that are filled in around the square windows. Many are paired, and there are also a handful of smaller windows. There is a metal fire escape at the elevation's center, and a secondary entrance near its east end. There are three light wells along the elevation. Windows at the east end of the elevation are simple one-over-one wood sash. These windows are part of the eastern section of the building that was constructed after the main building and has a slightly lower roofline. Windows on the ground floor are boarded up.

Exterior: east elevation

The east (rear) elevation is immediately adjacent to neighboring buildings, and is not visible.

Exterior: south elevation

The south elevation is also adjacent to neighboring buildings, and only a small section of blank wall above the two-story building to the south is visible at street level. A recessed portion of the elevation has windows on the upper two floors that are higher than the neighboring building. There are similar windows on the upper portion of the eastern addition south elevation, which is also recessed. These windows are similar to those on the north elevation. They have been subject to weathering, and a number have been replaced with horizontal aluminum sliders or single hung metal sash.

Interior

The building was vacant at the time the nomination form was prepared, and access was extremely limited, so interior details described are based on the nomination preparer's review of photographs taken by Don Cox of Historic Environment Consultants for a 2010 report.¹ The building's apartments appear to have retained most of their original layout and interior decorative features. The interior of the building is not elaborate or richly decorative, and largely retains its appearance from the period when the American Cash Apartments building was originally occupied. The ground floor has only a very small lobby leading to a staircase. Layout of the second and third floors in the original 1909 section of the building is identical. Apartments are entered via an L-shaped hallway. Three light wells notched into the north elevation of the building, and a larger recessed area at the south, create an irregular plan that requires the individual units to each be laid out differently. The units on the south end of the building are generally smaller than those on the north. The interior of the 1910 addition to the

¹ City of Sacramento, "K Street Corridor, Historic Review and Assessment," Prepared by Historic Environment Consultants, 2010; Photographs taken in 2010 during preparation of the historic assessment provided by Don Cox.

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building was not accessible, nor were the ground-floor retail spaces that have been remodeled repeatedly over the years.

Although five one-bedroom apartments were partitioned to create smaller bachelor units, this appears to have been performed without altering the general floor plan or removing substantial amounts of historic fabric. The alterations that have occurred on the interior are mostly minor changes in materials or condition problems caused by deferred maintenance.

Typical interior alterations include: windows that have been painted over, plumbing and electrical installed on walls and ceilings, sheet vinyl flooring in bathrooms, and fluorescent lights installed in hallways and lobby. Plaster falling from the ceiling and rusted sinks are the most common condition problems. Original doors, door casings, window casings, moldings, and other woodwork have been retained throughout the building except in small areas. Most of this woodwork has, however, been painted.

The ground-floor entrance lobby is a narrow space roughly ten feet across that leads directly from the double street doors to the staircase to the second floor. It has plain wood paneling and original mail slots, and the small area otherwise lacks ornamental features. Simple wooden handrails are affixed to the walls on either side of the staircase. Fluorescent lights are installed in the ceiling, and plumbing and electrical lines are visible.

The second- and third-floor hallways have simple baseboards and molding about three feet high as well as crown moldings. Most woodwork is painted, and there are fluorescent lights and plumbing and electrical installed outside the walls as in the lobby. Floors are linoleum tile. The main staircase to the third floor, which is located above the entrance near the southwest corner of the building, has a simple painted balustrade with paneled newels. A second staircase between the floors is situated near at the east end of the building. It consists of concrete treads without risers and has a simple wrought-iron balustrade, and appears to have been installed after 1970.

Each apartment has a small foyer or hallway leading from the building hallway. There are operable transoms over the paneled doors, although several have been painted over. Larger units have built-in hall storage. The entry halls lead to small bathrooms and to sitting rooms. Bathrooms feature original claw-foot tubs and hanging wall sinks. Most toilets appear to have been replaced over the years. Flooring is either vinyl sheeting or linoleum tile. Many bathrooms, as well as some hallways and kitchens, have windows leading to interior light wells, and these have been painted over.

Most units feature pocket doors separating sitting rooms from bedrooms, and the largest units at the northwest corner of the building have coved ceilings above decorative picture rails. Some units also have plate rails in sitting rooms. Flooring varies among carpet, wood, or linoleum tile.

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The small kitchens have original built-in cabinets and cast-iron hanging sinks with attached drain boards. Stoves have been replaced with electric units.

Alterations and Integrity

Alterations

Almost immediately after it was occupied in 1909, the American Cash Store suffered an interior fire that required the building to be vacated. Repairs were completed in early 1910. The northeast section of the building, which was originally used as a warehouse for the store, was constructed the same year. In 1917, building owners had to make repairs after a second fire. About 1940, new building owners added insulation and other amenities to the building. Five of the apartments were each split into two smaller units about the same time. In 1954, the exterior façade at the ground floor was altered and the corner restaurant remodeled for a Chinese restaurant. After 1954, alterations to the building were minor, such as the addition of an awning in 1979. Most elements of the ground-floor façade appear to date from the 1954 remodel. The building has been mostly vacant since 2006, and very little work has been performed on the interior or exterior since that time. However, Vitrolite panels on the southern portion of the lower façade were removed circa 2010.²

Integrity

The American Cash Apartments building retains all seven aspects of integrity. Although the ground-floor storefronts were altered several times over the years as commercial tenants changed, most notably in 1954, the important architectural features of the original building are located on the upper stories. These elements include brick construction and original wood sash windows throughout the building, tripartite windows and tan brick with decorative frieze on the main façade, and the dramatic projecting cornice that is the building's most important ornamental feature. In addition, layout of the ground-floor storefronts, the interior layout of the apartments, and most of the original interior fabric of the building have also been retained. Therefore, the building retains integrity of design, materials, and workmanship. The building is in its original location and therefore retains integrity of location. Although there has been new construction in the neighborhood, the essential characteristics of the early twentieth-century street grid and urban environment remain. Many buildings in the immediate vicinity, such as the Hotel Berry across the street, date from the first decades of the twentieth century and would be recognizable to the building's early owners and residents. Therefore, it retains integrity of setting. Although the building is vacant, its original uses are apparent, and mixed commercial and residential activities remain in the neighborhood, therefore, it retains integrity of feeling and association.

² Insurance Engineering, Volume 19, Insurance Press, 1910, 56-58; *Building and Engineering News*, Volume 17, Issue 1, 1917, 103; *The Sacramento Bee*, 13 September 1940, 27; Sacramento City Council Resolution 79-293, 8 May 1979; City of Sacramento, "K Street Corridor, Historic Review and Assessment," Prepared by Historic Environment Consultants, 2010, 60-61.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

1909-1945

Significant Dates

1909

1910

1937

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Sellon, George C.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The American Cash Apartments/American Cash Store building is eligible for the National Register of Historic Places under Criterion A at the local level of significance in the area of Community Planning and Development. It was among the first local purpose-built apartment buildings with ground-floor retail, and as such introduced a new type of residential building to Sacramento. In the decades that followed its 1909 construction, many apartment buildings with similar features were constructed in Sacramento. The apartment building became an important residential building type in the first half of the twentieth century, allowing Sacramento to grow by increasing residential density in its downtown area and providing moderate-priced housing for working and middle class people within walking distance of jobs. The building is also eligible under Criterion C at the local level of significance in the area of Architecture, as the work of master architect George C. Sellon, who was California's first State Architect and designed many notable buildings during a career that spanned half a century. In addition, the building's main façade and ornamental cornice embody distinctive decorative characteristics of Sullivanesque architecture that Sellon introduced to Sacramento. Under Criterion A, the building's period of significance begins in 1909 with construction, and ends in 1945 at the close of World War II. After the war, the West End's decline and the growth of the suburbs meant that Sacramento's early apartment buildings lost popularity, and the American Cash Apartments building began to have numerous vacancies. Under Criterion C, the period of significance is 1909.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Sacramento and Neighborhood Development

The first European to permanently settle in the Sacramento area was John Sutter, a Swiss immigrant who came to the area in 1839. Sutter's Fort, located roughly a mile-and-a-half east of the neighborhood in which the American Cash Apartments building was later constructed, became a way station for immigrants travelling overland to California in the 1840s. When Sutter's employees discovered gold near the end of the decade, Sam Brannan and other speculators laid out Sacramento east of Sutter's Fort near the confluence of the American and Sacramento Rivers. Sacramento quickly became an important port and the gateway to California's gold fields. Its influence was confirmed in 1854, when the California legislature chose Sacramento as state capital. As the nineteenth century progressed, agriculture began to overtake mineral extraction as the most important economic pursuit in the Sacramento Valley. Completion of the trans-continental railroad in 1869 further established Sacramento as a hub for commerce.³

³ Sacramento Bird's Eye View," *The Daily Record-Union and Weekly Union*, 1890s; *Sacramento Daily Union*, 6 October 1881, 3 col.1; Sanborn Insurance Maps, Sacramento, California, 1895; Steven M. Avella, *Sacramento, Indomitable City* (Charleston, South Carolina: Arcadia Publishing, 2003), 41, 58.

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Although Sacramento's founders had platted a huge three square-mile area, early development was clustered around Sutter's Embarcadero just eight blocks to the west of the future site of the American Cash Apartments building. The location of the State Capitol on Tenth Street and the rail yards to the northwest meant that Sacramento's West End was the city's heart during the nineteenth century. Commercial activity concentrated at the western end of K Street and in the northern part of the neighborhood near the rail yards. During the nineteenth century, many residences were east of the Capitol, and were also mixed with businesses along K Street. As Sacramento's population grew around the turn of the century, however, K Street was transformed from mixed-use to a robustly commercial area, and single-family residences were pushed out. During the first two decades of the twentieth century, development densified the neighborhood with multi-story retail, office, hotel and apartment buildings replacing many smaller nineteenth-century buildings. Apartment buildings offered the convenience of residing near downtown businesses, moderate prices, and freedom from the maintenance required by home ownership. Although similar to the multi-story hotels that had been used for permanent residence as well as visitor accommodation since the late nineteenth century, apartment buildings featured bathrooms and often kitchens in each unit.⁴

Purpose-built apartment buildings had been common in New York and other populous cities for decades, but Sacramento retained a more traditional landscape of downtown hotels with single-family dwellings in less densely populated areas outside the city center. Without kitchens or private bathrooms, hotel rooms were much less suited to family life than other types of dwellings. Boarding houses, in which proprietors provided meals for their renters, were also popular. As Sacramento continued to grow at the close of the nineteenth century, two- and three-flat houses with separate apartments were used to increase residential density, and by the turn of the century they were a common local property type. Multi-flat buildings represented an evolution of single dwellings, however, rather than a new building form. Apartment buildings did not come to Sacramento until after the turn of the century, when developers began constructing multiple-family dwellings designed for permanent residence.⁵

American Cash Apartments/American Cash Store and Neighborhood History

The American Cash Apartments were constructed in 1909 in this context of residential growth and during the transition from hotels to apartment buildings as a popular multi-family residential building type in Sacramento. Although the Colonial Apartments around the corner at 7th and L Streets were built earlier that decade, the building essentially consisted of three connected wood-frame houses. Massing, materials, and stylistic details more closely resembled the single-family dwellings of the period than the multi-story urban apartment buildings that began to become common downtown after construction of the American Cash Apartments

⁴ Environmental Science Associates, "Historical Resource Impact Analysis Report, Sacramento Entertainment and Sports Complex," prepared by JRP Historical Consulting, October 2013, 13.

⁵ William Burg, *Sacramento's K Street: Where our City was Born* (Charleston, South Carolina: The History Press, 2010), 56.

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building. Another important difference was that the American Cash Apartments had retail space on the ground floor. The American Cash Apartments filled a niche by providing residential and retail space, and the building appears to have created a template for mixed commercial and apartment buildings in downtown Sacramento. Its second and third floors had a total of twenty-four apartments after the building was completed.⁶

O.F. Washburn, the proprietor of the American Cash Store, hired architect George C. Sellon to design the building that would house his retail operation. Orlando F. Washburn was born in Maine in about 1840, and had established an American Cash Store in Stockton before relocating to Sacramento. He opened his first Sacramento branch on K Street in 1885, and moved to the corner of Eighth and K Streets two years later. In 1901, Washburn formed a corporation with F.B. Fancher. Frederick Bartlett Fancher was born about 1852 in New York State. He lived in Chicago and was a farmer in North Dakota before becoming its Republican governor in 1898. Fancher retired to Sacramento for his health before going into business with Washburn. The partners commissioned the American Cash Apartments/American Cash Store building after outgrowing their former quarters, and it was completed in 1909.⁷

The American Cash Store had 67 employees and 17 delivery wagons after moving into the new building, and its departments included grocery, delicatessen, bakery, and hardware. The business suffered an interior fire in the early morning hours of November 7, 1909, not long after the building was occupied, and the American Cash Store had to temporarily relocate. The fire started in the basement, and caused \$65,000 worth of damage. By February of 1910, however, the business was back in its repaired building, called an “elegant home” by *The Sacramento Weekly & Alta California*. By 1912, James Hayes was running the American Cash Meat Market. In 1910, Washburn and Fancher constructed a three-story warehouse at the northeast corner of the parcel behind the American Cash Apartments/American Cash Store. Except for its slightly lower roofline, the building is identical to the American Cash Apartments/American Cash Store, and appears to have been designed by Sellon. The upper floors eventually became part of the apartments, while the ground floor was later used as a restaurant kitchen. In 1917, Washburn and Fancher had to make \$8,000 worth of repairs after a second fire caused damage to the central section of the building.⁸

When first constructed, the American Cash Apartments appealed to middle class renters. Although most California legislators had rooms in Sacramento hotels, several legislators kept apartments in the building in the decade after it was built. This list included Secretary of the Senate Walter N. Parrish of Stockton and Senator Henry H. Lyon in 1911, and William J.

⁶ William Ladd Willis, *History of Sacramento County, California* (Sacramento: Historic Record Company, 1913), 930-931.

⁷ Willis, 802, 930-931; *The Sacramento Weekly and Alta California*, 5 February 1910, 9.

⁸ Insurance Engineering, Volume 19, Insurance Press, 1910, 56-58; *The Sacramento Weekly and Alta California*, 5 February 1910, 9; Pacific Telephone & Telegraph Directory, Sacramento, 1912; *Building and Engineering News*, Volume 17, Issue 1, 1917, 103.

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Ferguson of San Francisco in 1921. More typical early residents of the building were middle or working class married couples. In 1920, its 40 residents were all European Americans and English-speaking, and most were native born. Occupations and income levels were diverse, though most were employees of local businesses, typically salespeople, clerks, and bookkeepers. Some were proprietors of their own ventures, including a saloon owner, a married couple (both physicians) who operated a pharmacy, and a 27-year-old woman who ran a farm. About half the women in the building—all of whom were either married or boarding with a married couple—were employed, which was higher than average for Sacramento during this period. No children lived in the building and many of its residents were under 30, so the high concentration of young adults may account for the number of working women. No one in the building lived alone: single, widowed, or divorced people boarded with others, who were usually, but not always, relatives.⁹

In the decades after the building's construction, its West End neighborhood began a long, slow decline. The area had long been home to Sacramento's ethnic communities, including sizable populations of Mexican and Japanese immigrants as well as recent arrivals from Eastern and Southern Europe. As these communities grew, they remained confined to the West End by racial discrimination and economic conditions even as the older housing stock they occupied deteriorated. The West End was the oldest part of Sacramento, and as the city expanded institutions like churches moved farther from their original rough riverfront neighborhoods. This process further concentrated bars, hotels, and illicit activities on the West End.¹⁰

By 1919, O.F. Washburn, who would have been about 80 by this time, was no longer involved with the American Cash Store, and F.B. Fancher had become President. U. Ahronheim and J.W. Damkroger were also officers. In the 1920s, the American Cash Store was part of a meat dealers' union that was devoted to suppressing Asian-owned markets and stirring up anti-Japanese sentiment, and advertised as a butcher shop run by American citizens, despite its proximity to Sacramento's West End Japantown. The American Cash Store was gone by the end of the decade, although the new businesses in the building continued its original uses. In 1929, W.J. Atkinson ran a butcher shop, H. King a grocery store, and Muzio French & Italian Bakery occupied the third storefront. During the 1930s a hat cleaner and a business called "Sanitarium System of Baths" moved into the building.¹¹

Apartment dwellers were a mix of middle and working class people in the 1930s. The American Cash Apartments was a respectable address, with mechanics, clerks, and news vendors living there in the early 1930s. In 1938, the building was home to a doctor, a nurse, a state

⁹ California Legislature, "Final Calendar of Legislative Business" (Sacramento: Superintendent State Printing, 1913), 7; U.S. Census, Sacramento, California, 1920.

¹⁰ Environmental Science Associates, "Historical Resource Impact Analysis Report, Sacramento Entertainment and Sports Complex," prepared by JRP Historical Consulting, October 2013, 17.

¹¹ Sacramento City Directory, 1919; Sacramento Meat Dealers Union, "Facts and Figures," Volume 2, Number 4, 1 January 1925, 2.

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commissioner, and two department store managers as well as eight bartenders, three clerks, two railroad workers, and six laborers. Although the building was still a viable option for middle class people, there were more working class residents than during the building's first decade. The demographic shift may have been caused more by the economic disruption of the Great Depression than deterioration of the building. The building was called the American Cash Apartments, or more simply, American Apartments, until 1936, several years after the American Cash Store closed. In 1937, the building's name changed to the Bel-Vue Apartments. The Spillman-Callister Real Estate Company acquired the building around this time, and probably changed the name to signal new ownership.¹²

During World War II, the apartments remained popular. This is likely due at least in part to the housing crunch of that era. The Spillman-Callister Company invested in upgrades and also heavily advertised the building. In the early 1940s, *Sacramento Bee* ads touted the Bel-Vue's new insulation and proclaimed it "30 degrees cooler." Steam heat and refrigeration were also advertised amenities. Other downtown apartment buildings offered similar features during this period. Circa 1940, a handful of the original 24 units were divided to create smaller bachelor apartments. This appears to have been accomplished by adding partitions and did not involve major changes to the layout. The Bel-Vue Apartments were almost always fully rented in the 1940s.¹³

Since the early 1930s, the corner storefront at 1117 Eighth Street had housed restaurants and bars, starting with a Chinese American restaurant called the Dragon Café about 1930. In 1933 as Prohibition was ending, J.C. Caffaro applied for a restaurant and "Non-intoxicating Alcoholic Beverage License" for the space. Prosperity Corner appears to have opened in the space after receiving the liquor license. Until at least 1946, the corner retail unit at 1117 Eighth Street was home to the sandwich shop and bar, which featured live music and strip-tease acts.¹⁴

In 1947, the Spillman-Callister Company sold the building to the Louie Fong Fong Association, a Chinese benevolent society that bought the building as an investment. W. Fong Wue was its president, and some members of the association moved in to the apartments after the purchase. A Chinese restaurant named New Tienstin Café moved into the Prosperity Corner space after the sale. In 1954, the space was remodeled into another Chinese restaurant called the Cathay House. The three storefronts at 1117, 1119, and 1121 Eighth Street were remodeled at the same time, along with the entrance to the Bel-Vue Apartments at 1123 Eighth Street. Most of the exterior fabric of the ground floor including the used-brick façade at the corner dates from this period. In 1966, Cathay House was remodeled by Holland Fong and Cecil Kwok according to plans created by Carter Sparks and William Le Noir, just one of many remodels to the retail spaces over the decades. The partners opened a cocktail lounge and Chinese

¹² Burg, *Sacramento's K Street*, 56, Sacramento City Directories, 1930-1939.

¹³ *The Sacramento Bee*, 13 September 1940, 27; 7 March 1941, 30; 16 July 1943, 20; 13 December 1946, 27.

¹⁴ *Billboard Magazine*, "Soldiers Bring Prosperity to Sacramento Spots; Acts Profit," 9 October 1943, 9.

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restaurant called Holly and Cecil's in June, 1966. In the 1980s, the corner location was home to a bar named Eilish's popular with Republican legislators.¹⁵

A dentist named Shue Wong moved into the storefront adjacent to the Bel-Vue apartment entrance in 1955. At this point, Cathay House was on the corner and Fong's Fountain Restaurant, which served American and Chinese food from 1940 until at least 1969, was in the middle storefront. Although his address is listed as both 1121 and 1123 Eighth Street over the years it appears that the numbering system changed and Dr. Wong did not move offices in the building. He practiced in the building until at least 1973.¹⁶

After World War II, developers began building large tracts of single-family dwellings in Sacramento's suburbs, and living downtown fell out of fashion for middle class people. Sacramento's newspapers routinely derided the West End as a refuge for undesirables during this era, pressuring the city to clean up the oldest part of Sacramento. By 1950, Sacramento City government was strongly in favor of West End redevelopment. As the wartime housing shortage eased in the 1950s, early twentieth-century apartment buildings like the Bel-Vue became much less desirable. By 1955, five of the units had each been split into two apartments. The units appear to have been partitioned without other major interior alterations.¹⁷

If the smaller units were meant to make the apartments easier to rent out, the strategy does not appear to have been successful. According to the Sacramento Directory, ten apartments were vacant in 1955, and only 13 people lived in the building, in contrast with two decades earlier when at least 24 people lived there. At this point, all the building's residents lived solo, in contrast to the early years when two or three people lived in most units. Less than half listed occupations, suggesting a number of residents may have been retired. Those that did work operated small businesses or worked as clerks or laborers as in earlier decades. About a third of the Bel-Vue's residents were Asian Americans at this point.¹⁸

Despite Sacramento city officials' commitment to redevelopment, many of their slum clearance, public housing, and commercial redevelopment plans were never fully realized. However, they did manage to raze many historic buildings during this period. The demolitions created lots for the 25 new buildings developers constructed in the West End between 1960 and 1980. When the old residential hotels along Sacramento's waterfront that had housed the poor were demolished in an attempt to clean up that neighborhood, their residents moved into the neighborhood around the Bel-Vue. Although its integrated kitchens and baths meant that

¹⁵ *The Sacramento Bee*, 6 January 1947, 2; 19 June 1966; City of Sacramento, "K Street Corridor, Historic Review and Assessment," prepared by Historic Environment Consultants, 2010.

¹⁶ Sacramento City Directories, 1953-1973.

¹⁷ William Burg, "A Last Look at the Bel-Vue," *Midtown Monthly: Sacramento & Beyond*, 22 August 2009, <http://www.midtownmonthly.net/life/a-last-look-at-the-bel-vue/>, Midtown Monthly, accessed September 23, 2015.

¹⁸ Sacramento City Directory, 1955.

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the Bel-Vue never became a magnet for a transient population like many nearby hotels, by mid-century it no longer housed state legislators and business owners.¹⁹

Unlike many apartment buildings and hotels of its era, the interior of the Bel-Vue was never extensively remodeled, and in 1982 the City of Sacramento added the building to its local historic register. After the alterations in 1954, changes to the building were mostly minor alterations such as an awning in 1979 and an interior remodel of the restaurant at 1119 Eighth Street in 1997.²⁰

By the early 2000s, developers and city officials had begun making plans to demolish and redevelop the American Cash Apartments building. When the City of Sacramento's Redevelopment Agency acquired the building in 2006, it was home to Panda Garden Chinese restaurant on the corner and retail businesses in the other storefronts. At this point, there were 27 apartments in the building, five of which were bachelor or studio units. Over half of the apartments were occupied. The Redevelopment Agency stated that the apartments had "not been maintained," called the area blighted, and put forward plans to redevelop the building. The agency evicted the remaining residents and two retail businesses. By 2009, Panda Garden on the corner was the only tenant of the building. The restaurant subsequently closed and the storefront remains vacant.²¹

American Cash Apartments Architecture and George Clinton Sellon

George Clinton Sellon was born in San Francisco in 1881 to Latrobe and Grace Sellon. His father, who was born in Marysville during the Gold Rush, worked for a railroad and later as a telegraph operator. The telegraph company promoted Latrobe Sellon and transferred him to Chicago in 1894, and George attended high school there. He studied architecture at the Chicago Art Institute, and by the age of nineteen George Sellon was working in a Chicago architect's office. He married Margaret Hughes, an Illinois native, in 1904. Two children, Walter and Virginia, were born about 1906 and 1908.²²

Sellon operated his own architectural practice in Chicago until 1906. Although his Chicago career was brief, he was active during this period, designing a three-story brick and stone apartment building in 1903 as well as two apartment buildings the following year. His only known extant Chicago work is a house on 321 North Menard Avenue on the west side, also built

¹⁹ Burg, "A Last Look at the Bel-Vue," 2009; Environmental Science Associates, "Historical Resource Impact Analysis Report, Sacramento Entertainment and Sports Complex," prepared by JRP Historical Consulting, October 2013, 15-18.

²⁰ Sacramento City Council Resolution 79-293, 8 May 1979; City of Sacramento, Building Permit, Restaurant Remodel Interior, November 26, 1997.

²¹ City of Sacramento, "Replacement Housing Plan for Bel-Vue Apartments," City of Sacramento, Redevelopment Agency, 17 October 2006.

²² Willis, 828-829; *The Sacramento Bee*, "George C. Sellon Ex-State Architect Dies in Livermore," 14 October 1954, 8; U.S. Census Records, Cook County Illinois, 1900.

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in 1904. Sellon returned to San Francisco after the 1906 earthquake as part of a delegation of architects. He served as the first California State Architect between 1907 and 1909, a position that was created in response to the devastation of the San Francisco earthquake of 1906. His salary as State Architect was initially \$4,000 and then raised to \$4,800 in 1908, which was still less than an architect would earn in private practice. Sellon continued to work on private commissions while employed as the State Architect. By 1907, he had formed a partnership with E. Charles Hemmings in San Francisco, and the partners opened a Sacramento practice in 1908. During his brief tenure as State Architect he was able to design several notable buildings, including the Sonoma State Home for Feeble-minded Children, Agnews Insane Asylum, San Quentin Prison, and the State Normal School at San Jose, later part of San Jose State University. In addition to the architectural significance of these buildings, Agnews and San Quentin were both designed according to the most progressive practices of the day, and each was recognized as a model institution of its type.²³

Although Sellon alone had been named State Architect in 1907, contemporary publications referred to Sellon, Hemmings & Parker as State Architects and attribute Agnews and the dormitories for the state university at San Luis Obispo to the firm. Parker is named as a partner in only one or two sources, and research has revealed little about his contribution to the firm. The partnership designed the manufacturers' pavilion for the State Agricultural Society in 1908. Southern California projects included a state hospital in San Bernardino and a teachers' training school in San Diego. The half-million dollar Sacramento Hotel, constructed of reinforced concrete and completed about 1910 (no longer extant) was also a Sellon & Hemmings commission. Sellon & Hemmings designed a hospital for the blind in Oakland, constructed in 1912. The two architects dissolved their practice in August, 1909, although several of their designs were constructed after the partnership ended. Hemmings went on to a notable career as a solo architect, with a number of important commissions over the ensuing decades.²⁴

Sellon's private commissions brought him criticism in his role as State Architect, and after the legislature passed a resolution to prevent the State Architect from working on his own designs, Sellon resigned. He publicly announced his resignation on May 1, 1909, citing the increasing demands of his private practice and denying that there had been friction with the State Engineer as had been reported elsewhere. He formed a private architectural practice in Sacramento in 1909. The firm later became Lionakis, still an active architectural practice. The American Cash Apartments/American Cash Store Building was one of Sellon's first private

²³ Willis, 828-829; Polk Directory, San Francisco, 1907, 1908; A.I. Whitney and Fred W. Jones, "Architect and Engineer," January-December, 1919, 120; National Register of Historic Places Nomination Form, Cranston-Geary House, prepared by Historic Environmental Consultants, 12 August 1997, Section 8, 3; National Register of Historic Places Nomination Form, Agnews Insane Asylum, prepared by Jacob van Heeckeren and Liz Homes, 7 January 1997, Section 8, 1.

²⁴ "The American Architect and Building News," New York, Vol. 94, July-December 1908, 20; "Engineering-Contracting" (Chicago: Myron C. Clark Publishing Company) Vol. 30, July-December 1908, 36; "The Western Architect," Vol. 36, Minneapolis: January-December 1912.

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commissions in Sacramento. He designed the Cranston-Geary mansion in Sacramento's fashionable Boulevard Park neighborhood the same year. Sellon was an unusually energetic architect, often working on multiple commissions simultaneously. He designed six county courthouses in Northern California between 1917 and 1954. 1919 was a typical year in terms of output for Sellon, when he designed school buildings in Davis, Corning, and Elk Grove, California, and Lovelock, Nevada, as well as the Plumas County, California Courthouse and an industrial building in Reno, Nevada. His best-known Sacramento design is the headquarters for the California Western States Life Insurance Company, later the Citizen Hotel, at 926 J Street. One of the earliest local skyscrapers, it was constructed in 1925. Sellon kept his architecture office in the building from the 1930s through 1953. He died in Alameda County in 1954.²⁵

Sellon's career spanned half a century, and he designed buildings for a wide variety of uses including institutional, commercial, single-family dwellings, and multi-family domestic buildings. He was comfortable with a broad design idiom, utilizing elements of a wide variety of architectural styles as dictated by the imperatives of different building types. He adapted to changing fashions over his long career, and cannot be said to have a signature style. The large public buildings he designed as State Architect referenced monumental classical and European architecture, looking to history for the grandeur required by buildings that symbolized the power of the state. Although better known for his commercial and institutional works, he also designed several houses: a single-family dwelling in Chicago, the Sacramento Cranston-Geary house in 1909, and at least three early-1920s Sacramento houses (including his own.) The National Register-listed Cranston-Geary house blends Prairie and Craftsman influences, while his other domestic designs reference Tudor and Colonial Revival styles.

As Sellon aged, he kept up with architectural innovation, and used modernist styles late in his career. A children's health clinic built in 1940 at the intersection of 33rd Street and 5th Avenue in Sacramento and the Nevada City Courthouse both exhibit elements of Streamline Moderne style. Near the end of his career, Sellon adopted the clean lines and minimal ornamentation of Mid-century Modernism for a high school gymnasium in Benicia. Sellon continued to actively pursue commissions into his 70s, and by the time of his death in 1954 he had designed over 100 Northern California school buildings in addition to his other works.

An early biographer attributed his design talent to having lived in Sacramento, San Francisco, and Chicago in his youth, observing and absorbing his architectural surroundings in all three. Despite his facility in a variety of styles, seventy years after Sellon's death it seems that Chicago was the most important of these influences early in his career. Living and studying in Chicago during his education as an architect and first years of practice, Sellon was exposed to that city's most influential architects, who were among the most important nationwide at the turn of the

²⁵ Willis, 828-829; *The Los Angeles Herald*, "Says Increase of Private Practice and not Alleged Friction is the Cause," 2 May 1909; Lionakis History, Lionakis, 2015, <http://www.lionakis.com/S3-HISTORY-69.aspx>, accessed July 20, 2015; U.S. Census Records, Sacramento, 1920; Don Cox and Paula Boghosian, *Sacramento's Boulevard Park* (Charlston, South Carolina: Arcadia Publishing, 2006), 74.

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twentieth century. Sellon is said to have studied with Frank Lloyd Wright, and Wright's influence can be seen in Sellon's blend of Craftsman and Prairie School elements incorporated into the Cranston-Geary house. Louis Sullivan, however, appears to have been even more influential on the young Sellon.²⁶

Sullivan was among the most charismatic and articulate of the architects that began rebuilding Chicago after the great fire of 1871, a group that became known as the Chicago School. Sullivan is famous for his phrase, "form ever follows function," usually slightly misquoted as "form follows function." He is also known for his development of the skyscraper. His formula, which became known as Commercial Style architecture, called for a tripartite division of tall office buildings with clearly delineated base, shaft, and cap. Organized hierarchically, Commercial Style buildings had their most heavily ornamented elements at the cap. In Sullivan's designs these tended to be intricate floral motifs. Other characteristics of Commercial Style included flat roof, deep overhanging cornice, steel structure clad in masonry, and wide three-part windows to let in light.

The American Cash Apartments/American Cash Store building was Sellon's first solo commercial design constructed in California. Although it is not a steel-frame building or a skyscraper and therefore not a pure example of the style, it exhibits strong elements of the Commercial Style associated with the Chicago School. These ideals were realized in Sullivan's Wainwright Building in Chicago and his Guaranty Building in Buffalo. Sullivan-esque characteristics of the American Cash Apartments include its flat roof with deeply overhanging eaves and highly ornamented cornice, the most essential decorative features of the style. Although diminutive in comparison with Commercial Style skyscrapers, the building exhibits tripartite division with a ground-floor base, shaft consisting of the two upper floors, and heavy decorative cornice at the cap. The ornate cornice and frieze is the most heavily ornamented portion of the building, and draws the eye upward, a Sullivan-esque element. Windows at the center of the building's main façade are Sellon's interpretation of the three-part Chicago window, with a large operable window at the center—rather than fixed center windows more commonly used in skyscrapers—flanked by two narrower operable windows.²⁷

The American Cash Apartments/American Cash Store building was groundbreaking in Sacramento, inspiring many imitators in the years immediately following its completion. It appears to have been one of the first, if not the very first, purpose-built apartment building in Sacramento that featured multiple-family housing above ground-floor commercial space. Many more were built in the next decades downtown and on the West End as Sacramento grew and its density increased, including the Maydestone, Merrium, El Cortez, Howe, Ransohoff's/Parkview, and Lewis buildings. Sellon's deployment of Commercial Style

²⁶ Willis, 829; *The Sacramento Bee*, "Fine English Home designed and built by George Sellon," March 18, 1940, 21.

²⁷ Encyclopedia of Chicago, "Architecture: The First Chicago School," The Encyclopedia of Chicago, 2004, <http://www.encyclopedia.chicagohistory.org/pages/62.html>, accessed September 24, 2015.

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architecture was no less influential. Between 1910 and 1926, several notable hotels and apartment buildings were constructed in this style in Sacramento. Though both buildings were somewhat larger, the Hotel Clayton (Charles W. Dickey) and Sellon's own Ransohoff's Store/Parkview Apartments building were both remarkably similar to the American Cash Apartments when completed. Constructed within a year of the American Cash Apartments, both buildings feature the tripartite division and heavy cornice of Sellon's 1909 design, and both utilize similar decorative diamond motifs. Ransohoff's was remodeled in the 1930s and became the Bon Marché Department Store.

In 1912, E.C. Hemmings designed the four-story Pacific Gas & Electric building, sometimes attributed to Sellon. The Merrium Apartments building, designed in 1913 by Clarence Cuff and listed on the National Register in 1990 before being demolished the following year, features a heavily overhanging and intricately ornamented cornice that is clearly related to the American Cash Apartments building. In 1914, with his partner Diggs, Cuff designed the National Register-listed Traveller's Hotel that also features a flat roof and intricate cornice. Cuff, who was originally from Buffalo, has previously been credited with inspiring Sellon, but his Commercial Style buildings were constructed several years after the American Cash Apartments and the influence is likely to have flowed in the opposite direction. Two taller Sacramento buildings display Sullivanesque characteristics more closely aligned with those utilized by Midwestern practitioners of Commercial Style Architecture. The California Fruit Exchange Building (Charles S. Kaiser, 1914) and the Western States Life Insurance Building (1925), one of Sellon's best-known designs, are both over ten stories. With two-story bases and caps as well as multi-level shafts, these buildings express the verticality of Commercial architecture that was lacking in Sacramento's earlier, more diminutive versions of the style.

Partial list of George C. Sellon designs

In general order of construction; dates indicated where known

As State Architect:

Sonoma State Home (NRHP)

Agnews Insane Asylum, Santa Clara, 1908 (portions built later based on 1908 designs, NRHP)

State Normal School at San Diego

California Building, Alaska-Yukon Exposition

San Quentin Prison

State Normal School at San Jose (now San Jose State University)

Boys' Dormitory & other buildings at Cal Poly San Luis Obispo, 1909

Teacher Training Building, San Diego State Normal School, 1910

Private Practice:

Apartment Building, 3206-08 Magnolia Avenue, Chicago, 1903

321 North Menard Avenue, Chicago, 1904

Manufacturers Pavilion, State Agricultural Society (with Hemmings), 1908

Charlemagne Apartments, San Francisco

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Cranston-Geary House, Sacramento, 1909 (NRHP)
Hotel Sacramento (with Hemmings), 1909
American Cash Apartments/American Cash Store, 1909
Ransohoff's Store/Parkview Apartments, Sacramento, 1910
Granite School, Folsom, 1912
Oakland Hospital for the Blind (with Hemmings), 1912
Inverness Building, Sacramento, c1912
Hagelstein Building, Sacramento, c1912
California State Fairgrounds Building
California Almond Growers Building
Sacramento County Hospital
Lassen County Courthouse, Susanville, 1917 (NRHP)
Grammar School, Isleton, 1920
Plumas County Courthouse, 1920
Tehama County Courthouse, 1920
Bank of Italy, Sacramento, c1921
George C. Sellon House, Sacramento, c1924
Norman Thorpe House, Sacramento, c1924
Dr. C.H. McDonnell House, Sacramento, c1924
Western States Life Insurance Building, Sacramento, 1925
Benicia's City Hall, 1925
Colusa High School and Grounds, 1926 (NRHP)
Lewis Apartments, Sacramento, 1926
Ramona Building, Sacramento, 1930
Nevada County Courthouse, Nevada City, 1931 (NRHP district contributor)
Auburn City Hall-Fire House, 1935 (NRHP)
City Hall, Nevada City, 1937
Auburn City Hall, 1937
Amador County Courthouse, 1939
Children's Health Clinic, Sacramento, 1940
Robla Elementary School, Sacramento, 1953
Maple Avenue Elementary School, Sacramento, 1953
Veterans Memorial Building, Nevada City, 1953
Sierra County Courthouse, 1954

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Sacramento Public Library Sacramento Bee Historic Collection

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property less than one acre

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.579171 Longitude: -121.496735

Verbal Boundary Description (Describe the boundaries of the property.)

The property is the northeast half of Sacramento County Assessor Parcel Number 006-0098-021-0000 and the northeast third of 006-0098-014-0000, adjoining parcels located southeast of the intersection of Eighth Street and Kayak Alley in Sacramento, California.

Boundary Justification (Explain why the boundaries were selected.)

The property boundaries include all of the American Cash Apartments/American Cash Store building constructed in 1909 as well as the addition originally constructed as a warehouse for the building in 1910. Three buildings are immediately adjacent to the American Apartments on the southwest portions of the two parcels are not included. Although the buildings on the block all share walls in this densely built-up urban area, they are separate buildings with different land-use histories.

11. Form Prepared By

name/title: Kara Brunzell

organization: Brunzell Historical

street & number: 1613 B Street

city or town: Napa state: California zip code: 94559

e-mail kara.brunzell@yahoo.com

telephone: (707) 290-2918

date: August 2015; Revised November 2015

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: American Cash Apartments/American Cash Store

City or Vicinity: Sacramento

County: Sacramento

State: California

Photographer: 1-18 Kara Brunzell

19-29 Don Cox

Date Photographed: 1-18 August 2015

19-29 December 2010

NOTE: Due to extremely limited interior access in 2015, file includes interior photographs taken for 2010 evaluation

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 29. North and west elevations, camera looking southeast.

2 of 29. Neighborhood setting with north elevation of American Cash Apartments left of frame, camera looking south.

3 of 29. Neighborhood setting, camera looking southwest.

4 of 29. North elevation, camera looking south from corner of K and Eighth Streets.

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- 5 of 29. North elevation and lower portion of northwest corner of building, camera looking southeast.
- 6 of 29. Upper north and west elevations, camera looking south.
- 7 of 29. West elevation, camera looking east.
- 8 of 29. Upper north and west elevations, camera looking southeast.
- 9 of 29. Detail, cornice at northwest corner of building, camera looking west.
- 10 of 29. Detail, cornice and upper façade, camera looking northeast
- 11 of 29. Detail, cornice and decorative windows at center of upper façade, camera looking east.
- 12 of 29. Detail, cornice and decorative windows at north end of upper façade, camera looking east.
- 13 of 29. Detail, cornice and decorative windows at south end of upper façade, camera looking southeast.
- 14 of 29. West and south elevations with adjoining building to the south right of frame, camera looking northeast.
- 15 of 29. Detail, Bel-Vue Apartments entry at south end of main elevation, camera looking east.
- 16 of 29. Detail, Storefronts at center of main elevation, camera looking east.
- 17 of 29. Storefronts on main elevation, camera looking southeast.
- 18 of 29. Detail, Storefront entryway at north end of main elevation, camera looking east.
- 19 of 29. Detail, Staircase from first to second floor, camera looking west.
- 20 of 29. Detail, Staircase from second to third floor, camera looking south.
- 21 of 29. Detail, Second floor main hallway, camera looking east.
- 22 of 29. Detail, Doorways from second floor hallway, camera looking northwest.

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- 23 of 29. Detail, Doorway, closet and bathroom in second floor apartment, camera looking south.
- 24 of 29. Detail, Bathroom in second floor apartment, camera looking southeast.
- 25 of 29. Detail, Doorway in second floor apartment, camera looking south.
- 26 of 29. Detail, Crown molding and doorway in second floor apartment, camera looking southeast.
- 27 of 29. Detail, Ceiling in second floor apartment, camera looking north.
- 28 of 29. Detail, Window in second floor apartment, camera looking west.
- 29 of 29. Detail, Sink and storage unit in second floor apartment, camera looking south.

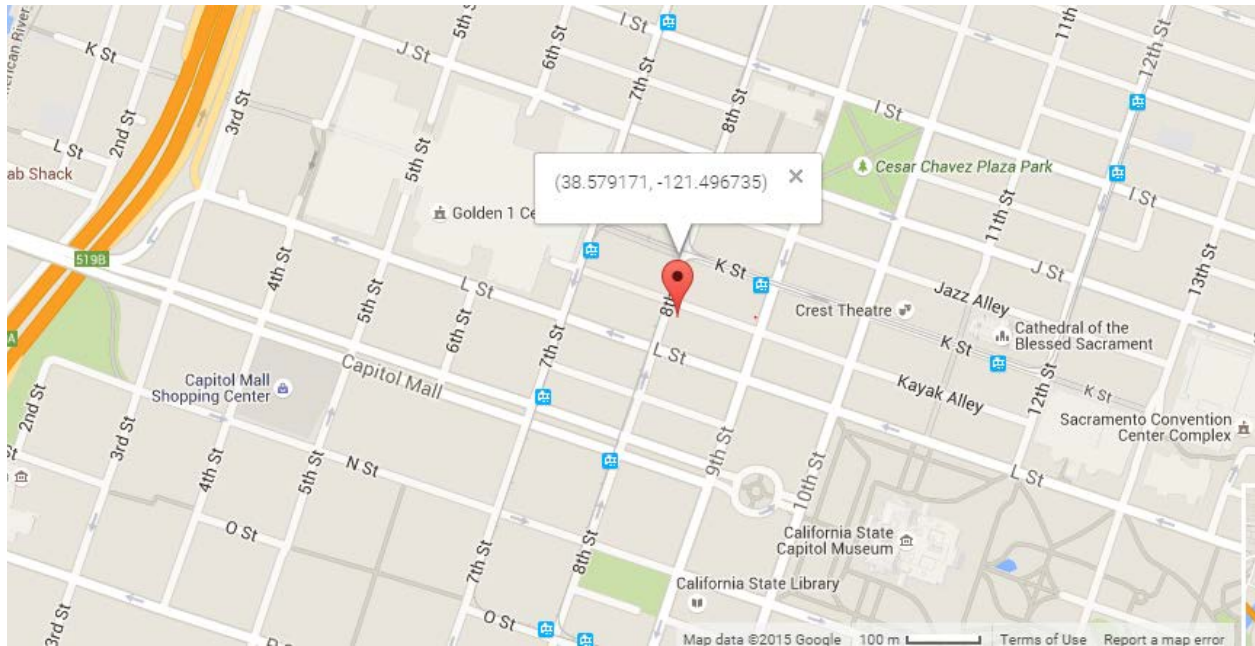
American Cash Apartments/American Cash Store
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Location Map

Latitude: 38.579171

Longitude: -121.496735



Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

American Cash Apartments/American Cash Store
Name of Property

Sacramento, California
County and State

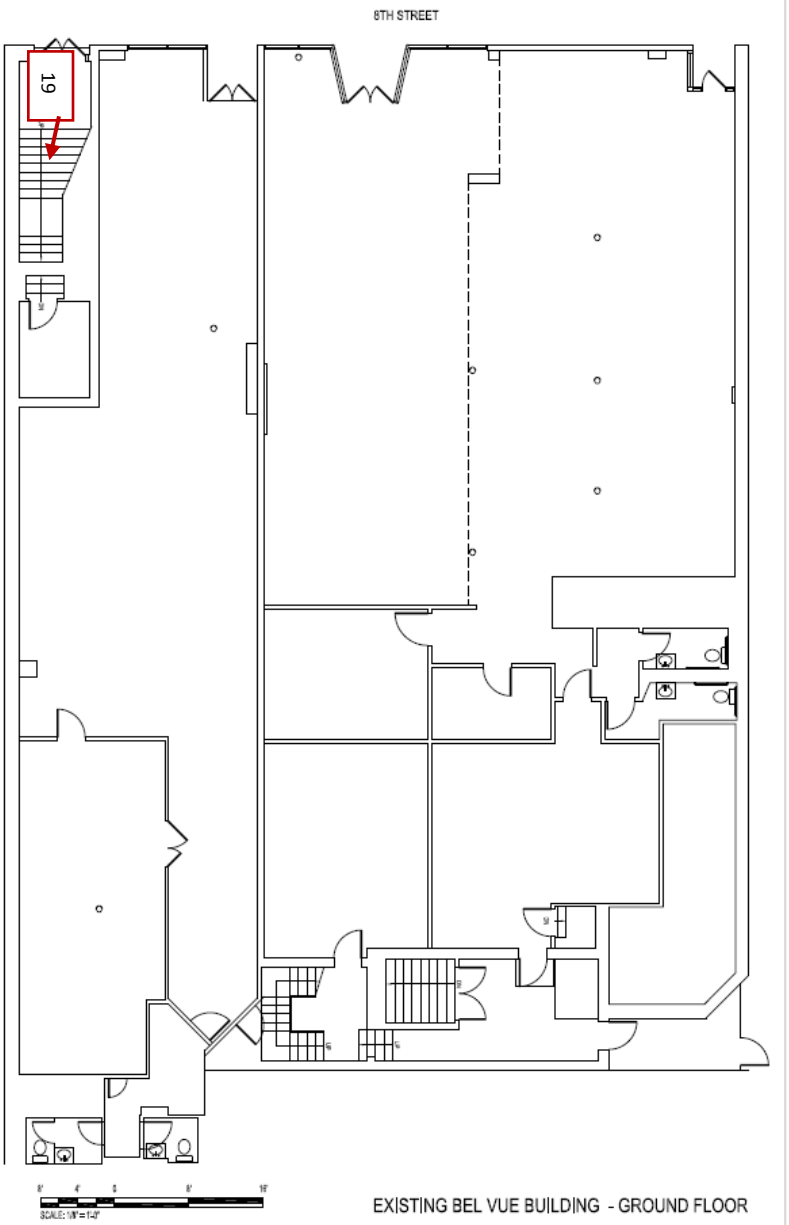
Photo Keys—Exterior



American Cash Apartments/American Cash Store
Name of Property _____

Sacramento, California
County and State _____

Photo Key—Interior, First (Ground) Floor²⁸

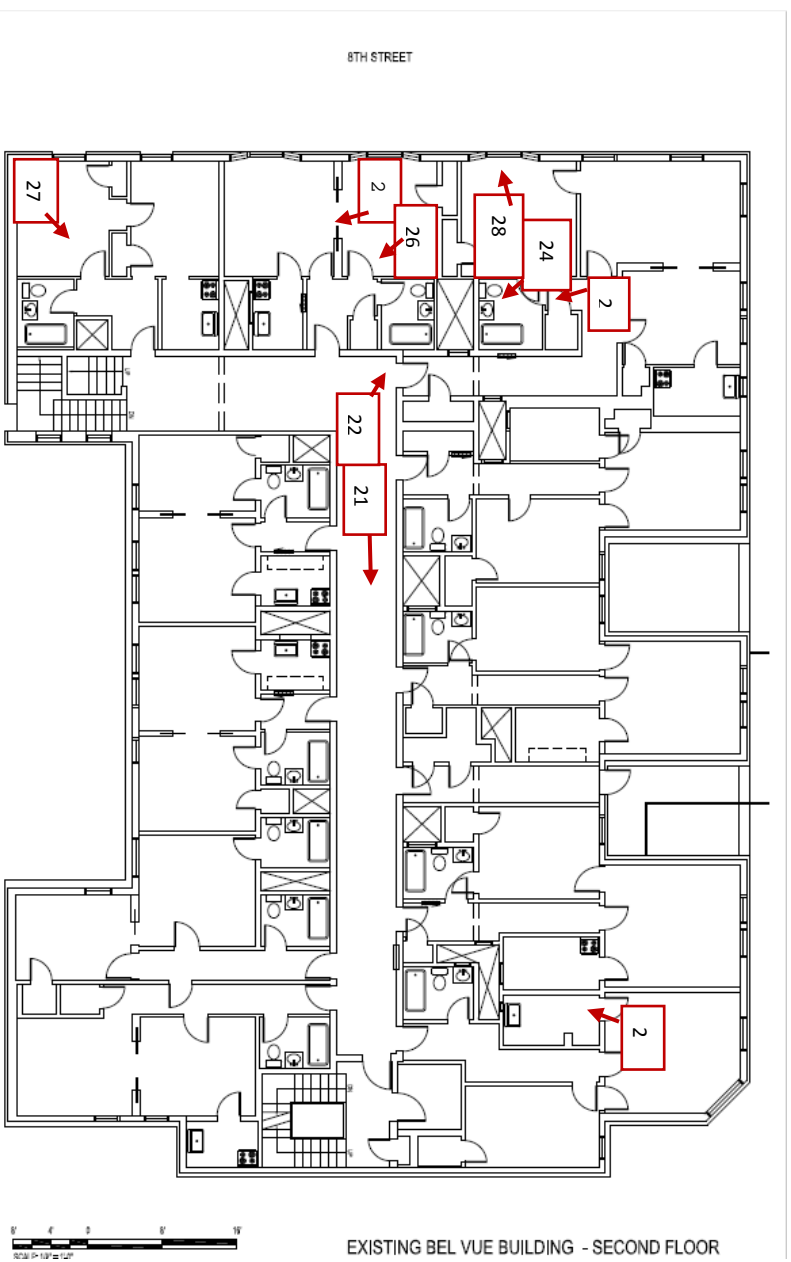


²⁸ Interior drawings were provided by Don Cox of Historic Environment Consulting and appear to have been created during the 2010 documentation process. Although they lack a signature block or other identifying markings Cox recalls that they were produced by Matt Piner of Piner Works Architecture & Building Group.

American Cash Apartments/American Cash Store
Name of Property

Sacramento, California
County and State

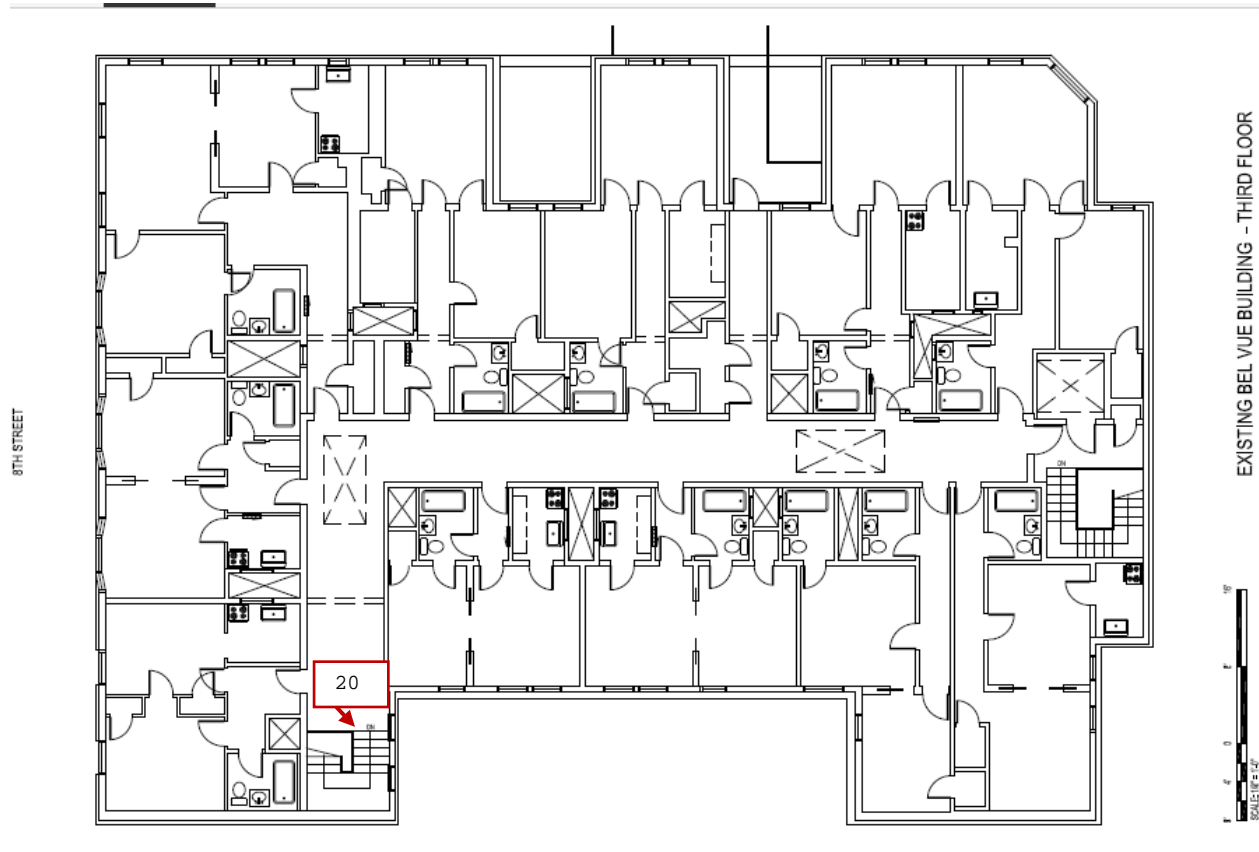
Photo Key—Interior, Second Floor



American Cash Apartments/American Cash Store
Name of Property

Sacramento, California
County and State

Photo Key—Interior, Third Floor



American Cash Apartments/American Cash Store
Name of Property

Sacramento, California
County and State

Figure 1. American Cash Store advertisement, *The Raven*, Volume 6, Issues 1-3, 1905.

not to reply.

O. F. WASHBURN, Pres. F. B. FANCHER, Sec.-Treas.

The **American Cash Store**
(INCORPORATED)


GROCERIES

Hardware, Household Wares
Paints, Oils, Etc.

801-803 K Street 1025-1027 Eighth St.

SACRAMENTO, CAL.

Figure 2. American [Cash] Apartments in the *Sacramento City Directory*, 1919.

	Co h 2938 39th	1014 1/2 3d
	Ambrosio Henry lab h rear 812 D	Anastasio Antonio h 218 S
	Ameado Phillip (Pina Ameado Co) h 330 O	Anastasiow Jas grocer 1531 7th
	American Apts Mrs E T Weathers mgr 1123 8th	Anastacio Geo h 631 9th
" Biscuit Co Frank MacBride Co agts 501 I	Anater Emil R foremn SPCo h 3015 G	
	" Geze V molder h 2609 K	
	" Nicholas lab h 3019 G	

LIBERTY BONDS BUY THEM!
INDUCE YOUR FRIENDS TO BUY THEM

American Cash Apartments/American Cash Store
Name of Property

Sacramento, California
County and State

Figure 3. American [Cash] Apartments in the *Sacramento City Directory*, 232, 1921.

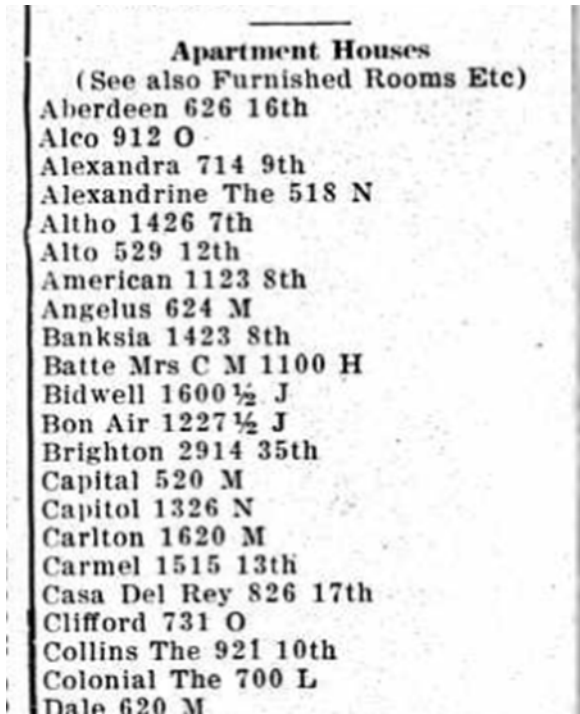


Figure 4. George Sellon circa 1930.



American Cash Apartments/American Cash Store
Name of Property

Sacramento, California
County and State

Figure 5. Bel-Vue Apartments advertisement, *The Sacramento Bee*, March 16, 1940.

Everything furnished. \$5 week and up.
Parking space.
BEL VUE, 1123 8th St.—Mod. Bachelor
apts. & slpg. rms. Str. ht. Frigid. M. 680.
3141 E St.—Duplex Court, Apts. Unusual

Figure 6. Bel-Vue Apartments advertisement, *The Sacramento Bee*, p. 8, December 31, 1940.

APARTMENTS
Bel-vue Apts.
1123 8th Street
Phone Main 680

Figure 7. New Tientsin Café advertisement, *The Sacramento Bee*, page 8, November 26, 1947.

The Finest In Chinese and American Foods

TIENTSIN CAFE

- ANNOUNCING -

THE RE-OPENING OF THE

NEW TIENTSIN CAFE

TODAY 11:30 A.M.

Now At 1117 8th Street—Phone 3-3287

Fine New Dining Room — Beautiful Cocktail Lounge

Same Management, Same Wholesome Food As At Our Old Location

SPECIAL THANKSGIVING DINNER SERVED THURSDAY

American Cash Apartments/American Cash Store
Name of Property

Sacramento, California
County and State

Figure 8. Fong's Fountain advertisement, *The Sacramento Bee*, page 29, December 16, 1949.

Free Gardenias to the First 200 Ladies

Grand Opening

TOMORROW
SATURDAY, DEC. 17TH

Take a Rest From Your Christmas Shopping and Enjoy Our Fine Food!



FONG'S FOUNTAIN

We've spared no expense in bringing you a complete fountain service, tastefully decorated and equipped to fill every request.

We're offering a large menu.

For example:

BREAKFAST Hot, Boiled or Scrambled Eggs, Toast, Coffee or Tea, 25c Hot, Boiled or Scrambled Eggs, Toast, Coffee or Tea, 25c Hot, Boiled or Scrambled Eggs, Toast, Coffee or Tea, 25c	MERCHANTS' LUNCH Hot, Boiled or Scrambled Eggs, Toast, Coffee or Tea, 50c Hot, Boiled or Scrambled Eggs, Toast, Coffee or Tea, 50c	DOONES Hot, Boiled or Scrambled Eggs, Toast, Coffee or Tea, 25c Hot, Boiled or Scrambled Eggs, Toast, Coffee or Tea, 25c
--	---	---

Our Thanks to These Firms, Who Helped Us to Build the Most Beautiful Fountain in Sacramento:

CHRYSLER SALES SALES OF CHRYSLER CARS AND TRUCKS SALES OF CHRYSLER TRUCKS AND TRAILERS SALES OF CHRYSLER TRUCKS AND TRAILERS	THE BOWLING SALES OF BOWLING BALLS AND ACCESSORIES SALES OF BOWLING BALLS AND ACCESSORIES	LEWIS W. BROWN SALES OF BOWLING BALLS AND ACCESSORIES SALES OF BOWLING BALLS AND ACCESSORIES	WEEKS ENGINEERING & SUPPLY CO. SALES OF BOWLING BALLS AND ACCESSORIES SALES OF BOWLING BALLS AND ACCESSORIES
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1121 8TH STREET
Between K and L

Figure 9. Fong's Fountain advertisement, *The Sacramento Bee*, page 35, May 26, 1950.

Where It Is a Treat to Eat!

FONG'S FOUNTAIN

and

Sandwich Shop

Open Daily 7:30 A.M. to 11 P.M.

2 P.M. to 11 P.M. Sunday



SACRAMENTO'S MOST MODERN FOUNTAIN

Beautiful Counters and Booths Seating Capacity, 86
Popular Prices, Good Foods, Quick Service

COMPLETE FOUNTAIN LINE
Good Variety in Open Face Sandwiches

FONG'S
FOUNTAIN & SANDWICH SHOP
1121 8th Street, Between K & L

American Cash Apartments/American Cash Store
Name of Property

Sacramento, California
County and State

Figure 10. Holly and Cecil advertisement, *The Sacramento Bee*, page 48, September 22, 1966.



各位歡迎

Holly and Cecil

COCKTAILS — By Cecil Kwok. Served with exotic Chinese Hors D' Oeuvres

LUNCHES } Your Host

DINNERS } Holland Fong

Open 7 days a week. Saturdays and Sundays from 4:00 P.M.

Authentic 19th Century Cooking

1117 8th St. 443-3287

In the Heart of Downtown Sacto.



SANTZEE
DRAGON
CHINESE
RESTAURANT
446-7517

←

The Chinese Way Paper
The Chinese Way Paper is a publication that provides information about the Chinese community in New York City. It is a valuable resource for both Chinese and non-Chinese residents. The paper covers a wide range of topics, including news, events, and services. It is published quarterly and is available for free to all residents. The Chinese Way Paper is a great way to stay up-to-date on the latest news and events in the Chinese community.



HOTEL BERRY
MODERATE RATES

MAC'S
FOOD ANYWHERE
SERVED ALL DAY

- * HANGOVER
* BROWN
* COFFEE
* SHOP

WALK OUT
FOOD

BRANDY	1.50
CORNER BEER	1.00
COCKTAIL	2.50
COKE	1.00
COKE 2 BOTTLES	1.99
CRISPER PIZZAS	Fr. 4.49
Mr. Free Parking	FREE
HAMBURGER	1.99
FRENCH FRIES	1.00

← ENTRANCE
8 & L

3:00
Public
Parking

HOTEL BERRY

MODERATE RATES

ORIGINAL
MAC'S
TASTIEST FOOD ANYWHERE
HOT FOOD SERVED ALL DAY

- *CATERING
- *BANQUET ROOM
- *COFFEE SHOP
- *TAKE OUT FOOD
- FAMOUS FOR
- *CORNED BEEF
- *PASTRAMI
- *LUX. & BRIGELS
- *KOSHER PICKLES

Ph. 43-4000

1 Hr. Free Parking

HAMBURGER
FRENCH FRIES

ENTRANCE
8th & L

W. NO KOSHER PRODUCTS

DRAUGHT BEER

- *R. SIAN RYE
- *B. GELS
- *O. ON ROLLS



\$ 8.00 All Day

Public Parking

STOP

NOT A THROUGH STREET

ONE WAY





#0242

ROZE RAMP
© 2011

AM
amban

LITTLE
SQUAD



小金龍
CHINESE RESTAURANT
448-7517



LITTLE
DRAGON
小金龍
CHINESE
RESTAURANT
448-7517



ONE WAY

1121

RESTAURANT
1878
BREAKFAST
FOOD
2688

LITTLE
DRAGON

小金龍

CHINESE
RESTAURANT
448-7517



LITTLE
DRAGON
小
金
龍
CHINESE
RESTAURANT
448-7517



LITTLE
DRAGON



CHINESE
RESTAURANT
448





EN TION





RESTAURANT
1878
BREAKFAST
FOOD
2896

OPEN
23

23



BEL-VUE APT.
1123

URANT
KFAST



RESTAURANT
1979
BREAKFAST
FOOD
2686



C.P.P.
CITY PLANNING DEPARTMENT



FLYING
PUNKYTT

TOY
ENGINEER

1117

C.P.P.

9.2.0



NO PETS

14





















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY American Cash Apartments--American Cash Store
NAME:

MULTIPLE
NAME:

STATE & COUNTY: CALIFORNIA, Sacramento

DATE RECEIVED: 2/05/16 DATE OF PENDING LIST: 3/15/16
DATE OF 16TH DAY: 3/30/16 DATE OF 45TH DAY: 3/22/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000094

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

The American Cash Apartments-American Cash Store is eligible for listing in the National Register of Historic Places under Criteria A and C, at the local level of significance in the areas of Community Planning and Development and Architecture. Construction of the apartment/commercial building in 1909 ushered in a wave of new construction featuring the popular, multi-family residential building type designed for urban neighborhoods. Central to the commercial and civic downtown of Sacramento and initially serving a largely middle-class clientele, the building was designed by prolific local architect George Sellon and features a dramatically stylized facade with distinctive tripartite bay windows and a commanding decorative sheet metal cornice.

RECOM./CRITERIA Accept Criteria A+C

REVIEWER Paul R. Lusignan DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 3/22/2016

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

**American Cash Apartments/American Cash Store
Sacramento, Sacramento County
Staff Report**

The American Cash Apartments/American Cash Store is a rectangular-plan brick building with flat roof and projecting decorative cornice. Buildings in the urban neighborhood occupy their entire parcels and share side walls. The area is characterized by two- to six-story commercial buildings, hotels, and multi-family dwellings that date from around the turn of the twentieth century. Taller buildings in the area have mostly been constructed since 1980. There are also a number of parking lots, vacant lots, and properties in the process of being redeveloped. The primary façade is dominated by its heavy projecting cornice and paneled frieze below. The two upper stories are faced in tan brick laid in Flemish bond. Side and rear elevations are constructed of standard red brick laid in common bond. Above the first floor, windows are double-hung wood sash, and most are paired or in groups of three. Constructed in 1909, the building is a diminutive example of the Commercial Style that was developed by the Chicago School starting about 1875 and popular for commercial buildings through 1930. The building retains all aspects of integrity. Despite ground-floor alterations, the building retains most of its character defining design elements and materials. The first-floor retail spaces have been modified over the years to reflect changing requirements for commercial use. The building's important architectural features are on its upper stories, and this part of the building is virtually unaltered.

The American Cash Apartments/American Cash Store building is eligible under Criterion A at the local level of significance in the area of Community Planning and Development. It was among the first local purpose-built apartment buildings with ground-floor retail, and as such introduced a new type of residential building to Sacramento. In the decades that followed its 1909 construction, many apartment buildings with similar features were constructed in Sacramento. The apartment building became an important residential building type in the first half of the twentieth century, allowing Sacramento to grow by increasing residential density in its downtown area and providing moderate-priced housing for working- and middle-class people within walking distance of jobs. The building is also eligible under Criterion C at the local level of significance in the area of Architecture, as the work of master architect George C. Sellon, who was California's first State Architect and designed many notable buildings during a career that spanned half a century. In addition, the building's main façade and ornamental cornice embody distinctive decorative characteristics of Sullivan-esque architecture that Sellon introduced to Sacramento. Under Criterion A, the building's period of significance begins in 1909 with construction, and ends in 1945 at the close of World War II. After the war, the West End's decline and the growth of the suburbs meant that Sacramento's early apartment buildings lost popularity, and the American Cash Apartments building began to have numerous vacancies. Under Criterion C, the period of significance is 1909.

The property is nominated on behalf of Preservation Sacramento, Sacramento's local historic preservation nonprofit. In its role as representative of the City of Sacramento, a Certified Local Government, the Preservation Commission reviewed the nomination at their regularly scheduled meeting January 20, 2016, and transmitted their comments to the Mayor to be forwarded with any comments from him. The Preservation Commission agreed the property meets eligibility criteria for the National Register. One letter of support has been received to date. Staff supports the nomination as written and recommends the State Historical Resources Commission determine that the American Cash Apartments/American Cash Store meets National Register Criteria A and C at the local level of significance with an inclusive period of significance 1909 to 1945. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register.

Amy H. Crain
State Historian II
January 29, 2016

January 20, 2016

The Honorable Kevin Johnson, Mayor
City of Sacramento
915 "I" Street, 5th Floor
Sacramento, CA 95814

Transmittal to Mayor Johnson: Nomination of American Cash Apartments/American Cash Store (Bel-Vue Apartments) to the National Register of Historic Places, 1117-8th Street, Sacramento (M15-018)

Dear Mayor Johnson,

Per the attached request from the State Historic Preservation Officer (SHPO,) the nomination of this property to the National Register has been reviewed by the Preservation Commission in order to comment on whether or not it believes that the building meets the criteria to be eligible for listing in the National Register of Historic Places. Per the SHPO request the Commission's comments are to be sent to you for you to forward to the SHPO with any comments you may have on the nomination.

At its January 20, 2016 meeting, the Preservation Commission reviewed the proposed nomination and hereby provides its' comments:

- this property meets the eligibility criteria for listing in the National Register;
- the registration form's significance section, relative to the building's features and characteristics, could benefit from an enhanced discussion on the significance of the building's north, alley façade, which has a high degree of integrity and relationship to the relatively rare and early example of this building type in downtown Sacramento.

Sincerely,



Eric Fuller, Chair
City of Sacramento Preservation Commission

Attachment

cc: Steve Hansen, City Council Member, District 4
John Shirey, City Manager
Larry Burkhardt, Director, Economic Development Department
Leslie Fritzsche, Senior Economic Development Project Manager
Ryan DeVore, Community Development Director
Bruce Monighan, Urban Design Manager
Roberta Deering, Preservation Director



PRESERVATION
SACRAMENTO

(916) 202-4815 - PO Box 162140, Sacramento CA 95816 - info@preservationsacramento.org - PreservationSacramento.org

January 7, 2016

Julianne Polanco, State Historic Preservation Officer
California Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

RE: National Register Nomination of American Cash Apartments

The Board of Directors of Preservation Sacramento wishes to express our support for the nomination of the American Cash Apartments, also known as the Bel-Vue, to the National Register of Historic Places. We have advocated to the city of Sacramento for years to protect and reuse this important building, and are grateful to see this step being taken to facilitate its restoration and reuse.

Karen Jacques
Preservation Subcommittee Chair
Preservation Sacramento Board of Directors

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

RECEIVED 2280



FEB - 5 2016

Nat. Register of Historic Places
National Park Service

February 1, 2016

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

Subject: **American Cash Apartments/American Cash Store
Sacramento County, California
National Register of Historic Places Nomination**

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the **American Cash Apartments/American Cash Store** nomination to the National Register of Historic Places. On January 29, 2016 in Sacramento, California, the California State Historical Resources Commission unanimously found the property eligible for the National Register at the local level of significance under Criteria A and C with a period of significance 1909 to 1945.

The American Cash Apartments/American Cash Store building is eligible under Criterion A at the local level of significance in the area of Community Planning and Development. The building is also eligible under Criterion C at the local level of significance in the area of Architecture, as the work of master architect George C. Sellon, California's first State Architect.

The property is nominated on behalf of Preservation Sacramento, Sacramento's local historic preservation nonprofit. In its role as representative of the City of Sacramento, a Certified Local Government, the Preservation Commission reviewed the nomination at their regularly scheduled meeting January 20, 2016, and transmitted their comments to the Mayor to be forwarded with any comments from him. The Preservation Commission agreed the property meets eligibility criteria for the National Register. A letter of support is on file from Preservation Sacramento.

If you have any questions regarding this nomination, please contact Amy Crain of my staff at (916) 445-7009.

Sincerely,

Jenan Saunders
Deputy State Historic Preservation Officer

Enclosure