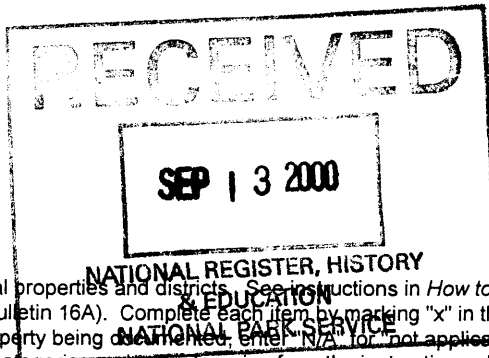


United States Department of the Interior  
National Park Service

National Register Of Historic Places  
Registration Form



1270

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Runyon Residence

other names/site number Alchorn Residence, Live Oak Ranch

2. Location

street & number 12865 River Road  not for publication

city or town Courtland  vicinity

state California code CA county Sacramento code 067 zip code 95615

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  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  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Samuel A. Meyer  
Signature of certifying official/Title

Sept 1, 2000  
Date

California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

Edson H. Beall

10/27/00

Runyon Residence  
Name of Property

Sacramento Co. CA  
County and State

**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

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

**Number of contributing resources previously listed in the National Register**

NA

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic/Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Domestic/Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Greek Revival  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation concrete  
roof asphalt  
walls weatherboard  
\_\_\_\_\_  
other -  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**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.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Architecture

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**Period of Significance**

1868

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**Significant Dates**

1868

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**Significant Person**

(Complete if Criterion B is marked above)

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**Cultural Affiliation**

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**Architect/Builder**

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**Primary Location of Additional Data**

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

Name of repository:

Sacramento Archive and Museum Collection

Runyon Residence  
Name of Property

Sacramento Co. CA  
County and State

### 10. Geographical Data

**Acreage of Property** less than one acre

#### UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	10	626330	4238650	3	—	—	—
2	—	—	—	4	—	—	—

See continuation sheet.

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

### 11. Form Prepared By

name/title Don Cox, Paula Boghosian

organization Historic Environment Consultants date 2/9/00

street & number 5420 Home Court telephone (916) 488-2887

city or town Sacramento state CA zip code 95608

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with the SHPO or FPO for any additional items)

#### Property Owner

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
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## 7. Description

Constructed in 1868, the Runyon/Alchorn Residence is one of the oldest remaining ranch residences in the Sacramento Delta region. While the area contained farms and ranches established soon after the Gold Rush of 1848, almost all of the residences that accompanied the agricultural activities of that time have been moved, substantially remodeled, or removed and replaced by buildings of later eras. Several of the currently operating ranches contain residences that date from 1890 on into the 1930s.

Located close to the Sacramento River in Courtland, it is a very good example of a substantial vernacular ranch residence with Greek Revival stylistic characteristics, primarily expressed in its simple gabled form and proportions. It is representative of a number of mid-nineteenth century rural residences in and around Sacramento and Davis, in terms of its simple form and practical floor plan. A wrap-around porch with entries from the rear and sides allows easy access as well as shelter and an opportunity to remove work clothing before entering the house. The two story portion is practical in heating the house, providing a cooler first story during the summer, and warmer upper story during the winter. The residence possesses a high degree of physical integrity despite its age. The building is almost unaltered from its 1880 image, as published in Thompson and West's *"History of Sacramento County."* Additionally, it has retained its original setting with surrounding agricultural landscape, and conveys a strong sense of place reflecting its era and life style. A vernacular design, it could have been fashioned from a plan book or magazine, or the hand of a local carpenter/contractor exposed to other rural houses.

The house is the only original structure on the property remaining from the era of its significance, and is a two story, wood frame, single family residence, extending to three stories at the rear, due to the slope of the land. A small gabled wing projects to the east from the northeast elevation at the rear of the building. This wing is said to have been the original dwelling on the property, possibly dating to 1859, and was incorporated into the larger house during its construction in 1868. The roof is formed of intersecting, rather steeply pitched gables, and is surfaced with composition shingles. The eaves are enclosed (boxed) and a frieze board over the clapboard siding follows the contours of the gables. Wide clapboard-type wood siding surfaces the structure.

The L-shaped building is essentially a vernacular derivation of Greek Revival design. Such a simple one or two story gabled form, combined with projecting gabled wing(s) and verandahs or porches, was a Greek Revival stylistic derivation utilized by many early ranchers who settled in California after the Gold Rush. While the Runyon house lacks the absolute symmetry of Greek Revival modes, its classic gabled form, simple but careful ornamentation, architectural details such as boxed eaves, crown moldings with pediment forms over windows and doors on the interior, double hung windows with six lights over six, slender muntins, and shutters, reflect elements of the style in an agricultural setting.

Windows on the north, east and south sides of the house are double hung, with six lights over six, separated by slender rails and muntins. Windows on the west elevation are double hung, one light over one. The windows are flanked by louvered shutters. Simple classically-derived crown moldings on the exterior top the surrounding window moldings.

The porch, supported by turned posts, extends along the west face of the north wing, and wraps around the main segment of the building on the north, west and south elevations. The porch has a shallow shed roof. (This roof appears to have originally been flat, since an 1880 drawing shows a flat-roofed porch with a balustrade that wrapped around the building on the second floor, suggesting balcony access.) A balustrade with turned balusters encloses the porch between the turned posts on the ground floor. A small balustraded balcony on the south elevation accesses an upstairs bedroom. The base of the balcony is filled-in at an angle over the shed roof to make it level. Two sets of steps

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access the porch from the west, one at the northwestern corner at the front of the house and one at its angle with the north wing. The steps are concrete and the porch deck is of wood planks.

The wing projecting to the east from the rear of the building is one story above a raised basement/storage area. This small wing is apparently the major portion of the original house on the property, and remained on site when the much larger, newer residence was constructed in front and west of it. This gabled wing is surfaced in clapboard siding to match the house. There are two rectangular single pane windows on the north elevation, and three windows on the eastern elevation; a 6 over 6-light, double hung window beneath the gable, a small 1 over 1 light, double hung window and a larger 8 light window, on the east elevation. The south elevation of this wing has a flat-roof porch and balustrade over a pair of 8 light windows. The ground floor basement/storage area is enclosed with vertical wood siding and contains a door and two windows.

The south elevation contains a transomed door and a window with louvered shutters accessible to the second floor balcony, and a larger, 6 light over 6, double hung window with louvered shutters. The lower floor contains two tall double hung windows with classical crown moldings and a door, all accessed by the encircling balustraded porch deck. The basement or ground floor, partially enclosed or covered by diagonal wood trellis, lies below the first floor.

The north elevation contains four double hung, 6 light over 6 light windows above a raised basement area of concrete, or brick surfaced with concrete, interrupted by basement windows. Two brick chimneys project from each gabled roof; the north wing, and the main building.

The main entrance to the house is located near the inside "L" of the encircling porch, facing north. The glass-paned, wood paneled front door is surmounted by a transom window, recessed a few inches inward from the porch, and flanked by etched-glass sidelights. Another entrance, facing west, at right angles to and north of the main entrance, accesses the large kitchen and large dining room to the south.

The north-facing front door leads into a hallway with the main stairway to the upper floor, and a living room or front parlor to the right on the west. The front parlor is a light and generous room with a marble-manteled fireplace on the east wall and an ornate cast-plaster ceiling medallion. Tall west-facing windows provide a light and airy ambiance. The entry hall is finished with a handsome wainscoting of lincrusta, and a balustrade with turned balusters leads up to the second floor.

On the opposite side of the entry hall from the parlor, there are two smaller adjoining rooms, separated by a wide opening containing a decorative panel of pierced wood at the top. The library room on the west is surfaced with wood veneer and coved at the ceiling. Wood bookcases topped with pediments line the walls. The adjoining "music" room with its harp has handsome wood wainscoting and ceiling coving, and wood moldings enframing the pediment-surmounted doorway. Side by side, these rooms both have doors that open into the spacious dining room that has a door and tall window with louvered shutters to the rear on the east, and a tall window with louvered shutters on the west. The dining room, library and 'music' room each have a centered decorative ceiling medallion. Moldings above windows and doorways throughout the interior of the house are distinctively 'peaked' or gabled in the center, like small pediments. This handsome detail enriches the character of the interior.

The kitchen stands on the northwest corner, next to the dining room. The interior of the room has been fitted with a free-standing built-in counter and cabinets in the middle, with pots hanging from a ceiling rack. A small "family" room/kitchen wing lies east of the larger kitchen.

According to the current owners and a preponderance of local history, this small projecting "kitchen" wing at the rear, constructed of brick currently covered with wood siding, is the earliest part of the house. The wing is evidently the original house on the site, occupied initially by the Runyons from 1863 to 1868, at which time they added the spacious and handsomely appointed existing house. This original portion of the building lies directly east of the "new kitchen."

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The room contains a counter and sink, dining facilities, cupboards, and access to the rear of the second floor, former maid's quarters, and to the rear porch landing and stairs.

The second floor is reached by the interior balustraded stairway with its turned wood balusters opposite the main entrance. There is a shallow arched recess in the wall at the stair landing called a "coffin corner." Upstairs bedrooms lead off of a central landing at the top of the stairway, and have crown moldings and high ceilings dramatizing intricate wallpaper and stencil patterns on the ceilings. Bedrooms contain interior wood moldings that enframe windows and are surmounted by pediments.

Alterations to the house include changes to the windows on the west facade from six lights over six, to one over one, probably done when the balcony was removed. The balcony above the front porch has been removed, and a flat porch roof has been replaced with a pent roof, concealing later installed plumbing and electrical equipment, in the 1940s. A window has been added on the second floor on the north side of the west wing, and the balusters on the south elevation are slightly different from the original ones elsewhere on the building. Interior changes include the addition and upgrading of bathrooms on the second floor, the remodeling of the larger kitchen, changes to the small original east wing kitchen, and the possible addition of the wood bookcases in the library.

The principal formal garden area lies at the front of the building on its west, below the level of the levee road, north to the side plantings and larger trees and a path to a small outbuilding, and east, to the current pool and pool-house/garage structure at the rear. A stairway leads down from the levee road into the garden fronting the house, with its lawn, landscaping, and a heritage Japanese maple tree. The maple tree appears to be planted in the vicinity of the original gazebo.

The property parcel containing the Runyon/Alchorn Residence also contains a garage, pool house and swimming pool, a small guest house, a brick ruin of a small 1920s conservatory, a pump house, and a small building described as a stable. Inasmuch as these structures are non-contributors in terms of age, design, and character, the nominated property is limited to the residence coinciding with the western and southern boundaries of the parcel, with an appropriate distance on the east and north elevations of twenty-five feet from the house, in order to include contributing landscaping. At this time, the current owner's property represents only a small portion of the original Runyon Ranch.

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**Significance:**

The Runyon Residence is one of the oldest remaining ranch residences in the Sacramento Delta region. The stately residence is an excellent example of mid-nineteenth century rural residential architecture, and possesses a high degree of physical integrity despite its age. A vernacular representative of Greek Revival origins, the building is almost unaltered from its 1880 image, as published in Thompson and West's "*History of Sacramento County*." It has retained its original setting with surrounding agricultural landscape, and conveys a strong sense of place reflecting its era and life style. The residential building is well-composed, and carefully designed. The interior is unusually open and light for a building of this era, and its workmanship, ornament, and wood detailing are outstanding in both design quality and workmanship. The period of significance of the house dates from its construction in 1868.

The Runyon Residence is significant as a rare surviving example of the often imposing rural residences that were the core of many of the agricultural ranch complexes that evolved in the Sacramento Delta in the mid-nineteenth century. While there are a few remaining survivors from the late 1870s, 1880s and 1890s, there do not appear to be others in the area dating from the 1860s, that have retained integrity of location, as well as design integrity. Little changed, the pioneer mansion still boldly faces the Sacramento River that facilitated its existence, the home of an important contributor to the early growth of the rich Sacramento Valley. Its image is essentially the same as during the height of the Runyon ranch activity from 1868-1926.

A careful review of remaining ranch residences in the area and local histories of the Sacramento Delta, newspapers, and other publications (as noted in the bibliography) verify that it is one of the oldest and best preserved ranch residences of that era in the area. The Joseph Smith home that dates from the early 1870s has been relocated three times. The George Augustus Smith home was built in 1875, is Italianate in style and constructed at a later date than the Runyon house. The Stick style William Neely Runyon home was also built in the 1870s, has been remodeled over the years. (William was half brother to Solomon and Orin Runyon.) The Orin Runyon house, an Italianate similar to the George Smith home, was razed in 1964. Well-known regional architect Nathaniel Goodell designed "Rosebud," a handsome Italianate house, for Senator William Johnston in 1878, that still stands though seriously damaged by fire and rebuilt. The Dwight Hollister house was said to have come around the horn and erected between 1857 and 1859, and was remodeled in the 1870s to a large Italianate mansion that was demolished in the mid-1960s. The George Greene house, which appears to date from the early 1870s, was raised on a new foundation as a result of massive levee improvements in 1912. The Goldman house, home of a settler from 1856, was remodeled and enlarged to its current Queen Anne image. The Crofton house built in 1865, has been relocated several times and was altered both inside and out in 1940-1950. The Cornish House was built before 1870, but has been vandalized and remodeled, its now cramped garden having been usurped by levee improvements over the years. A number of other later residences date from the 1890s and on into the 20th century. The Runyon Residence appears to be one of the oldest residences with integrity remaining in the area.

While the building is nominated only under Criterion C, the Runyon family that built the residence and established the surrounding Live Oak ranch, played a pivotal role in some of the most important long-term development projects in the early history of the Sacramento area, introducing new agricultural market transportation modes throughout the Delta, and new passenger transportation modes within the first annexed territory of the City of Sacramento. These events occurred during the time period that Solomon Runyon and his wife, who assumed the management of the ranch after her husband's death in 1897, were residents and active ranchers living on this property in this house.

While the original ranch grew from 160 acres to over 2,000 acres during the height of its activity, along with several structures built to accommodate the work of the large enterprise, the house itself is the primary survivor from



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that period. The residence is portrayed with its land and outbuildings at that time in Thompson and West's *The History of the Sacramento Valley* published in 1880. The outbuildings portrayed in the drawing of the property are gone. A guest house was built ca 1975 and the garage and a small stable were added ca 1987. The current size of the ranch that now surrounds the house is 2.78 acres, a small portion of the original ranch. For the purposes of this nomination, only the area immediately surrounding the house is included, since the adjacent structures are non-contributing elements.

While the exterior of the residence reflects a rural vernacular interpretation of Greek Revival influences, the interior parlor in particular, reflects the Italianate influences that became popular in the 1870s, with its elegant carved marble fireplace, decorative ceiling medallion, stair balustrade of turned wood balusters, and recessed entry. High ceilings enhance the vertical orientation of interior spaces.

In summary, the residence embodies the character and vernacular design of an early era of settlement in the Sacramento region. The house is well designed, and carefully detailed, with interior woodwork especially finely crafted with a high quality of workmanship. It is an elegant representative of its rural residential building type and architectural style, and has retained an unusually high degree of integrity. Background of owner/builder

The residence was also the home of an individual who played a key role in the agricultural, transportation and development of the City of Sacramento and the region. Solomon Runyon and his wife Adeline (Elemina Adeline), who built and lived in this house, developed their ranch into one of the largest produce and horticultural ranches in south Sacramento County, in the latter half of the 19th century [Dillon: 1982, Davis: 1890, Sacramento Bee: 5/24/1897, Sacramento River Delta Historical Society: 1984, Sacramento Union: 5/24/1897, Willis: 1913].

Both Solomon (Spring 1849) and Adeline (September 1850) traveled across the plains with their families to California during the gold rush era. In September of 1859 Solomon purchased the present property three miles south of Courtland, which eventually became known as Live Oak Ranch. He married E. Adaline Bloom on July 23, 1863. In 1868 the original modest home located on the Runyon property was incorporated into what was acknowledged at the time as a "comfortable mansion...that was one of the finest on the river." [Davis: 1890, Dillon: 1982, Sacramento Bee: 5/24/1897, Sacramento River Delta Historical Society: 1984, Willis: 1913.]

By 1875 the farmers and orchardists of the south Sacramento River realized that they needed a better method to get their produce to market. When perishable produce was ready and picked, it needed to get to market quickly. Steamboat lines then servicing the region focused on accommodating passenger service as well as general freight, making only a handful of stops to pick up or leave off passengers and freight on their way to the Bay Area. Runyon and a few others decided to create their own, more grower-oriented transportation to market, and founded the California Transportation Company. The focus of this new shipping line was getting produce to market, and they maintained a 48-hour trip service between San Francisco and the lower Sacramento River. Instead of forcing the farmers to transport their fruit and produce to a few select locations, the ships of the California Transportation Company would stop at the small piers of individual growers, even to pick up only a few crates of fruit. At the time of its incorporation, the California Transportation Company, had only five original directors and investors: Runyon and fellow delta ranchers Rueben Kercheval and Dwight Hollister, and San Francisco businessmen Andrew Nelson and Nelson Anderson. During the 1870s, in addition to many smaller steamers, the California Transportation Company operated three big steamboats, the *Chin-Du-Wan*, *S.M. Whipple* and the *Aurora*. [McGowan: 1961]. As the Sacramento Valley continued to grow and develop, so did the business of the California Transportation Company. During its lifetime the California Transportation Company was recognized as the second largest freight hauler in the one of the busiest river ports in the nation [McGowan: 1961, Sacramento Bee: 3/24/1923, Sacramento Union: 10/29/1923].

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In the mid 1920s, the California Transportation Company that Runyon had been instrumental in founding, also completed the construction of two 250 passenger paddle-wheelers - the Delta King and Delta Queen. Even though these elegant boats ceased operation for a time due to the Great Depression, and are now about 80 years old, they still function. The Delta Queen is presently a floating entertainment palace on the Mississippi, and the Delta King is a combined hotel, restaurant and meeting facility that ornaments the waterfront from its permanent berth in Old Sacramento.

By 1887 Solomon was so well recognized as an orchardist that he was appointed to the California State Board of Horticultural Commissioners—the predecessor of the State Department of Food & Agriculture. Runyon served as the organization’s treasurer and was considered to be one of the board’s most influential members [Davis: 1890, Dillon: 1982, Sacramento Bee: 5/24/1897, Sacramento River Delta Historical Society: 1984, Sacramento Union: 5/24/1897, Willis 1913]. Runyon was also prominent in the reclamation of land in the Sacramento Delta, and was President of Reclamation District 556 (Andrus Island) as was his wife following his death [Irvine: 1905, Sacramento Bee: 10/16/26].

In an era when Sacramento had only a handful of banks, Solomon Runyon was one of the founding directors and investors in the Farmer’s and Mechanics Bank in September of 1890. Runyon was the third largest investor in the bank [State of California Archives: Articles of Incorporation]. He also served as its Vice President [Irvine: 1905, Sacramento Union 5/24/1897]. At the time of the founding of the Farmer’s & Mechanics Savings Bank, there were only five banks in Sacramento, according to city directories and newspaper research: California State Bank (in which Runyon was an investor) , Farmer’s & Mechanics, National Bank of D.O. Mills & Co., People’s Savings Bank, and Sacramento Bank.

Solomon Runyon’s interest in investment and growth opportunities eventually led him to become involved in an enterprise that would profoundly affect the growth of Sacramento - the development of Oak Park. Runyon was invited to become one of six major investors and directors of the new real estate company formed to develop this land. As California State University at Sacramento Professor Ken Owens concluded in his study of Oak Park, “...the development of Oak Park may be viewed as a particular example of a general trend that reshaped the demography and cultural geography of the entire Sacramento Region.”

In order to attract more investors and more dwellers into the new area, the Central Street Railway was organized in 1889 to provide electric street railway access to Oak Park from various locations throughout the city. Prior to this time, all street railways in Sacramento had been horse drawn. Runyon was a director and owned one-sixth of the stock in the Central Street Railway [Dillon: 1982, Irvine: 1905, Willis: 1913] By 1894 the street railway was operating and had eight lines, four of which connected Sacramento with Oak Park. An additional innovation to inducing Sacramentans to visit and move to Oak Park was the development of the *Playland* amusement park. The new community of Oak Park grew and by 1911, when it was annexed to the City of Sacramento, it had some 7,000 residents and a thriving business district. The Oak Park annexation was the first expansion of the boundaries of Sacramento since the city was initially laid out in 1848. Oak Park became a model which Alsip and many other Sacramento area real estate developers would use in creating subdivisions in the dynamic growth years to come [Christy Subject Files, Owens: 1976].

At Solomon’s death in 1897, the Runyon estate was valued at \$400,000 - \$ 500,000. His passing was noted by local newspapers and historians. According to the *Sacramento Union*; “...he was respected by all who knew him for his uprightness and integrity. He was a cool-headed business man, in whose judgment his associates placed great confidence...The community can ill spare men like Sol. Runyon, and his death will long be regretted.” *The Sacramento Bee* stated that Runyon was “... one of the best known and most substantial residents of the county...” Leigh Irvine stated; “...his life work certainly forms an important chapter of the history of Sacramento County...”; and Willis; “Mr. Runyon was regarded as one of the most influential men of the Sacramento Valley.” [Irvine: 1905, Sacramento

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Bee: 5/24/97, Sacramento Union: 5/24/97, Willis 1913]. After Solomon's death, Adeline assumed his position as president of Reclamation District 556 and served three terms as President. Her knowledge of Reclamation issues placed her on a special committee that formed plans for opening the mouth of the Sacramento River. Adeline regularly attended meetings of the National Rivers and Harbor Congress, and during her time, was the only woman member in the United States [Irvine: 1905].

The prominence of the Runyon's farming operations did not diminish following Solomon's death. She developed 250 acres of asparagus and became one of the largest producers of asparagus in the state. Adeline also founded the Isleton Creamery and served several terms as its President [Willis: 1913]. When Adeline died in 1926, newspapers announced that the estate was valued at about \$1.3 million—more than three times its value when Solomon passed away thirty years earlier [Sacramento Bee: 10/16/1926].

In addition to building a particularly fine residence on their Live Oak ranch, the Runyons proved themselves to be superior farmers as well as far sighted business investors. Through their investments and leadership in transportation, banking and real estate development, they made significant contributions to the growth and development of agriculture and horticulture in the region, and furthered the expansion and growth of the city and county of Sacramento.

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**Verbal Boundary Description**

The boundaries of the nominated property include the building and an additional twenty-five feet around the footprint of the building.

**Boundary Justification**

The original property surrounding the Runyon Residence included several hundred acres. Over time, the farmland surrounding the residence has been sold off from the original ranch. The size of the original property has been substantially diminished and the residence is currently sited on a small parcel containing 2.78 acres. However, there are some structures near the house that do not contribute to the Runyon residence property in terms of age, design, or image, leaving the residence itself as the only eligible resource. Therefore these structures have been excluded from the nominated property.

United State Department of the Interior  
National Park Service

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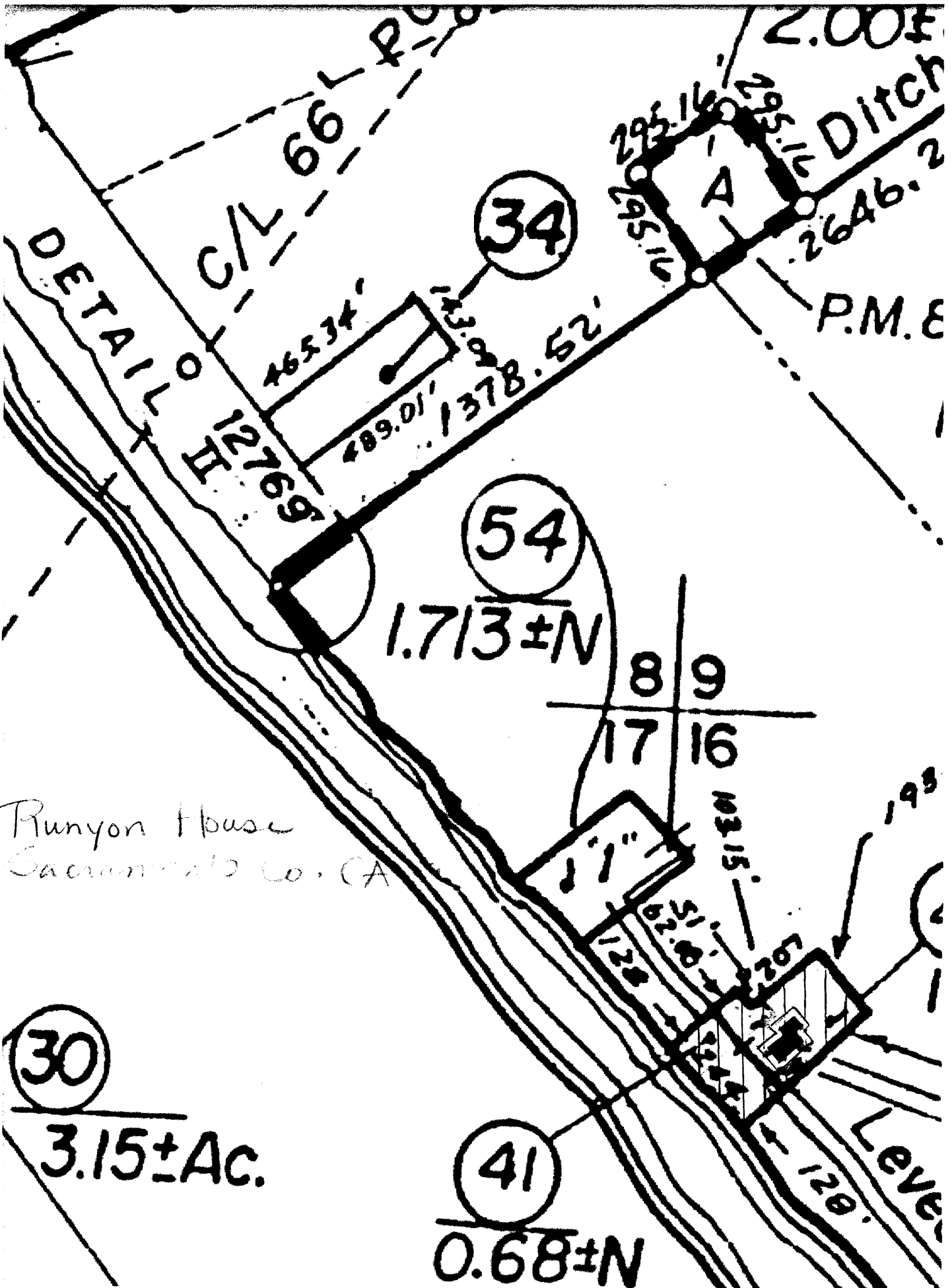
**Photo List**

All contemporary photos were taken by Don Cox/Paula Boghosian in June 1999. Negatives are located at the headquarters of Historic Environment Consultants, 5420 Home Court, Carmichael, CA 95608, (916) 488-1680. The Agency or source of each historic photo is acknowledged below.

1. Runyon/Alchorn House front elevation. View to the southeast.
2. Front elevation detail showing porch and second story. View to the south.
3. Runyon/Alchorn House front entrance detail. View to the south.
4. General view of. Door and window on left open onto kitchen. Window on the right opens onto dining room. View to the east.
5. View of porch across front of the house. Windows open onto living room/parlor. View to the south.
6. South elevation of the house. View to the northwest.
7. South elevation, view to the northeast.
8. Rear elevation, two story wing off the back of the house was the original house in 1863. View to the northwest.
9. Rear elevation, view to the south.
10. Living Room/Parlor, view to the southwest.
11. Living Room/Parlor, view to northeast.
12. Detail of original stenciling in Living Room/Parlor.
13. Dining Room. Doorway [center] opens onto rear porch. View to the east.
14. Kitchen. Doorway and window are on north elevation of house. View to the north.
15. Stairway leading from entrance hall to second story. View to the south.
16. Second story bedroom. View to the west.
17. Second story master suite bedroom. Window [right] is on west elevation. View to southwest.

**Historic Photos & Illustrations**

18. Front elevation from Eugene Hepting Collection taken in 1944. View to the east. Photo courtesy of Sacramento Archive and Museum Collection Center, Sacramento, CA. Photo #85/24/5483
19. Front elevation, view to the east. Illustration taken from Thompson & West, *History of Sacramento County*, 1880,



Runyon House  
 Sacramento Co., CA

(30)  
 3.15±Ac.

(41)  
 0.68±N

(54)  
 1.713±N

(34)

8	9
17	16

2.00E  
 Ditch  
 2646.2  
 P.M.E.

Level

103.15

127.66

143.94

120

128

198

295.16

2646.2

465.34

489.01

1378.52

DETAILLO C/L 66 L P.O.

