

Volume 2  
Appendices

700 Block of K Street  
Draft Environmental  
Impact Report  
SCH 2010112014

February 2011



Prepared for:  
City of Sacramento and  
Redevelopment Agency of  
the City of Sacramento

## TABLE OF CONTENTS

---

<i>Volume 1</i>	<i>Table of Contents</i> <i>Draft EIR and Initial Study</i>
-----------------	--

Chapter 1	Introduction .....	1-1
Chapter 2	Summary .....	2-1
Chapter 3	Project Description .....	3-1
Chapter 4	Environmental Analysis	
4.0	Introduction to the Analysis .....	4.0-1
4.1	Cultural Resources.....	4.1-1
Chapter 5	CEQA Considerations.....	5-1
Chapter 6	Alternatives.....	6-1
Chapter 7	Initial Study .....	7-1
Chapter 8	References .....	8-1
Chapter 9	Authors and Contributors.....	9-1

<i>Volume 2</i>	<i>Table of Contents</i> <i>Appendices</i>
-----------------	---

A	Notice of Preparation (NOP) and NOP Responses
B	Cultural Resources
C	Air Quality
D	Biological Resources
E	Hazards and Hazardous Materials
F	Noise and Vibration

## APPENDICES

---



## **APPENDIX A: Notice of Preparation (NOP) and NOP Responses**

---



Arnold Schwarzenegger  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Cathleen Cox  
Acting Director

Notice of Preparation

November 4, 2010

To: Reviewing Agencies  
Re: 700 Block of K Street  
SCH# 2010112014

Attached for your review and comment is the Notice of Preparation (NOP) for the 700 Block of K Street draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Jennifer Hageman**  
City of Sacramento  
Community Development Department  
300 Richards Blvd.  
Sacramento, CA 95811

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2010112014  
**Project Title** 700 Block of K Street  
**Lead Agency** Sacramento, City of

---

**Type** NOP Notice of Preparation  
**Description** The project proposes redeveloping the existing structures along K Street (the north half of the block), rehabilitating the historic facades, and keeping ground-floor retail, but converting the upper floors to residential/office uses. The south half of the block is proposed for demolition and construction of an ~five-story apartment building over a two-story parking garage. This demolition would partially or completely remove a potentially historic courtyard along the alley.  
The proposed mixed-use project would include ~140 dwelling units, 64,000 sf of retail, and a 29,000 sf parking garage. An ~500-person live music venue is also proposed.

---

**Lead Agency Contact**

**Name** Jennifer Hageman  
**Agency** City of Sacramento  
**Phone** (916) 808-5538 **Fax**  
**email** jhageman@cityofsacramento.org  
**Address** Community Development Department  
300 Richards Blvd.  
**City** Sacramento **State** CA **Zip** 95811

---

**Project Location**

**County** Sacramento  
**City** Sacramento  
**Region**  
**Cross Streets** 7th and K/L Streets  
**Lat / Long**  
**Parcel No.** composed of 11 parcels  
**Township** **Range** **Section** **Base**

---

**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** Z:Central Business District - Special Planning District (C-3/CBD)  
Currently built out.  
Historic structures.

---

**Project Issues** Traffic/Circulation; Air Quality; Archaeologic-Historic; Noise; Other Issues; Biological Resources; Toxic/Hazardous; Water Quality; Recreation/Parks; Public Services

---

**Reviewing Agencies** Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 2; Native American Heritage Commission; Public Utilities Commission; Caltrans, District 3; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

---

**Date Received** 11/04/2010 **Start of Review** 11/04/2010 **End of Review** 12/03/2010

<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Game Region 1E Laurie Harnsberger	<input type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Caltrans, District 8 Dan Kopulsky	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input checked="" type="checkbox"/> Resources Agency Nadell Gayou	<input checked="" type="checkbox"/> Fish & Game Region 2 Jeff Drongesen	<input checked="" type="checkbox"/> Public Utilities Commission Leo Wong	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> Dept. of Boating & Waterways Mike Solislo	<input type="checkbox"/> Fish & Game Region 3 Charles Armor	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Game Region 4 Julie Vance	<input type="checkbox"/> State Lands Commission Marina Brand	<input type="checkbox"/> Caltrans, District 11 Jacob Armstrong	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> Colorado River Board Gerald R. Zimmerman	<input type="checkbox"/> Fish & Game Region 5 Don Chadwick	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 12 Chris Herre	<input checked="" type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Dept. of Conservation Rebecca Salazar	<input type="checkbox"/> Fish & Game Region 6 Gabriela Gatchel	<u>Business, Trans &amp; Housing</u>	<u>CalEPA</u>	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> California Energy Commission Eric Knight	<input type="checkbox"/> Fish & Game Region 6 I/M Brad Henderson	<input type="checkbox"/> Caltrans - Division of Aeronautics Sandy Hesnard	<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Cal Fire Allen Robertson	<input type="checkbox"/> Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Caltrans - Planning Terri Pencovic	<input type="checkbox"/> Airport Projects Jim Lerner	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> Central Valley Flood Protection Board James Harota	<input type="checkbox"/> Dept. of Fish & Game M George Isaac Marine Region	<input type="checkbox"/> California Highway Patrol Scott Loetscher Office of Special Projects	<input type="checkbox"/> Transportation Projects Douglas Ito	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> Office of Historic Preservation Wayne Donaldson	<u>Other Departments</u>	<input type="checkbox"/> Housing & Community Development CEQA Coordinator Housing Policy Division	<input type="checkbox"/> Industrial Projects Mike Tollstrup	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input type="checkbox"/> Dept. of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Food & Agriculture Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> Dept. of Transportation	<input type="checkbox"/> State Water Resources Control Board Regional Programs Unit Division of Financial Assistance	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<input type="checkbox"/> California Department of Resources, Recycling & Recovery Sue O'Leary	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> Caltrans, District 1 Rex Jackman	<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/> Other
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of General Services Anna Garbaff Environmental Services Section	<input type="checkbox"/> Caltrans, District 2 Marcelino Gonzalez	<input type="checkbox"/> State Water Resources Control Board Steven Herrera Division of Water Rights	
<input type="checkbox"/> Dept. of Water Resources Nadell Gayou	<input type="checkbox"/> Dept. of Public Health Bridgette Binning Dept. of Health/Drinking Water	<input checked="" type="checkbox"/> Caltrans, District 3 Bruce de Terra	<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center	
<input type="checkbox"/> Conservancy	<u>Independent Commissions, Boards</u>	<input type="checkbox"/> Caltrans, District 4 Lisa Carboni	<input type="checkbox"/> Department of Pesticide Regulation CEQA Coordinator	
<input type="checkbox"/> Fish and Game	<input type="checkbox"/> Delta Protection Commission Linda Flack	<input type="checkbox"/> Caltrans, District 5 David Murray		
<input type="checkbox"/> Dept. of Fish & Game Scott Flitt Environmental Services Division	<input type="checkbox"/> Cal EMA (Emergency Management Agency) Dennis Castrillo	<input type="checkbox"/> Caltrans, District 6 Michael Navarro		
<input type="checkbox"/> Fish & Game Region 1 Donald Koch	<input type="checkbox"/> Governor's Office of Planning & Research State Clearinghouse	<input type="checkbox"/> Caltrans, District 7 Elmer Alvarez		



November 30, 2010

Jennifer Hagerman  
City of Sacramento  
Community Development Department  
300 Richards Boulevard  
Sacramento, CA 95811

**Subject: 700 Block of K Street NOP (SAC201001387)**

Dear Ms. Hagerman,

Thank you for providing the Sacramento Metropolitan Air Quality Management District (District) with an opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the *700 Block of K Street* project. The District requests that the Environmental Impact Report (EIR) address the following:

1. We recommend that the project be analyzed for its air quality impacts from both its construction and operational activities. If the air quality impacts from the project's construction activities prove to be significant, we recommend the City of Sacramento require the inclusion of the District's current standard construction mitigation measures as a mitigation measure in the EIR. A copy of that mitigation is included. If, after the application of this on-site strategy, those emissions are not reduced to the District's threshold of significance, the District recommends that the project include an off-site mitigation fee using the District's standard methodology.
2. If the project's operational emissions exceed the District's threshold, then we recommend the creation of an operational air quality mitigation plan. The AQMP would be designed to reduce operational emissions by 15%. The District recommends that the plan be included as a mitigation measure in the environmental impact report. Information and model AQMPs are available online at <http://www.airquality.org/ceqa/mitigation.shtml>.
3. In the alternatives analysis, consider studying the impact of enhanced bicycle facilities on the site to minimize criteria pollutants and greenhouse gas emissions. Given the high volume of bicycle traffic in the central city and the projects proximity to light rail it is important that secure short-term bicycle parking is provided for retail and entertainment patrons, and secure long-term bicycle parking is provided for employees and residents.



4. All projects are subject to District rules and regulations in effect at the time of construction. Please see the attached document describing District Rules which may apply to this project.
5. The project may result in cumulatively significant greenhouse gas (GHG) emissions during both construction and operation. Please include a climate change section which includes a discussion of the regulatory framework of GHG emissions, makes a determination of significance based from that framework and provides an analysis of construction and operation emissions resulting from the project. Include mitigation measures to address significant GHG emissions.

The Sacramento Metropolitan Air Quality Management District staff thanks the City of Sacramento for the opportunity to present our comments. Questions regarding District comments on the Notice of Preparation may be sent to Joseph James Hurley at [jjhurley@airquality.org](mailto:jjhurley@airquality.org).

Sincerely,



Joseph James Hurley  
Associate Air Quality Planner / Analyst

C: Larry Robinson, Program Coordinator, SMAQMD

## **SMAQMD Rules & Regulations Statement** (revised 1/07)

*The following statement is recommended as standard condition of approval or construction document language for **all** development projects within the Sacramento Metropolitan Air Quality Management District (SMAQMD):*

All projects are subject to SMAQMD rules and regulations in effect at the time of construction. A complete listing of current rules is available at [www.airquality.org](http://www.airquality.org) or by calling 916.874.4800. Specific rules that may relate to construction activities or building design may include, but are not limited to:

**Rule 201: General Permit Requirements.** Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from SMAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the District early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc) with an internal combustion engine over 50 horsepower are required to have a SMAQMD permit or a California Air Resources Board portable equipment registration.

Other general types of uses that require a permit include dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions.

**Rule 403: Fugitive Dust.** The developer or contractor is required to control dust emissions from earth moving activities or any other construction activity to prevent airborne dust from leaving the project site.

**Rule 417: Wood Burning Appliances.** Effective October 26, 2007, this rule prohibits the installation of any new, permanently installed, indoor or outdoor, uncontrolled fireplaces in new or existing developments.

**Rule 442: Architectural Coatings.** The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

**Rule 902: Asbestos.** The developer or contractor is required to notify SMAQMD of any regulated renovation or demolition activity. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of asbestos containing material.



# **SMAQMD Recommended Mitigation for Reducing Emissions from Heavy-Duty Construction Vehicles**

*Apply only to projects with construction emissions above the CEQA Threshold of Significance.*

Revised December 1, 2008

## *Category 1: Reducing NOx emissions from off-road diesel powered equipment*

The project shall provide a plan, for approval by the lead agency and SMAQMD, demonstrating that the heavy-duty (> 50 horsepower) self-propelled off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction<sup>1</sup> compared to the most recent CARB fleet average at time of construction; and

The project representative shall submit to the lead agency and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.

**and:**

## *Category 2: Controlling visible emissions from off-road diesel powered equipment*

The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the lead agency and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.

**and/or:**

If at the time of construction, the SMAQMD has adopted a regulation applicable to construction emissions, compliance with the regulation may completely or partially replace this mitigation. Consultation with SMAQMD prior to construction will be necessary to make this determination.

---

<sup>1</sup>Acceptable options for reducing emissions may include use of newer model year engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.



November 5, 2010

**Main Office**

10060 Goethe Road  
Sacramento, CA 95827-3553  
Tele: [916] 876-6000  
Fax: [916] 876-6160

Jennifer Hageman  
City of Sacramento  
Community Development Department  
300 Richards Blvd.  
Sacramento, CA 95811

**Subject: Notice of Preparation for the 700 Block of K Street**

Dear Ms. Hageman:

**Sacramento Regional Wastewater Treatment Plant**

8521 Laguna Station Road  
Elk Grove, CA 95758-9550  
Tele: [916] 875-9000  
Fax: [916] 875-9068

The Sacramento Regional County Sanitation District (SRCSD) has reviewed the Notice of Preparation for the 700 Block of K Street and has the following comments:

Local sewer service for the project area is provided by the City of Sacramento. Conveyance from the local City trunk lines to the Sacramento Regional Wastewater Treatment Plant (SRWTP) is provided by SRCSD through large pipelines called interceptors.

The SRCSD Interceptor Master Plan 2000 (MP 2000) provides information regarding these interceptor lines. SRCSD is in the process of finalizing an Interceptor Sequencing Study that will provide additional information regarding MP 2000 and assist contributing agencies in coordinating collection system facilities.

Within SRCSD's Master Plan, unit wastewater flow rates for future developments are determined by the types of land uses and their respective densities. Densities are expressed in units of equivalent single family dwelling units (ESDs) per acre where one ESD represents the wastewater generation equivalent of one single family residence. Below is a table of the assumed densities for each land use category:

**Board of Directors Representing:**

- County of Sacramento
- County of Yolo
- City of Citrus Heights
- City of Elk Grove
- City of Folsom
- City of Rancho Cordova
- City of Sacramento
- City of West Sacramento

- Stan R. Dean  
District Engineer
- Prabhakar Somavarapu  
Director of Policy and Planning
- Ruben R. Robles  
Director of Operations
- Marcia Maurer  
Chief Financial Officer
- Claudia Goss  
Director of Communications

Description	ESD/Acre
Agricultural	6
Agricultural Residential	6
Very Low Density Residential	6
Low Density Residential	6
Medium Low Density Residential	10
Medium Density Residential	15
Medium High Density Residential	22
High Density Residential	30
Commercial/Office	6
Industrial	6
Public/Quasi Public/Schools	6
Mixed/Special Planning Area/Urban Reserve	6
Open Space, Recreation, Parks, Cemeteries	6



The 2000 SRCSD Master Plan assumes design flows dependent on land use categories. The proposed changes in the land use densities may cause an increase these assumed design flows in some areas which could result in capacity deficiencies within the Master Planned sewer systems. Sewer studies will need to be completed to fully assess the impacts of redevelopment that have the potential to increase the flow demand.

In November 1980, the Board of Directors approved the Operating Agreement between SRCSD and the City of Sacramento regarding the Combined Wastewater Collection System (CWCS).

*Section 3.F. Responsibilities of District in Operation of CWCS states:*

1. *The District agrees to accept flows via the City Interceptor from the following City service areas up to the maximum instantaneous flow rates indicated:*

<u>Service Area</u>	<u>Maximum Flow Rate</u>
Sump 2	60 MGD

*The parties to this Agreement acknowledge and agree that the 60 MGD maximum flow rate supersedes the 70 MGD figure specified in Section 29 of the Master Interagency Agreement.*

Sump 21, 55 and 119	38 MGD
Gravity intercepts to City Interceptor at or downstream of the North Meadowview Intercept Structure	10.5 MGD
Total to City Interceptor	108.5 MGD

2. *Up to the design flow capacity limit of the City Interceptor upstream of the North Meadowview Intercept Structure, estimated at 98 MGD, the Wastewater Treatment Superintendent (or designated representative) may authorize flows from Sump 2 for stipulated time periods in excess of the 60 MGD limit above noted. It is the intent here to accommodate higher levels of treatment for combined wastewater flows during periods when SRWTP secondary treatment capacity is available due to lag in receipt of inflow from other District service areas or when the City Interceptor influent flows from Sumps 21, 55 and 119 are less than 38 MGD.*

As stated in the table above, the total amount of flow that can be discharged to Sump 2 is 60 MGD. The City of Sacramento Current estimates dry weather flow through Sump 2 at 22 MGD, indicating adequate dry weather capacity for this project.

Neither SASD nor SRCSD are land-use authorities. Projects identified within SRCSD and SASD planning documents are a direct result of growth projections and potential growth inducements that are considered by land-use authorities. Impacts associated with providing and expanding sanitary sewer conveyance and treatment must also be considered by the land-use authority and included within their environmental impact report.

A certificate of compliance must be obtained from the Sacramento Area Sewer District and Sacramento Regional County Sanitation District before permit issuance. This certification must include a payment receipt for the sewer impact fees paid or a letter indicating the reason for



exemption. Any additions or corrections to the project will require an amendment to the Certificate of Compliance.

If you have any questions regarding these comments, please contact me at (916) 876-9994.

Sincerely,

A handwritten signature in black ink that reads "Sarena Deeb". The signature is written in a cursive style with a long horizontal flourish at the end.

Sarena Deeb  
SRCSD  
Policy and Planning

Cc: SRCSD Development Services  
SASD Development Services  
Michael Meyer  
Dave Ocnosak  
Prabhakar Somavarapu



909 12<sup>th</sup> Street Ste 116 Sacramento CA 95814 (916) 444-6600 [www.sacbike.org](http://www.sacbike.org)

November 24, 2010

Jennifer Hageman  
City of Sacramento  
Community Development Department  
300 Richards Boulevard  
Sacramento, CA 95811

**Advisory Board**

**Jane Hagedorn**  
Consultant  
*Breathe California of  
Sacramento-Emigrant  
Trails*

**Wendy Hoyt**  
President  
HDR|The Hoyt  
Company

**Matt Kuzins**  
President  
Matt Kuzins & Kumpany

**Michele McCormick**  
Principal  
Circle Point/MMC  
Communications

**James Moose**  
Partner  
Remy, Thomas, Moose  
and Manley, LLP

**Craig Stradley**  
Principal  
Mogavero Notestine  
Associates

**Jim Streng**  
Partner  
Streng Brothers Rentals

RE: 700 Block of K Street Notice of Preparation

Dear Ms. Hageman:

Thank you for the opportunity to comment on the Notice of Preparation.

We recommend that the following mitigations be considered in the Draft Environmental Impact Report for the project's traffic circulation, air quality and greenhouse gas impacts.

Provision of short-term and long-term bicycle parking using the Association of Pedestrian and Bicycle Professionals *Bicycle Parking Guidelines*.

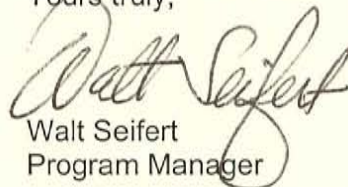
Provision of showers and clothing lockers for employees.

Unbundling parking costs from residential and commercial rents.

Reduction in vehicle parking quantity.

Please feel free to call me at 444-6600 or e-mail at [walt@sacbike.org](mailto:walt@sacbike.org) if you have questions

Yours truly,



Walt Seifert  
Program Manager

*SABA is an award-winning nonprofit organization with more than 1200 members. We represent bicyclists. Our aim is more and safer trips by bike. We are working for a future in which bicycling for everyday transportation is common because it is safe, convenient, and desirable. Bicycling is the healthiest, cleanest, cheapest, quietest, most energy efficient, and least congesting form of transportation.*

## APPENDIX B: Cultural Resources

---

# Cultural Resources Report

700 Block – K Street  
Sacramento, CA



February 1, 2011

**HISTORIC  
ENVIRONMENT  
CONSULTANTS**

## **Table of Contents**

Introduction	3
Historic Overview	3
The Project and Listed Resources	8
Building Descriptions and Evaluations	9
700 K	12
704 K	16
708 K	19
712-714 K	23
716 K	25
720 K	28
724 K	30
726-8 K	32
730 K	36
1109 7 <sup>th</sup>	38
1111 7 <sup>th</sup>	40
1108-1112 8 <sup>th</sup>	42
Alley District	44
Hollow Sidewalks	47
Significant Resources	48
Impacts	49
References	51
Appendix A – Data Sheets	53



## **Cultural Resources: Evaluation, Impacts, Mitigation 700 K Street Block**

### **Introduction**

This Report is a review of historic/cultural resources and assessment of properties, including buildings, hollow sidewalks and alley facades located within the north half of the block between 7<sup>th</sup> and 8<sup>th</sup> Streets, K and L, in downtown Sacramento, to assess eligibility for listing in the California or Sacramento Register of Historic/Cultural resources. This report evaluates resources in the block based on the context of their era, the background history of each property, both prior to the construction of existing buildings and structures, and after their construction. The purpose of this study is to review and assess the historic, architectural, and cultural values of the structures within the study area relative to the eligibility criteria for listing in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) and the California Register of Historical Resources (California Register,) and the potential impacts that would occur if the eligible resources were to be proposed for rehabilitation, alteration or demolition for future development on K Street. The Report does not address pre-historic archeology on the site.

In order to assess the historic, historic archaeological, cultural, and architectural significance of these properties, this Report provides information about the uses of each property from 1851 to the present. This includes historic archaeological information regarding the occupants and uses of the property from 1851 up until the time that the existing structure was constructed on the property, including notation of any buildings on the property and their uses up to the date of construction of the current structure. The Report includes a summary history of the current building from the time of its construction to the present including improvements, building permits, assessments, and City Directory information. This information is provided in approximately 5 year increments over time, except when some specific activity like a change in use occurs and additional information is provided.

This Report identifies properties that are listed or appear to be eligible for listing on the Sacramento and California Registers, potential impacts to these properties as a result of the proposed project, and mitigations to diminish the significance of impacts. The Report also discusses known remaining special features and characteristics original to that property or to an important later phase of its history, up to the present time.

In order to place the properties and their histories in the context of their era, an historic overview of the development of Sacramento and the overall downtown business district is provided.

### **Historic Overview: Sacramento**

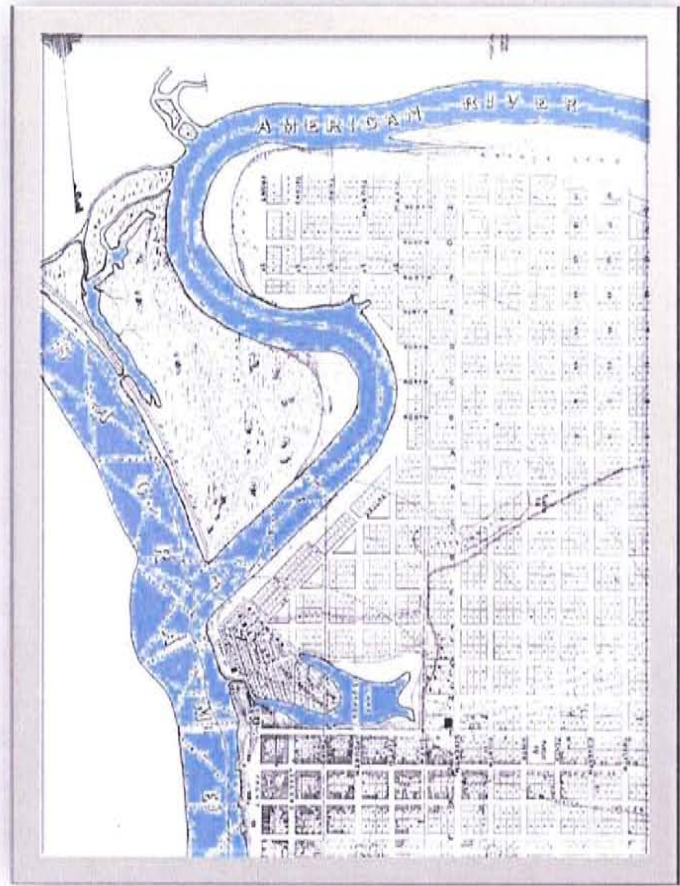
Sacramento began with the settlement established by John Sutter near the banks of the American River in 1839. After exploring other sites along the American and Feather Rivers, he chose a little knoll on the land now designated as 26th to 28th Streets, between K and L Streets. This was the first permanent settlement in the area, and Sutter built his fort, constructed a flour mill, developed an irrigation system for his pastures, erected a distillery, and organized extensive hunting and trapping expeditions. When an employee discovered gold at Sutter's sawmill in Coloma in 1848, the news created an international Gold Rush to Sacramento and the



foothill areas to the north and east. Overnight, Sacramento was transformed from its beginnings as a fort and agricultural settlement, to a busy new city.

At that time, the American River entered the Sacramento River near the current Water Filtration Plant and I-5. The flow of the river deposited a sand bar just below the mouth of the river, significantly raising the bed of the river and diminishing its depth. Ocean-going ships coming up the Sacramento River could get no closer to the Gold fields and were forced to unload their cargo and passengers along Front Street on Sutter's embarcadero. This area became the critical point of entry to Sacramento and Gold Rush sites and grew quickly, outdistancing the growth of both Sutter's Fort and Sutter's planned settlement further south near the river and current Land Park, called Suttertown.

The first growth took place along the Sacramento River, (presently the site of Old Sacramento) encouraged by the coming and going of river traffic that tied the new city to the bay area and the sea. The Old City area of Sacramento was laid out in 1848 by Captain W. Warner and then-Lt. William Tecumseh Sherman. It extended from the Sacramento River east to Alhambra Boulevard, and from the railroad levee on the north of downtown to just south of the X Street (Highway 50 freeway) on the south. The street pattern included a numbering system from Front Street (1st) to 30th Street with north/south running streets, and from the Railroad levee (B Street) through the alphabet to Broadway, running from east to west. Each block of lots within this rectangle contained eight 80' by 160' lots, with an alley running between the four lots on the north side of the alley and the four on the south of it. (The one exception to this pattern is the strip of larger blocks between 12th and 13th Streets, which held ten 80' by 160' lots, with the east/west alley separating five on the north and five on the south.)

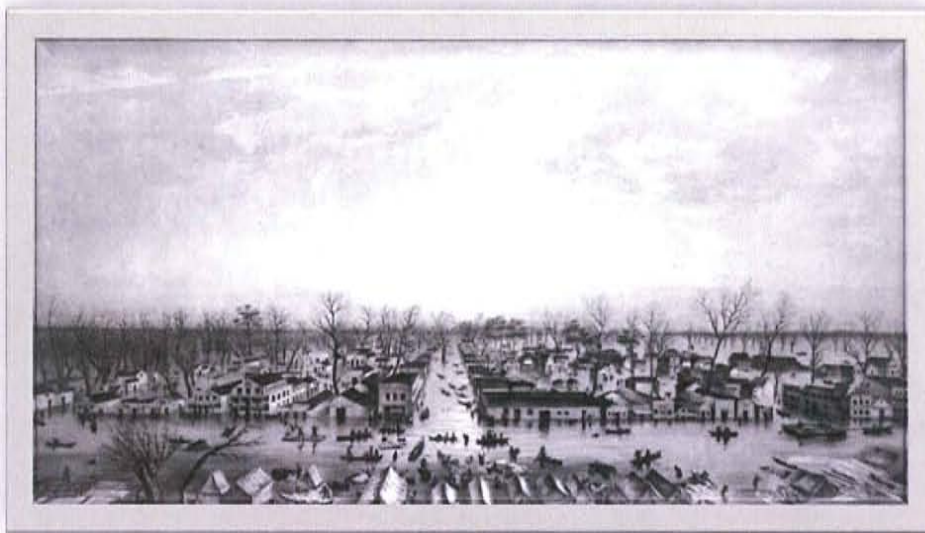


The City expanded to the east, with J Street becoming a major path to and from the gold fields of the north. At 12th Street, the path split, with one road continuing along J Street toward Hangtown [Placerville] and Coloma, and the other branching toward Auburn and Marysville. Thus J Street became the principal path to the gold fields for wagon trains, suppliers and gold seekers, as well as the principal route back from the mines, a conduit bringing millions of dollars worth of gold down J Street into Sacramento over time. As a result, the block faces on J and nearby K Street became occupied with buildings first, before much other construction had taken place. By 1854, the City extended down J Street to 12th Street. There was some construction in Alkali Flat and south of M Street, but J Street was the business focus.

The 1854 map above shows the original course of the American River where it emptied into the Sacramento just north of I Street



Flooding was a major problem throughout the nineteenth century, with most businesses, residences and farms devastated at one time or another by extensive floods. The original geographical configuration of the American River in this area was different than today. The American River originally approached within a few hundred feet of the Sacramento and then turned south. It emptied into the main river near Sutter Slough—which was near the present location of the Southern Pacific Railroad Depot. In 1868, another new channel for the river was created by deepening the slough north of the original location, and blocking the original channel. The bend was filled in and a spur levee built to deflect the current. When the river was relocated farther to the north, a flood plain area between it and the City was created. The area became populated with willows and the north levee was secured.



The flood of 1850.

Disastrous floods occurred in Sacramento in the winter of 1861-62 and the decision was eventually made to raise the levels of all the streets by fourteen feet along J and K to the east. This general effort began in 1869. Some merchants jacked their buildings up and put new foundations and storerooms underneath them in order to have the main floor of the building at the new street level. Others added floors on top of the structure already in place. A few remnants of this early Sacramento era still remain in downtown Sacramento today.

During the early years of Sacramento's history (1850s-1860s) the main business area of Sacramento was to the northwest of the Capitol Area. In the latter half of the 1850s and early 1860s, California began a transition from a mining economy to an agricultural based economy. This development, coupled with the permanent establishment of Sacramento as the site for the State Agricultural Fair helped produce growth in Sacramento. In 1860 construction began on the Capitol Building, just southeast of the main business district at that time. Single-family residences, many large and imposing, and as well as multi-family buildings and residential rooming houses comprised most of the neighborhood around Capitol Park during this era, providing nearby customers for the commerce that sprang up along J and K Streets.

During the 1920s and 1930s, the Capitol and State government grew more active as many statewide issues gained in importance, and political activities increased. Legislators drew more attention, and key issues had an ever greater impact throughout the state. A number of notable hotels for visitors to the legislature, lobbyists, and businessmen, were built downtown, and the core of the City was an active, attractive, and economically successful business district. The presence of the State Capitol, Capitol grounds, and accompanying classical and impressive sister buildings contributed stature, elegance and stability to the downtown area of the City.



Sacramento's largest employer, however, was the Southern Pacific Railroad, originally the Central Pacific Railroad. The rail yards, located near the former Sutter's Lake just south of the original American River bed, grew to be the largest such working/manufacturing rail yard west of the Mississippi, and manufactured rail cars, locomotives, and everything that went into the cars, including wheels, trucks, upholstery, steam boilers, table service silver plating, engine blocks, etc. The SP shops contained giant forges, stamp mills, blacksmith shop, lumber mill, electrical and brake shops, paint shops, hospital, etc. and was essentially a city unto itself. There are still many Sacramentans whose families were part of the railroad production and who remember the connection with interest and warmth.

The development of streetcar lines and eventually the automobile, gave residents the ability to live further away from the place where they worked. This also influenced growth to the east and southeast of the business district.

After the turn of the century, an atmosphere of prosperity and energy seemed to engulf the nation. The promise of a new century, economic health, a certain maturation of "frontier towns" into stable established settlements with some history of prosperity, and a national self-awareness generated a surge of interest in enhancing cities and towns both physically and functionally. Construction boomed, particularly of civic buildings, parks, monuments, and other public facilities. In example, the Sacramento City Hall, Memorial Auditorium, Elks Building, California State Life Building (926 J Street), Masonic Hall, Bank of D.O. Mills, Federal Building/Post Office, and Central Library were all constructed between 1912 and the early 1932. This atmosphere also generated a mass of new consumers, interested in improving their life styles and domestic comforts. In answer to these calls, the department store, already evolving, became an important retail instrument. Stores, large and small, proliferated providing more and more choices to the fledgling crop of consumers which included the large number of Southern Pacific shops and railroad workers, and many employed in one aspect or another of agriculture.

One of the most significant factors leading to the growth of Sacramento in the Capitol Area was the building of the State Capitol between L and N Street east of 10th Street, and the ensuing addition of other government buildings in the area. This led to another major effect on the Capitol Area - the growth of the state government itself. By the mid 1910s the state government needed additional office space. In 1913 the City of Sacramento voted to spend \$700,000 to purchase property for an expanded Capitol area. The next year the State approved a \$300,000,000 bond measure for construction of the new property. Subsequently, the Jesse Unruh Building (formerly known as Office Building 1) and the Library and Courts Building were built in the 1920s. During the mid 1930s, two more office buildings were added across N Street from the Capitol; the Public Works Building and the Department of Motor Vehicles (DMV) Building.

Sacramento downtown was not excluded from this atmosphere of growth, and former mining outfitters evolved into millinery shops, haberdasheries, and furniture stores, especially along K Street. Two Sacramento retail stores that were established in the late 1800s, Weinstock-Lubin, (Weinstock's) and Hale Brothers, (Hale's) remained in business with their original names (but not corporate structures) and downtown locations until the late 1900s—about 100 years.

David Lubin opened a very small and crude Mechanic's Store in Sacramento about 1875. He was soon joined by his half-brother, Harris Weinstock, and by 1888, the flourishing business had expanded, now catering to family trade as well as workers. Hale's began in 1876 and by 1880 had stores in several central California locations. Over time the small market stores were sold off and Hale's focused their business on the larger retail markets in Sacramento, San Jose, Stockton, San Francisco and Oakland. By 1921, a J.C. Penney's chain store joined the list of downtown retail enterprises. Weinstock's and Hale's continued, with Hale's purchasing a controlling share of Weinstock's stock in 1926.



In a July 2, 1927 article the *Sacramento Bee* noted how Sacramento had become a retail magnet drawing shoppers from around the region because, “The Capitol City’s six department stores form one reason why residents of nearby communities come to Sacramento to do their shopping...” The major department stores listed in the article were; Weinstock-Lubin, John Breuner’s [furniture], Hale Brothers, (all on K), the Nonpareil, Charles P. Nathan, and Rosenthal’s. Several new stores were added by 1930, which included: Gardiner’s, Garfinkles, Montgomery Ward, Sears Roebuck, and Tregalis. In 1940, Enos’ opened, as did D.P. Fletcher and National Dollar Stores, another chain. In 1950, the list of stores represented in downtown Sacramento had almost doubled.

During World War II, building construction slowed dramatically, with building materials conserved for war effort uses. After the War, architectural styles largely imported from Europe and/or generated in Southern California, such as the International Style became popular and were introduced to Sacramento. The local interpretation of the style tended to create building images that eschewed ornamentation, and were directed toward plain unornamented cement plaster surfaces and simple rectangular planes. This type of construction design was also less expensive. The adoption of such imagery generated considerable renovation of downtown Sacramento and the removal of much ornamentation from existing buildings to “bring them up to date.” The many upper floor projecting bay windows so popular with residential tenants in earlier times, were largely removed and replaced with blank, “clean,” wall surfaces, substantially changing the downtown image.

Due to the “flight to the suburbs” that occurred after the war, the above-mentioned efforts to retain downtown customers by modernizing its buildings, and accommodating the expanded age of the auto with parking meters and garages, the area became less inviting to shoppers and dwellers, and the downtown area began to decline. This decline in activity, the introduction of a number of buildings accommodating State workers and daytime offices, and the popularity of free parking at suburban shopping centers, combined to create a downtown less friendly to residential uses—lacking schools, and fairly deserted on evenings and weekends.

During the late 1950s and into the 1960s, redevelopment in downtown and river front Sacramento began to play a major role. Efforts were made to entice major department stores such as Macy’s to open stores downtown. A new Freeway was placed on the Sacramento side of the river to aid that effort and a pedestrian Mall was created along K Street, closing it to traffic and encouraging retail activities. Redevelopment had a major effect in Old Sacramento, designated a National Historic District, resulting in the rehabilitation or reconstruction of many historic buildings in that area, and the new pedestrian Mall was expected to substantially increase the uses and population of downtown Sacramento.

Continuing major efforts on the part of the City of Sacramento and Sacramento Housing and Redevelopment Agency resulted in the creation of an attractive new Downtown Plaza shopping area, a panoply of regenerative activities including night markets, weekly farmer’s markets, and a renewed interest in downtown lifestyles and activities.

However, despite these efforts, the old downtown has not substantially revived over time, and the current project is an effort to reverse that situation, reintroducing substantial residential opportunities into the commercial mix.



### **700 block of K Street**

Downtown Historic Architecture Survey activities have found that the 700 block on the south side of K Street contains an unusually intact group of commercial buildings from the late 19<sup>th</sup>, early 20<sup>th</sup> centuries that have retained an unusual degree of consistency in terms of size and scale that reflects a sense of time and place whose image was established in the 1870s or 1880s. There is an intent by the City and the public to retain the general historic character and scale of this block of buildings along K Street.

The project's proposals for the buildings on this block will reflect the general historic image, size, and scale of the original late 19<sup>th</sup>, early 20<sup>th</sup> century buildings, and rehabilitation of the K Street facades of the Landmark and eligible properties. Some new uses have been proposed for the rehabilitation of the northern portions of the buildings along K Street. The rear (southern) portions of the lots to the alley will be replaced by a taller new building along the alley from 7<sup>th</sup> Street to 8<sup>th</sup> Street. This will retain the general historic K Street image of the block while providing for a more intensive use of the valuable downtown land at the rear of the properties.

### **Listings for Resources within the Study Area**

#### Listed as Landmarks in the Sacramento Register

700 K

716 K (now listed as 712-714 and 716 K)

#### Eligible for Listing in the Sacramento Register

726 K Burt's Shoe Store/Tower Records

Greyhound Alley District

Hollow Sidewalk/Raised Streets District

## Building Descriptions, Evaluations, and History

### Historical Overview of the 700 Block

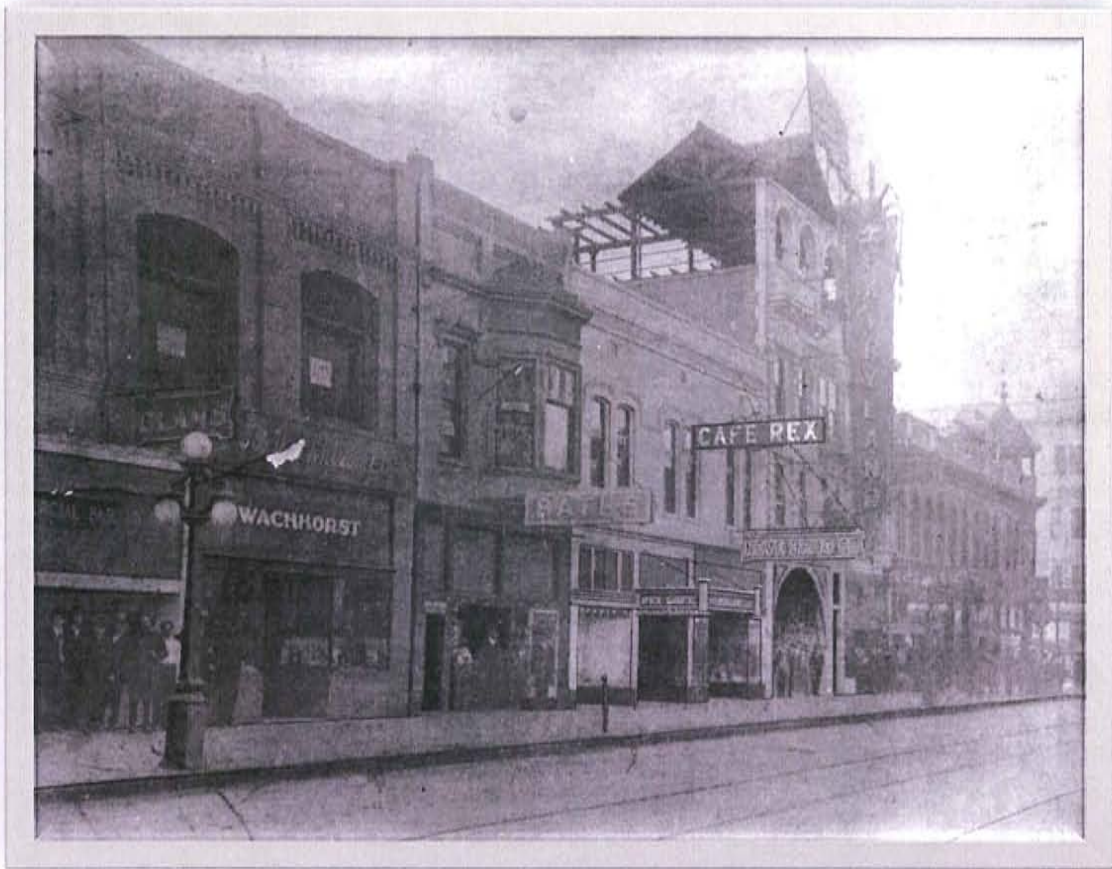
The block was moderately settled during the 1850s and fairly intensively utilized in the 1860s with a number of commercial enterprises along K Street and single-family residences along 7<sup>th</sup>, L, and 8<sup>th</sup> Streets. As the block developed over time, the classic configuration of a brick building with a store, or stores on the ground floor and residence(s) on the second floor began to cluster along K Street.



This photograph shows the 700 block of K Street, ca 1865. The tower of St. Rose of Lima cathedral is on the right, at the corner of 7<sup>th</sup> and K.

As Sacramento continued to grow during the 1880s and 1890s, many small residences began appearing along the alleys as well. The 1895 Sanborn Map clearly shows this pattern of development. From the late 1880s to 1920s the K Street portion of the block was dominated by saloons, cigar & tobacco stores, liquor stores, light manufacturing, restaurants and grocers. There was a strong representation of service businesses such as tailors, dressmakers, boot & shoemakers, and dentists, whom tended to locate their businesses on the second and third floors of the K Street buildings. Light industry was also well represented by Schindler's Blind & Sash Manufactory (710 K), J. Tangeman's Machine Shop (712 K), Eagle Steam Cracker Co. (720 K), Capitol Marble Works (724 K), Charles McKillis, Blacksmith & Wagon Maker (1109 7<sup>th</sup>), and A. Bergman's Pioneer Pickle Factory (709-711 L Street).





The 700 block of K Street ca 1908. The *Café Rex* in the middle of the picture is the brick building that remains in place at 712-714 K. To the right of the café is the *Fairyland Theater*.

Along 7<sup>th</sup> Street there were several businesses catering to the horse and buggy industry, including McKillis (1109 K), Volkirk Vedder, Teamster & Hay Yard (1111-1115 7<sup>th</sup>), which later became George Chadwick, Horseshoer & Blacksmith, and Livery Stable (1117-1123 7<sup>th</sup>). By 1915 the single-family residences and small rooming houses had almost disappeared except on the southeast ¼ of the block. By that year the light manufacturing was gone, there were now three theaters on the block (Fairyland, 710

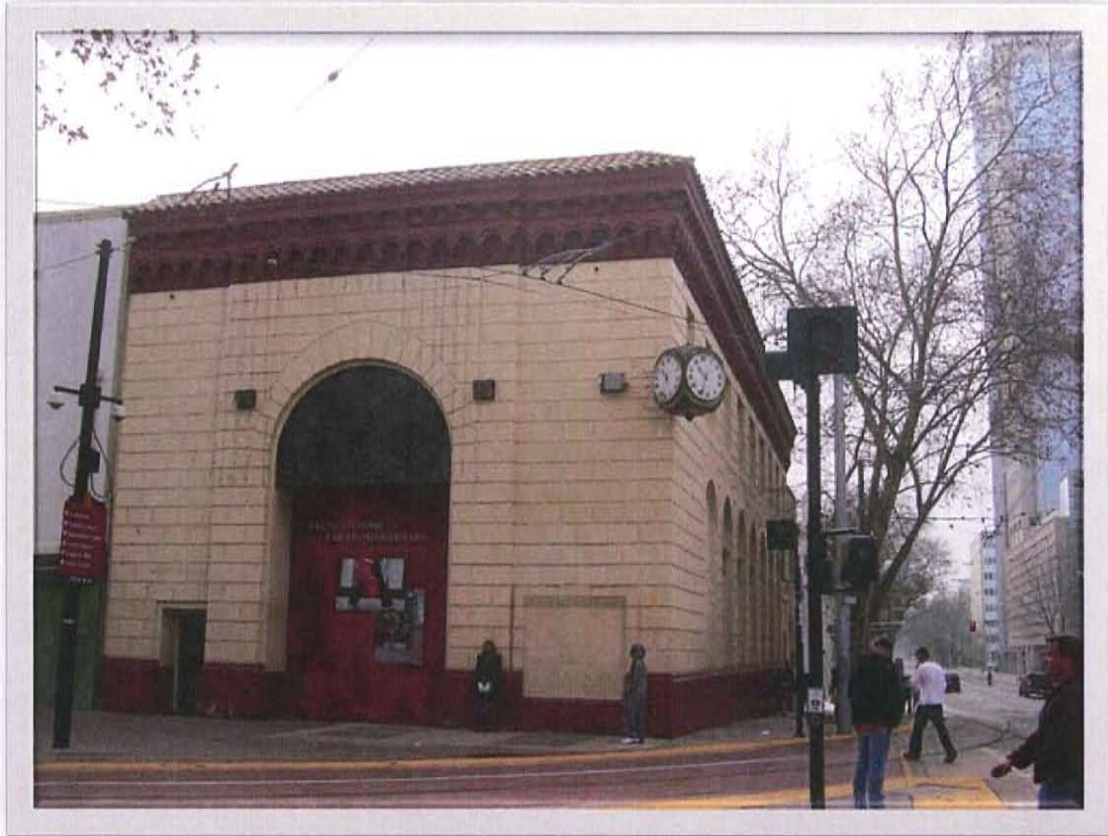


K, Smith's, 1111 7<sup>th</sup>, the Grand Theatre, 1117 7<sup>th</sup>) and a garage for the repair and storage of automobiles (709-711 L).

The advent of Prohibition dramatically changed the make-up of the block. The saloons and liquor stores disappeared, as well as the cigar & tobacco stores. During the 1920s and 1930s, the commerce along K Street began to evolve into department stores, clothing, jewelry and shoe stores. Residences and rooming houses disappeared from the south ½ of the block and were replaced with garages, the bus depot, and the hotels Berry and Governor (Milner).

The next major trend was the flight to the suburbs in the 1960s and 1970s when many of the retail businesses either failed or moved, such as W.T. Grant, F.W. Woolworth, Payless, Grayson's, Burt's Shoes, Gensler-Lee Jewelry and Arden's. Unlike the block to the east, none of the department store spaces were as large as Kress and Wards and could not be converted into offices. The buildings they left behind have struggled since that time with a constantly changing list of commercial clients punctuated by periods of vacancy.





## **Building Descriptions and Evaluations**

**700 K Street; formerly Men's Wearhouse**

Constructed as **Pacific States Building: 1929**

**Listed as a landmark structure in the Sacramento Register.**

The imposing two-story, corner building combines Renaissance, Romanesque and Spanish Colonial stylistic themes to create a building of Mediterranean design image. The rectangular building is constructed of concrete, and surfaced with cement plaster scored to resemble blocks of stone. The shallow hipped roof is surfaced with terra cotta Spanish tile. The cornice and architectural terra cotta entablature contain courses of beading and small brackets above an encircling series of corbelled arches. A centered shallow recessed bay on the K Street façade contains the tall arched entrance. Similar arched openings on the 7<sup>th</sup> Street elevation contain large windows above a smooth surfaced base. The arches are scored along the top to resemble stone voussoir masonry work. A series of smaller rectangular casement windows with metal sash are recessed above the arched windows.

There are tall arched windows along 7<sup>th</sup> Street divided into panes by vertical and horizontal muntins and mullions. The two southernmost windows have an additional horizontal division that may be a modification. A 7<sup>th</sup> Street entrance contains a panel identifying the building as the "Pacific States Building."

The northernmost arched window along 7<sup>th</sup> Street is covered, and the original K Street façade substantially modified. There is a framed plastered blank wall space on the ground floor façade west of the main entrance that is not original. There is a small standard rectangular entry to the east of the main entry where the original 1929 retail space was located. There are tall arched windows along 7<sup>th</sup> Street somewhat divided into panes by vertical and horizontal muntins and mullions. The two southernmost windows have an additional horizontal division that may be a modification.

Constructed in 1929, the Pacific States Savings & Loan building also had an entrance on K Street (702) for a retail outlet occupied by the Fashion \$5.00 Bootery. In 1936 Pacific States succumbed to the pressures of the Depression and the building was soon occupied by the Arden's Women's Clothing store in 1938. Arden's completely remodeled the K Street exterior of the building in 1950. However, Arden's had left the site by the mid 1970's and Bayview Federal Savings Bank occupied the building by the early 1980s. During the late 1980s, Bayview removed the materials from the 1950





remodel and restored the exterior to most of its early image, moving the large arched entry opening to the east and filling in the corner. The building occupies a prominent K Street site, opposite from the Oschner Building and St. Rose of Lima Park, and contributes to the character of the down-town area. All former signage including the former Men's Wearhouse sign has been removed and the main entry closed off.

The building has been somewhat altered from its original appearance. Originally, the tall arched façade opening was constructed much closer to the west and 7<sup>th</sup> Street, allowing adequate space for a tall adjacent opening featuring a retail shop - the Fashion \$5.00 Bootery- to the east on the same façade. Three windows were recessed behind a metal balcony above this retail shop on the second floor: two tall narrow windows flanking a wider window, all of the same height. All arched windows on 7<sup>th</sup> Street were open and unblocked.

When Arden's took over the site in 1950, the solid corner of the building on 7<sup>th</sup> and K Streets was pierced with an opening on each street and the corner supported with a large post, apparently to encourage visibility of K Street and pedestrian retail access.

Evidently when Bayview took over the building and "returned" it to its general earlier appearance in the 1980s, the retail Arden's space was totally enclosed and the main tall arched opening moved somewhat to the east in order to center it on the revised façade. The windows and balcony on the second floor on K were also removed and covered. The northernmost arched window along 7<sup>th</sup> Street has remained covered over since the first remodel.

An on-site interior review of the building noted a mezzanine at the rear of the street level first floor sales area, and bracketed posts supporting the tall first floor ceiling. The high ceiling is divided into rectangular panels by intersecting concrete beams, a design feature that enhances the tall bracketed posts. The tall concrete pillars and patterns in the ceiling created by the intersecting beams are distinctive interior features. While these features are likely not original due to the various alterations to the building over time, they have been in place at least since 1980.



Former vestiges of the brick 1870s under-the-sidewalk area in the basement have been removed and/or surfaced over. There are no other distinctive interior features of architectural significance.

### **The property is listed on the Sacramento Register as a Landmark.**

Exterior significant features and characteristics are the large arched façade entrance, the row of tall arched windows along 7<sup>th</sup> Street, the surface of the building which is scored to resemble stone blocks, and over the openings, voussoir and keystone masonry. The tile-covered roof, cornice, terra cotta entablature, and

encircling band of corbelled arches are key characteristics of the design. The row of rectangular windows above the arched ones on 7<sup>th</sup> Street are also significant features.

While there have been modifications to the K Street façade and the main entry is now relocated a few feet to the east of the original, the basic image of the building and its fenestration forms and pattern has been largely retained, especially along 7<sup>th</sup> Street.

Since original interiors of the building have undergone significant modifications – from two major spaces, with those spaces undergoing modification in the 1950s, and then modifications in the 1980s making those spaces into one “banking hall” type of space,- the significant interior feature that can be confirmed as remaining is the high volume of space along the open west wall with the arched window openings. Certain of the column/pilasters and ceiling moldings may be original but no documentation has been found to confirm this as fact.

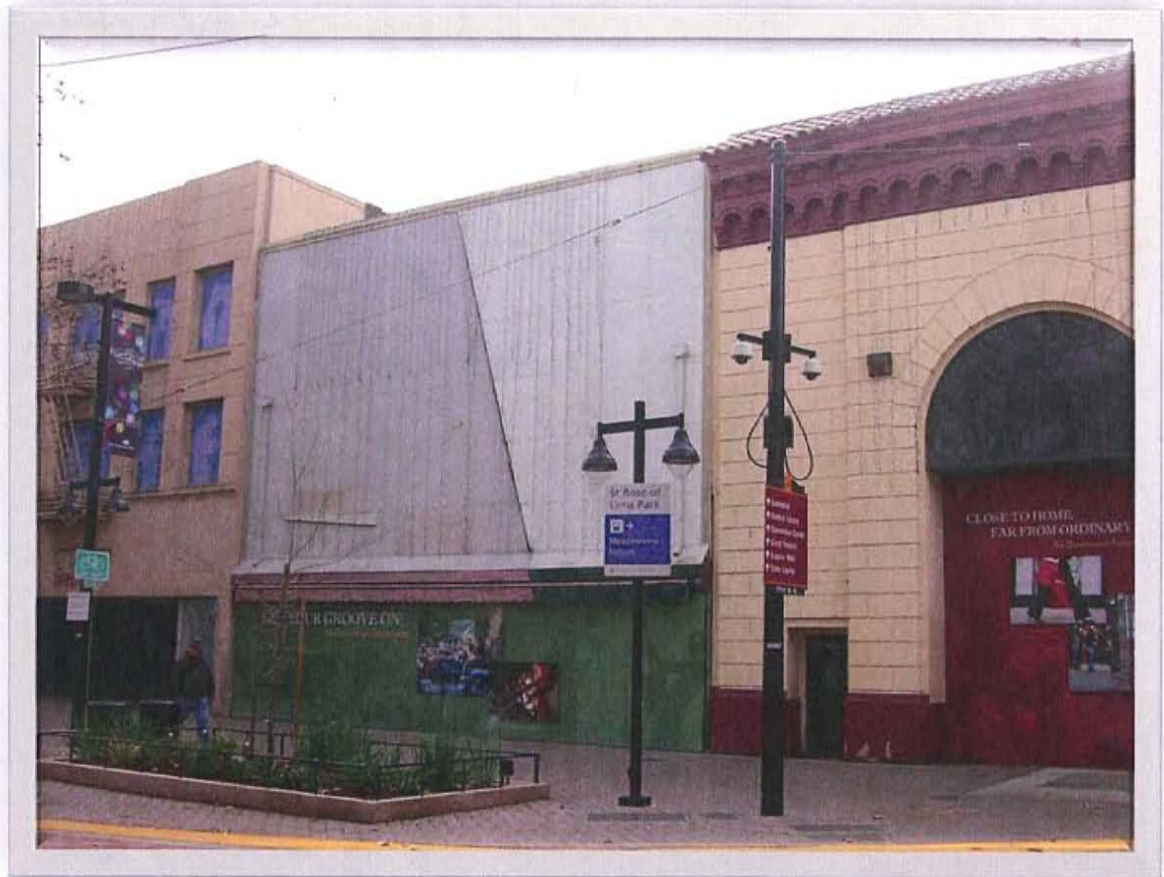
Due to both interior and exterior alterations, it may be questionable as to whether the building is eligible for listing in the California Register.



**704 K; National Dollar Store: 1929**  
**Joe Sun Store**

The façade of the two story commercial building is composed of an essentially single surfaced upper portion and a ground floor area that has been covered, obscuring the whole first floor. The flat-surfaced upper façade comprises approximately two thirds of the full façade, and appears to be composed of a cement plaster matrix that is either applied in large squares or scored to create them. The upper façade is enframed with a band of trim and divided into two large, differently colored surfaces by a neon strip that extends at an angle from the cornice to the awning at storefront level. A shallow horizontal strip extends across the front of the building at the same angle as the awning and just above it. All signs have been removed from the building.

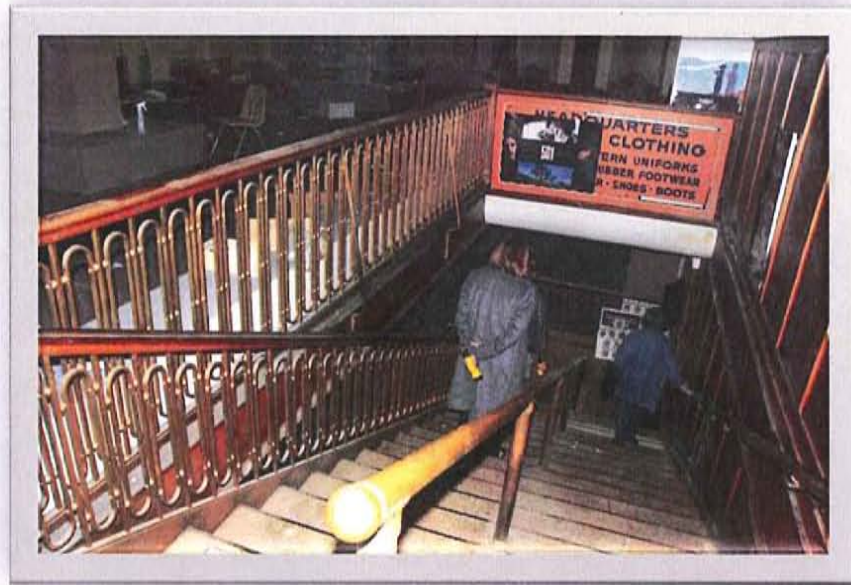
The building is constructed of reinforced concrete and is L-shaped, with a leg that opens to 7<sup>th</sup> Street. This rear entrance is identified as 1109 7<sup>th</sup> Street, and includes steps to the sidewalk, a rear door and a roll-up door that accessed a freight elevator. The original elevator carriage remains although the elevating mechanism has been changed. Under the sidewalk access is blocked by the construction of a concrete block wall.



704 K Street – View to the south.

The interior of the building still contains features that attest to the building's history.

The buildings K Street façade has been completely altered from its original exterior appearance, but has retained a handsome interior stairway to the basement. The stair is paneled with wood on the west side and bounded on the other with a decorative balustrade containing an ornamental cast metal design. Side railings and a central brass rail contribute to its image. A matching stair formerly led to the second floor and has



since been removed, although original wood paneling on the west side wall, and former roof skylights still remain. The wood newell post and balustrade around the staircase opening are still in place. The design of the post is unusual and distinctive.

This building was constructed by the Pacific States Savings & Loan in 1929 at the same time the 700 K bank building was constructed. The first tenant was the National Dollar Store, which still occupied the building in 1953 when it completely remodeled the storefront. There were wide interior staircases for shopper circulation to the basement and the second floor. There are still mirrors mounted on pillars on the second floor. National Dollar Store left the building sometime in the late 1960s and the Joe Sun took out a building permit in December 1970 to install new glass on the storefront.



The imposing and handsome interior oak-paneled stairway with central brass rail from the basement to the first floor, and the unusual wood newell post and balustrade at the top of the former second floor stair are significant interior elements of the building. Skylights, now covered, once lit the upstairs portion of the store, and could be returned to their original use.

The "L"- shaped portion of the building that fronts on 7<sup>th</sup> Street provides for delivery of goods since there is no alley access.

The wood newell post at right is part of a stairway which used to lead from the first to second floor.



Since Pacific States constructed both this and its own building next door at the same time, creating a delivery entrance on 7<sup>th</sup> Street for the Dollar Store was not difficult.

The K Street exterior of the building has been substantially altered by resurfacing. The interior of the building contains several architectural features that would be valuable additions to a new project on site. The brass handrail in the center of the stairway might be used to replace the former one on the old City Hall stairs that was stolen.

While the façade of the K Street Joe Sun/Dollar Store building has been covered for many years, the small 7<sup>th</sup> Street service wing that was part of the original Dollar Store building does not appear to have been dramatically remodeled over time. In its visible sliver in the old photo of the Flagstone Hotel entrance on 7<sup>th</sup> it appears much as it does today. The current appearance of this small façade may reflect the design, material and character of the covered façade on K Street as it was part of this building, and built and designed at the same time.

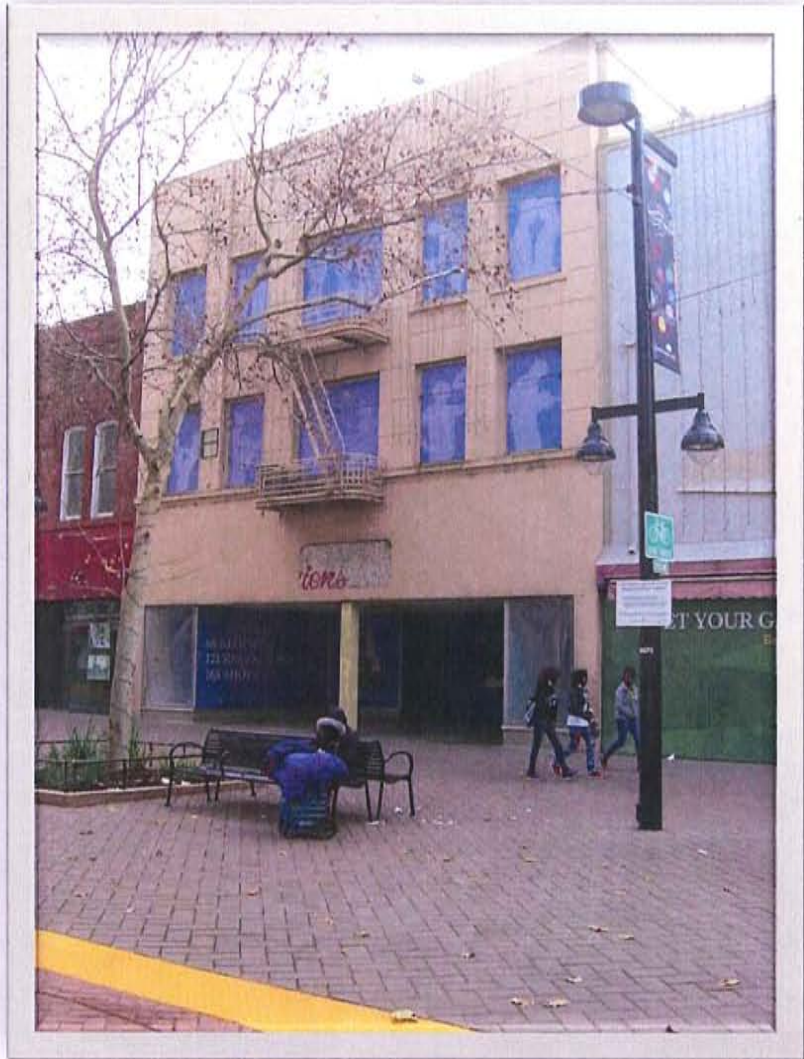
**This structure does not appear eligible for listing in the Sacramento Register or the California Register of Historical Resources.**



708 K; **Fairyland Theater, Ancil Hoffman Saloon: 1912**  
**Flagstone Hotel: (second and third floors; entrance on 7<sup>th</sup> Street)**  
**Ground floor later became Anita's**

The three-story brick building contained commercial retail stores on the street level and apartments on the second and third floors. The façade of the building above the base of the windows is surfaced with cement plaster scored in a grid pattern to imitate the use of stone or tile components. The area below the windows is smooth. The second and third floors of the façade each contain a pair of windows that flank a double-sized window accessing a two-story fire escape. The casement windows and transoms are framed in metal, and the fire escape is designed in a Moderne style with rounded corners on the landings and ornamental metal balustrades. The third floor windows each have discontinuous sills, while the second floor windows are connected across the front of the building by a single projecting sill. The ground floor contains show windows set in a recessed entry area. The entry floor contains the name "Anita's" inset in the terrazzo paving.

The building is currently substantially altered from its original appearance. The façade second and third floor windows have been temporarily covered as have the ground floor show windows. A patch of concrete plaster in about the center of the building has been removed and the last part of the word "Fashions" is visible above the former ground floor entrance. A small square piece of the cement plaster surface has been removed to reveal the original tan face-brick that still remains beneath the later surface. The rear of the building is currently stucco over brick.



The building was built between 1908 and 1912, first housing the Ancil Hoffman saloon on the street level, which ultimately became a night club featuring such famous visitors as Al Jolson. Hoffman became a notable boxing manager and civic figure. During the teens the building also housed the Fairyland motion picture



theater. By 1914, the upstairs rooms were operated as the Hotel Flagstone, at the address 708 ½ K Street. (This address was also at one time ascribed to a residence on the alley behind the building.)

A building permit issued in 1934 may have been for the removal of the Flagstone Hotel entrance on K Street and its entry relocation around the corner at 1111 7<sup>th</sup> Street, since that is the last year its address is noted as 708 ½ K. A \$10,000 remodeling probably included resurfacing the original tan face-brick with cement plaster scored into squares to resemble stone or tile work. This permit would also coincide with the Moderne design image of the K Street façade and the Moderne fire escape design. The ground floor tenant was Payless in 1938.

In 1938 the address of the Flagstone was listed at 1111 7<sup>th</sup> Street after a \$ 10,000 building permit for renovation of that building. The upper floor was enlarged by the addition around the corner, its entry stairway becoming part of a small existing building on that street at 1111-1117 7<sup>th</sup> Street. A long staircase on the interior was extended to the second and third floors, and the Hotel also then occupied the second floor of the older building which had apparently been built in the 19<sup>th</sup> century as a social hall.

This building appears to have been constructed on the 1111-1115 7<sup>th</sup> Street site about 1883 as Central Hall and later became known as Smith Hall after its owner. It may have been a meeting place for a service group of the era called WML. It derived its ornate window treatment from the Italianate style popular in the 1870s and 1880s. In 1897 it was noted for “hay storage on the lower level and meeting Hall on the second story.”

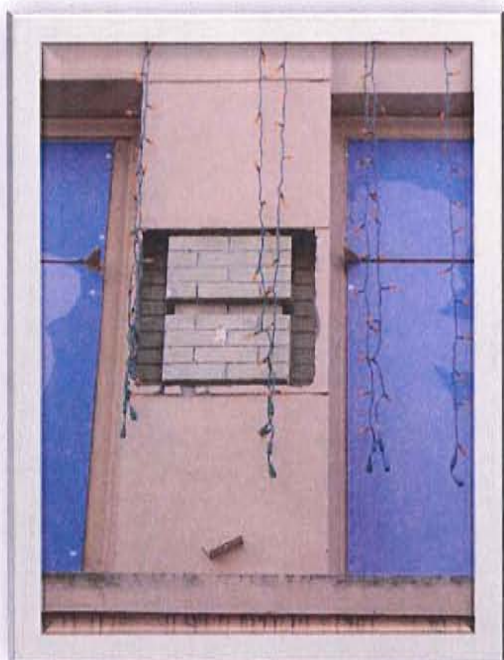


It is interesting to note that the while the façade contains two rows of ornate windows closely placed vertically above the ground floor shops suggesting a 3 story building, the south wall of the building on the alley is only 2 stories tall. It is also described as a 2 story building in the Sanborn document of 1915. Perhaps the second floor on the interior was tall as a meeting “hall” room would be, and the “third” floor windows on the facade were blanks. The Sanborn map for 1915 notes that it is a “movie theater.” The Sanborn Map also indicates that the Flagstone Hotel Office was at the front by the hotel entrance. A historic photo shows a sign on this building denoting the Flagstone Hotel. This building must have contained access to the rest of the Flagstone fronting on K Street above “Anita’s” by a staircase entered at 1111 7<sup>th</sup> Street and extending up to the rear of the Flagstone Hotel.

In 1965, according to a ‘wreck’ notation on city records, part or most of the building was demolished while the stair to the Flagstone from 7th Street remained contained within it. The remaining portion was apparently retrofitted to accommodate a beauty college on the south side near the alley. This structure has since been removed but the portion of the building that contains the staircase still remains.

Another substantial remodeling occurred in 1957, designed by architects Kooper and Mayback of Los Angeles, and built by the Sacramento Construction Company. At this time, the façade windows may have been changed to the existing aluminum sash casement windows with a fixed upper panel. The lower floor has always housed commercial activities. Anita's dress shop was a major tenant.

The basement extends only partially below the sidewalk area, and any original barrel vaults beneath the sidewalk have been replaced with solid concrete panels. There are no visible significant features remaining in the shop interior of the street level. The upper floors, which comprise the Flagstone Hotel, were not available for review, but an elaborate decorative ceiling in one of the front rooms on K Street could be viewed from the street. Ornamental plaster features decorate the ceilings in some of the front apartments.





The Flagstone Hotel building appears to contain interior decorative features within some of its rooms and hallways from its original construction. The fire escape design on the front of the building is an architectural feature of note. Its use of Moderne style design themes is somewhat unusual and distinctive, and has been in place for over 50 years. The fire escape could be retained in the renovation of the building as an element of the building's historic past.

The building façade could be returned to its original appearance as evidenced by the removed piece of plaster that has revealed the original finished face brick beneath its surface.

While the remodeled K Street façade has some distinction, and while some original interior features may remain, the building currently does not appear eligible for listing on the Sacramento Register or the California Register of Historical Resources.

**712- 714 K Street: Boyne Building**

**Listed with 716 K as a 'landmark' in the Sacramento Register. Status Code 5S1**

This building was listed at a time when the retail business "Grayson's," was a store that had incorporated two adjacent buildings into one retail entity under that name; 712, 714, and 716 K. While the two buildings formerly under that address have been separated back to their original configuration, they were adopted as a Landmark in 1982 prior to that separation. The address/building at 716 K is thus also part of the Landmark designation

The brick commercial building is two stories in height, with former shops on the remodeled street level, and vacant on the second level. The upper façade of the building appears to have retained much of its original appearance, even though the surface has been sand-blasted to remove coats of paint. A horizontal parapet obscures the roof from view. A short distance below the cornice, a band of ornamental brick in "dog-tooth" pattern extends across the façade above three pairs of segmented arched windows. The windows are dramatized by a shallow projecting band of brick above the windows that follows and connects the contour of the arches. The building formerly contained three store spaces, two of which had tall show windows at the ground floor level. The former "signage" area above the ground floor shops is blank and flat across the width of the building.



712, 714 K Street – View to the south.



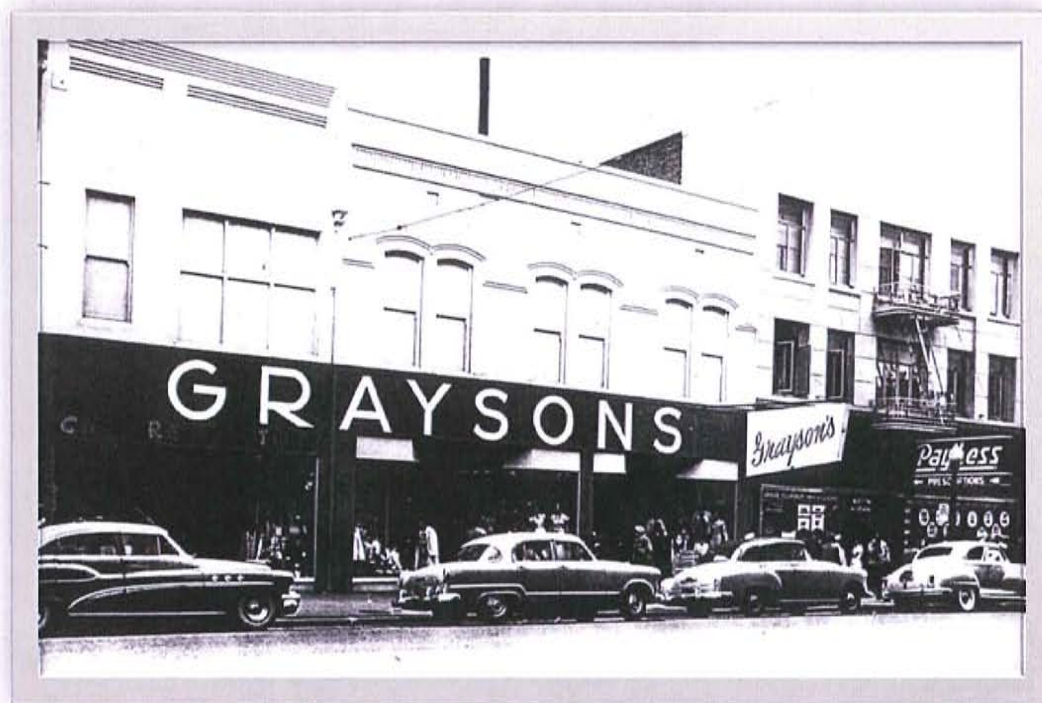
According to an article in the *Sacramento Union*, Jan. 1, 1883, the building was constructed in 1882 by William Boyne for his marble works business. By 1890, the second floor served as Boyne's residence, and the ground floor held a cutlery and a market. By 1892, the Delmonico Restaurant & Oyster Parlor opened in the building. The 1895 *Sanborn Insurance Map* described the large 2-story 40'x50' building as all restaurant on the ground floor and dwelling above, with a 15'x50' one story kitchen extending to the rear on the west ½ of the lot, and operation in that location until 1908, when its name changed to the Café Rex. The front was remodeled in 1915, again in 1928 for the Capitol Clothing Co., and again in 1934 for a clothing shop and drug store. In the late 1940s, the building was combined *with 716 K into Grayson's clothing store*. Substantial work was done on the building in 1987 and 1992, and the originally separate buildings are now separate again. The interior contains no important visible original features, and there are none in the basement.

The exterior of the ground floor facade has been altered with show windows and entries recessed beneath the upper floor, but the second floor has retained its brick surface, arched windows with shallow hood moldings, and a 'dog tooth' decorative brick course in the frieze below the cornice. The building with its handsome 1880s second floor facade contributes significantly to the scale and image of the era of its construction.

The interior ground floor has been reviewed for original or unique design features. While the second floor and basement were not available to view due to lack of access, there do not appear to be significant remaining original or special elements in the main floor areas reviewed.

**The building does not appear to possess a significant amount of interior historic fabric.**

**Rehabilitation of the building's K Street facade should be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Buildings.**



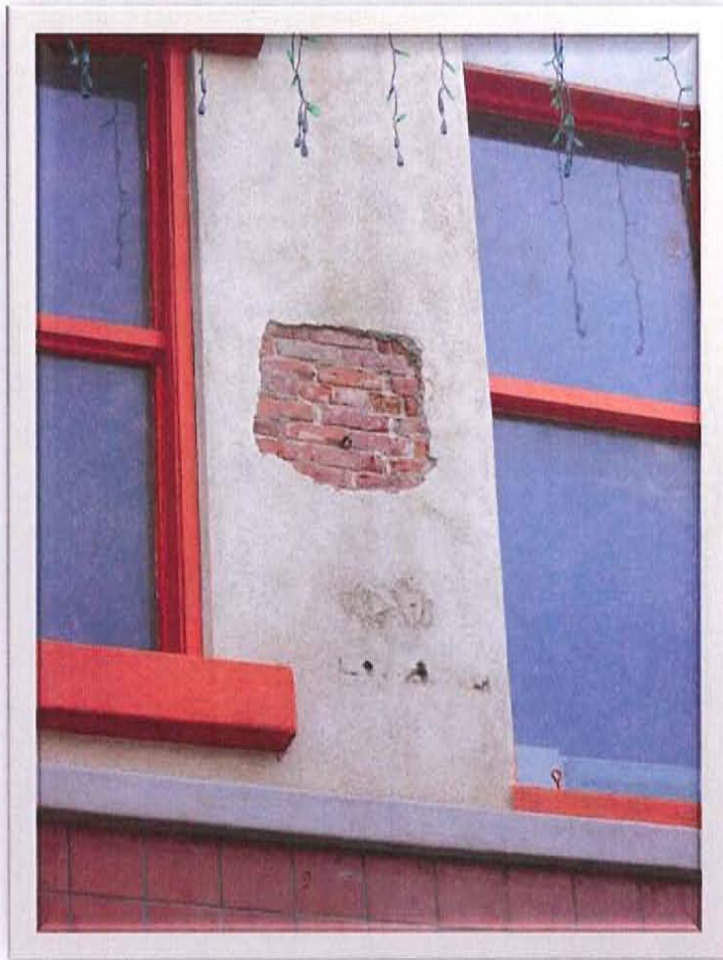


### 716 K Street, formerly known as 712-716 K Street:

The façade of this narrow two-story building, constructed in 1881, is brick, surfaced with cement plaster or stucco. The street level shop facade is essentially all glass, with large panes framed with metal sash. The windows flank an angled recess entry holding double glass and metal doors. The upper facade contains considerably altered vestiges of the original façade design. The large recessed section containing six rectangular window panes on the west 2/3 of the façade, originally held a projecting angled bay window with double hung windows. The upper half of the recessed area is flat above these windows and finished with two successive rows of projecting brick to become flush with the façade surface. An original double hung wood sash window with a decorative cornice on the east side of the second floor façade has been replaced in the same location with a metal sash double hung window topped with a poorly conceived alteration of the original window pediment. The cornice is a strip of corbelled brick extending along the top of the building, flanked by short vertical projections on either side of the facade. This building was combined with 712,714 K to accommodate a large women's store in the 1940s. The primary address at that time became 716 K for all three addresses of the two buildings. When the Landmark designation was applied in 1982, 716 K was the address documented. Not long after, the large store was closed and the two buildings were again separated into 712-714, and 716 K. Legally adopted, the Landmark designation has remained as 716 K for both buildings.



716 K Street – View to the south.



The rear of the building does not extend all the way to the alley, leaving an area of exposed earth and volunteer trees. This building was once connected to the building next door to the west, 712-714 K Street. This modification occurred about 1952 when Grayson's, a women's clothing store, became the tenant of both buildings. It remained connected until 1982 and the reconstruction of an interior dividing wall.

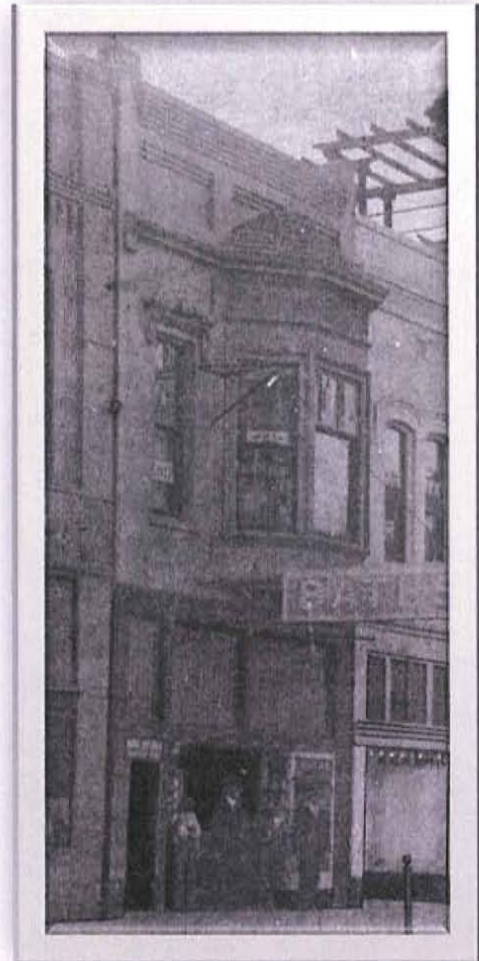
The original building was constructed in 1881 by Patrick Buckley, a merchant tailor, as a place of business with a residence on the second floor. Photographs from around the turn of the century show that the second floor contained an angled bay window on the facade. Starting in 1890 the first floor store was rented to a variety of retail businesses. From 1927-1941 the store was the home of Gensler-Lee Jewelers. In 1949, Grayson's Dept. Store owned the building and remodeled it to connect with the interior of the building at 712-714 K Street next door. Grayson's moved out of the building by the mid 1960s and it was later occupied by Paul's Bargain Center through the 1970s. In 1982 the building was purchased by Dorothy Actis and formally separated from 712-714 K

Street, back into two individual addresses and buildings, with an interior dividing wall.

The building was occupied by a fast food restaurant until it burned in the later 1980s. The current interior is largely new construction and contains no significant architectural features. However, the facade does contain design reflections of the original 19<sup>th</sup> century building, and the brick facade wall appears to be still in place under a coat of cement plaster. A section of plaster has been removed and reveals early brick beneath it. However, the brick does not appear to have been intended as the finished face due to color and size variations, and may originally have been intended to be finished with plaster. It was common in the 19<sup>th</sup> century to cover brick with plaster that could be scored to look like stone— a richer material. Further, it is not common to find a wooden bay projecting from a finished brick face at that time. Large rather square panes of glass on the second floor take the place of the original projecting angled bay window, and the adjacent window supports a simplified cornice as a version of the original Victorian-era highly decorative pediment.



**The building has been altered and only its scale and size currently contribute to the K Street façade. The currently planned rehabilitation will restore its visual contribution to the K Street façade.**

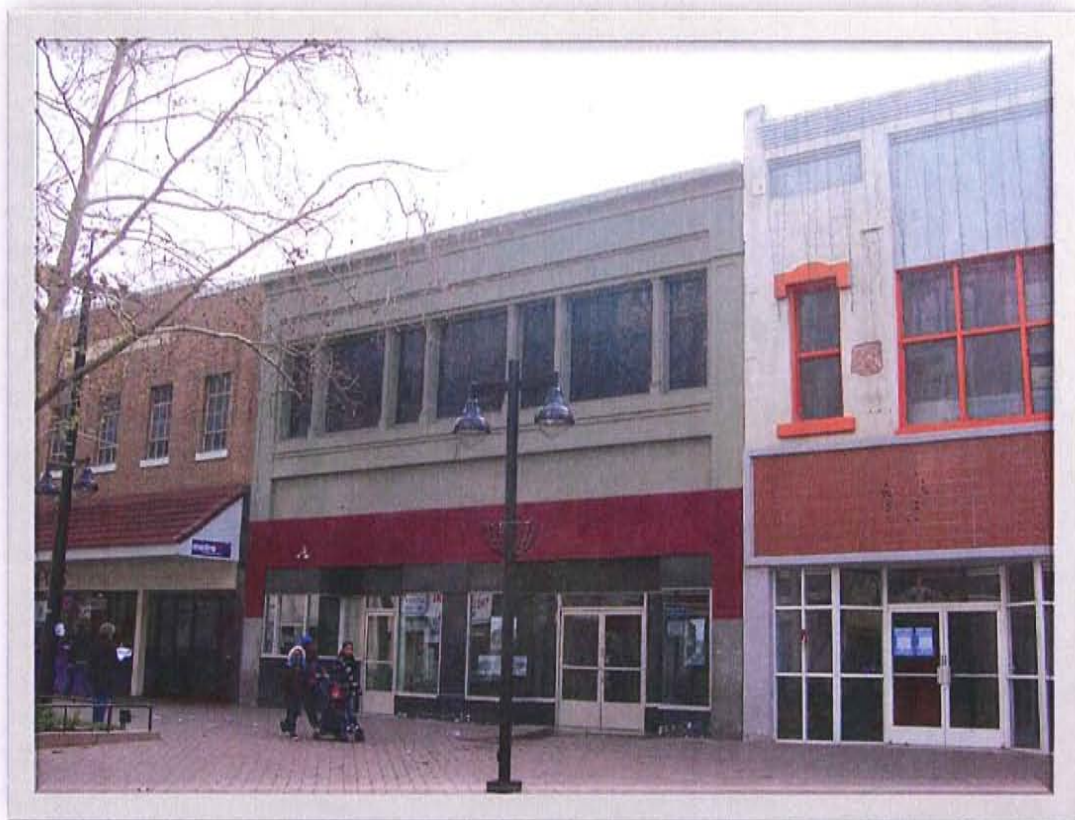


The original building was constructed in 1881 and it had a distinctive projecting angled bay window.



**720 K Street; originally Woolworth's: 1925**

The two story commercial building contains second story office space above ground floor shops. The building is wider than the adjacent building to the west, lending it a horizontal emphasis enhanced by the broad band of Chicago-style windows on the second floor. The individual widths of the fixed windows alternate between wide and narrow, and the window dividers resemble simple narrow pilasters with bases. A projecting cornice with receding bands of simple molding tops the structure. Another molded sill extends across the full façade of the building above a flat frieze and the two shop fronts below. Both shop fronts have been modified and contain contemporary show windows enframed in aluminum sash, between the solid clerestory strip and the base. Entries are recessed and the Watch Shop occupies a substantially narrower portion of the building and its façade. The surface of the building is cement plaster/stucco and painted. The storefronts have been substantially altered. The upper façade of the building has been modified.



720 K Street – View to the southeast.

The site held other structures, most of them described as two story brick buildings with shops that dated back to the 1860s. However, the current building was erected in 1925 by the F.W. Woolworth Co. as a retail outlet. The store was constructed of steel-reinforced concrete, at a cost of \$ 70,000. The design of the second floor with its horizontal emphasis and window proportions reflects the Chicago style of architecture made popular by Chicago architects Burnham and Root, and evolved into the Prairie School style espoused by Frank Lloyd Wright. The company retail outlet remained in operation at this location until 1958. At that time, the Thom McAnn Shoe Store Co. remodeled it extensively. By 1970 it was vacant and the building remained vacant for a number of years. It was remodeled in 1986 and it has since been utilized by a variety of retail tenants.

The former and last owner of the building restored the interior of the façade overlooking K Street with hardwood floors. There do not appear to be additional interior historic features of significance.

**The street level has been compromised by modification, and while the second floor contributes strongly to the character of this block, the building does not appear to be eligible for listing in the Sacramento Register or the California Register of Historical Resources.**



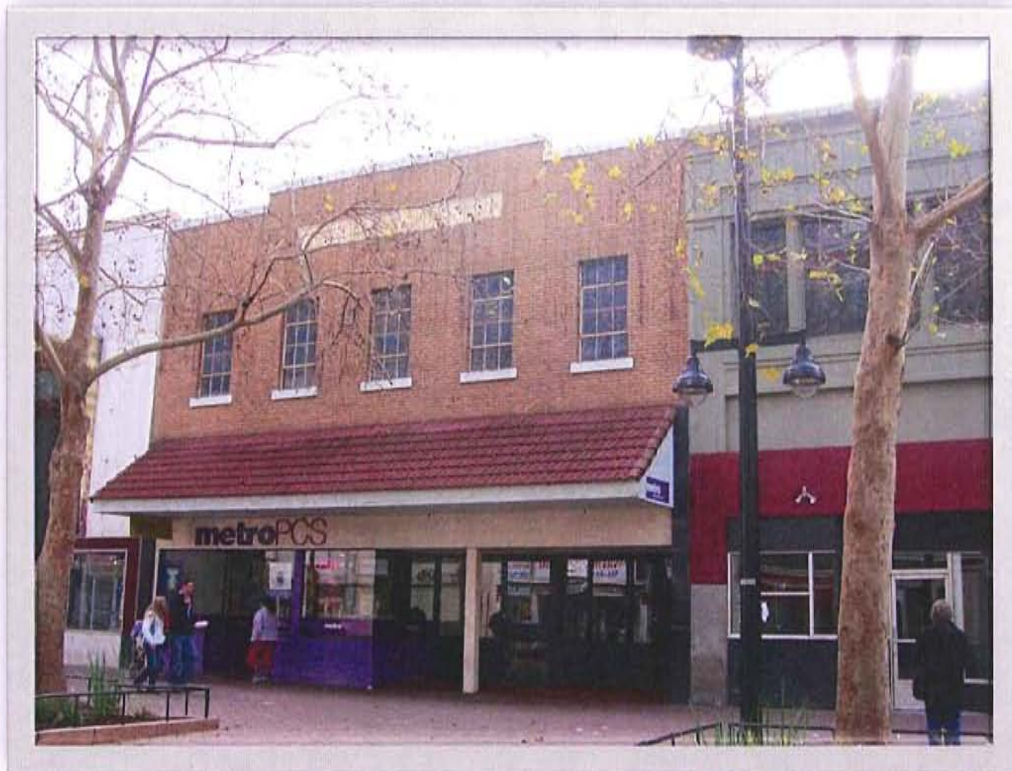
**724 K Street: former W. T. Grant building: originally 1881, remodeled 1932**

The current appearance of the building reflects primarily the 1932 remodeling of the original 1881 brick structure to serve as the nationally franchised W. T. Grant Co. Sacramento store.

The two-story building has a stepped parapet with the name “W. T. Grant Building” imprinted on a centered panel. The parapet is topped with concrete trim. The four windows below the sign contain both fixed lights and awning openings, and are fitted with brick lintels and concrete sills. The upper façade is surfaced with a tan colored face brick. A shallow angled tiled canopy projects from the clerestory area of the lower façade, above recessed show windows and restaurant entry. The shallow strip of ‘tiled’ roof/canopy above the entry is not original and was probably added after W.T.Grant left the premises. The canopy is enclosed.

The restaurant shared half of the K Street façade with another shop. The restaurant entry is comprised of colored panels and glass, set in metal framing.

The interior of the former Grant’s store contains a wide staircase with a decorative metal railing that leads from near the K Street entrance to the basement part of the store. This part of the store also contains another very similar staircase leading up to street level along 8<sup>th</sup> Street and the other entrance to the store. It is believed that the basement contained garden accessories and household items. Both staircases are still in place, but a portion of the balustrade of the stairs off K Street is missing.



724 K Street – View to the southwest.



The W. T. Grant Co. extensively remodeled this building in 1932 as a retail store. In 1937, the company remodeled and annexed the one story building housing stores between 1106 and 1114 8<sup>th</sup> Street. The Grant Co. occupied the buildings until the late 1960s. In 1969, the two buildings were extensively remodeled and separated into discrete units. In 1980, the storefronts were remodeled and occupied for a time by Rendy's Deli (722) and Custom Guns (724).

The remainder of the interior does not appear to contain distinctive additional character-defining features. The 1932 remodeling may have removed earlier design features. The ground floor façade of this building is altered but the upper level still reflects the original chain store design of the building. The upper façade contributes to the character of the 700 blockface, the 1930s - 1960s era of downtown, and the size and scale of buildings on this block reminiscent of Gold Rush times.



**The portion of the façade above first floor level has retained essentially the same appearance since its 1932 Grant Co. remodeling, and will be retained. The interior of the building contains two decorative staircases that are important remnant features of the building. These could be used in another area of the project since they are distinctive and well-designed, preferably as intact as possible.**

**Since the street level has been compromised by modification, and though the second floor contributes strongly to the character of this block, the building does not appear to be eligible for listing in the Sacramento Register or the California Register of Historical Resources.**

**726 K Street: remodeled 1932 as Zukor's; remodeled 1948 as Burt's; remodeled 1973 as Tower Records; original two-story brick building possibly 1871**

The current facade of the two-story brick building is dominated by a large, wide, one and a half story recessed opening accessing the entry. The back of this opening contains a one-story street level entry beneath a large nine-light window area set in aluminum sash framing. Large show windows set in aluminum frames and with marble-faced bases flank the recessed entrance, topped with a narrow band containing information about the products offered by Tower Records, the former tenant. The façade is topped with a slim horizontal band of trim and surfaced with marble panels. The large recessed opening is trimmed with a narrow projecting and angled band, and the walls and ceiling of the opening are painted with colorful murals. The terrazzo flooring of the recessed entry contains the inlaid inscription, "Burt's Shoes." The building is constructed of brick and extends only about half way to the alley, backing up to the reinforced concrete building housing 8<sup>th</sup> Street retail outlets (1106-1114). It has been substantially altered from its original image.



726 K Street – View to the southeast.

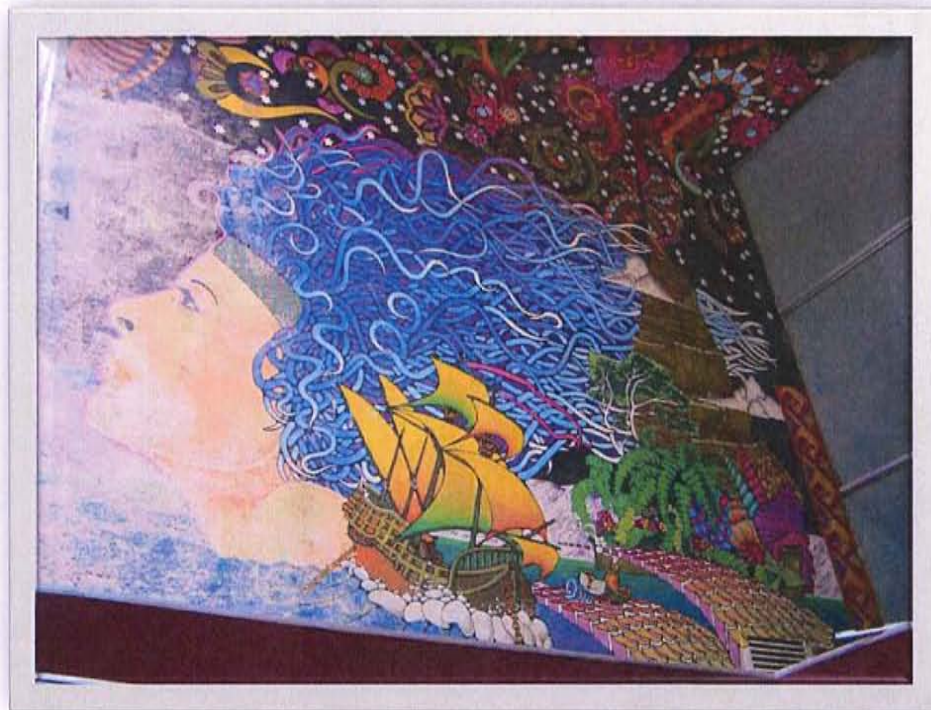
Assessor information indicates a 2 story brick building was built on the site in 1871 with no subsequent record of demolition. Sanborn Maps of 1895 and 1915 indicate what appears to be the same 2 story brick building on the site. In 1932, the building was remodeled and occupied by Zukor's women's clothing store. The image was elegant, the façade surface black marble, and the design



derived from Art Deco motifs. The second floor was filled with six bays of windows across the entire façade, and occupied by Dr. Orwitz, dentist offices. When Zukors left this building in 1948, the former dental offices in the second floor above the entrance were removed. With the front portions of the second floor offices removed, the entry space was opened dramatically to create the current configuration. Rich materials like marble and glass tile framed the tall glass show windows in an articulated configuration that drew shoppers into the



elegant store. The design was a masterpiece of architectural fashion design of the time. Burt's Shoes occupied the store and left its name imprinted in the terrazzo entrance floor. Tower Records occupied the store in 1973 and Frank Carson painted the large recess with colorful and fanciful murals after art and music themes of the era, often referred to as "psychedelic."





The marble facing of the building surface is a rich and elegant material, and the painting on the inside of the large entry opening is dramatic and reminiscent of the 1960s era. The terrazzo imprint in the floor of the broad entry is a distinctive identification feature reflective of urban retail store design of the 1940s and 1950s. Zukor's, known for its attention to high-end architectural design, relocated from this site to 812 K Street in 1949 before Burt's moved in, and remodeled the interior at that site to include several distinctive and significant design features.

The interior of the building has not retained distinctive architectural features with the exception of the two interior work spaces flanking the main entry: they contain wood ladders to lower platforms and apparent technology to operate showcase and entry lighting, reflecting the complicated aspects of mid-century retail urban design. These spaces may have been used to dramatize the storefront and its mural during the height of its activity. They have been altered and are not significant character-defining features viewable to the public.



The building is associated with three principal areas of significance: it is a grand and, in Sacramento, a rare example of important urban retail design imagery of the 1940s – 1960s as a Burt's Shoe store, and it contains a powerful and now rare mural, representative of the psychedelic/acid rock era of the late 1960s/early 1970s. The Tower Record business that installed it is representative of the notable commercial enterprise created by a local Sacramentan Russ Solomon, which became a worldwide music industry phenomenon.

**The building appears to meet criteria for listing in the Sacramento Register as an iconic example of urban retail design of its era, and an elegant architectural design statement in its own right, worthy of local recognition. The arrangement of show windows that almost surround the prospective customer, and the use of rich materials like the marble surfacing and glass tile of the facade are highly characteristic of up-scale retail design of the 1940s-1960s.**

It also is associated with an important business figure with international notability due to his success as a promoter of music and cultural aspects of popular culture in the 1960s-1970s. Its associations with this significant contributor to the impact of popular culture in Sacramento, the country and different other cultures and countries around the world, adds significance to the building.

Though less than 50 years old, the mural in the entrance, a rare remaining original depiction of art and music themes of the popular-culture psychedelic/acid rock era, possesses unusual artistic and cultural distinction, contributing to the importance of the building.

**The property appears to be eligible for listing in the Sacramento Register as a Landmark with the designation 5S2, "individual property that is eligible for local listing or designation."**

**The building is an important component of the 700 K block of complementary buildings and a significant local community planning resource.**

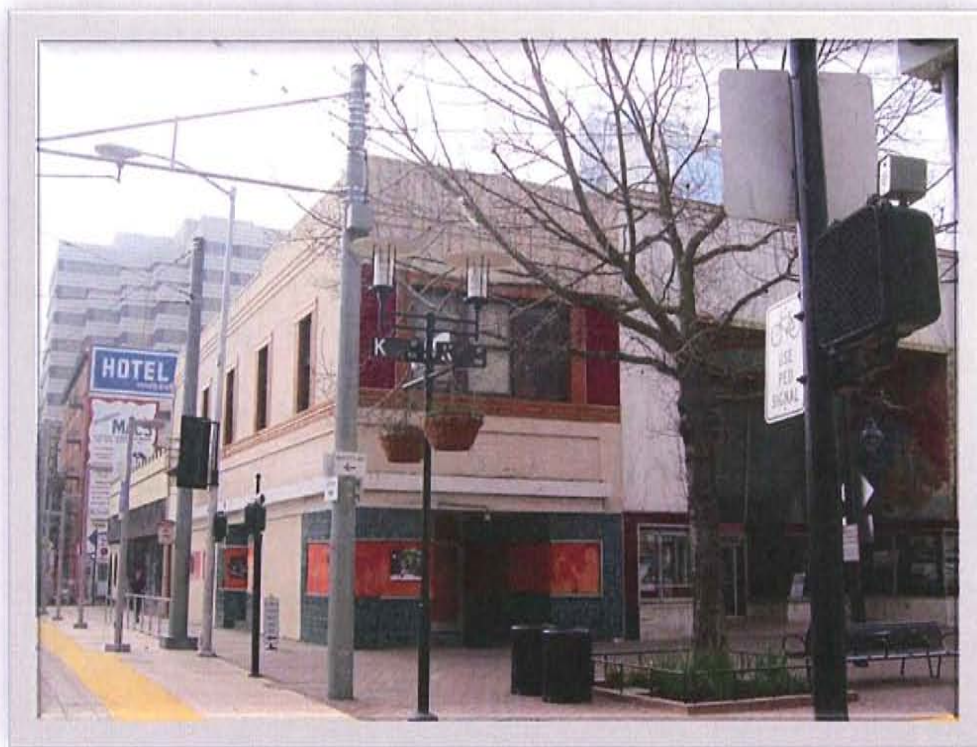


**Rehabilitation of the K Street façade should be consistent with the Secretary's Standards for Rehabilitation by retaining and restoring special character-defining features, and by assuring as transparent and non-intrusive a final visibility solution as possible to the entrance.**

**730 K Street: Buckley Building 1895 (1867 possible core building date)**

The building's current form is that of a long rectangle, surfaced with cement plaster, topped by a stepped parapet and cornice with recessive bands of cornice molding, and stepped slightly along 8th Street. Five second-story windows along 8th Street are surrounded by reddish-tan ceramic tile borders. They are connected at sill height by a strip of the same tile that wraps around to the façade and surrounds a three window unit on the northern elevation. A doorway leading to the second floor along 8<sup>th</sup> Street is also enframed by the tile. The clerestory area beneath the sill treatment is undecorated, and an awning extends over show windows and the ground floor entrance to the store. The show window base is covered with ceramic tile.

The building had wide display windows at mid-height for Gensler-Lee Jewelry display for almost 40 years. Vestiges remain in the form of the displays on the corner and midblock with black tile below.



730 K Street – View to the southwest.

The long, narrow two-story building is located on the corner of K and 8<sup>th</sup> Streets, with a relatively narrow façade on K, and a longer side elevation on 8<sup>th</sup> Street. The building has been remodeled several times. The original major building on-site was assessed as a \$2,000 improvement in 1867. The assessment appears to have been related to 3 small wood frame buildings. Substantial assessment increases however, occurred between 1881 and 1890, and by 1895 according to Sanborn Maps, a building fitting the building's current general description was on the site, with a saloon on the ground floor and dwelling above. The 1915 Sanborn Map notes the 2 story brick saloon, by then 10' longer, and the south ½ of the block covered by a series of 1-story brick stores.

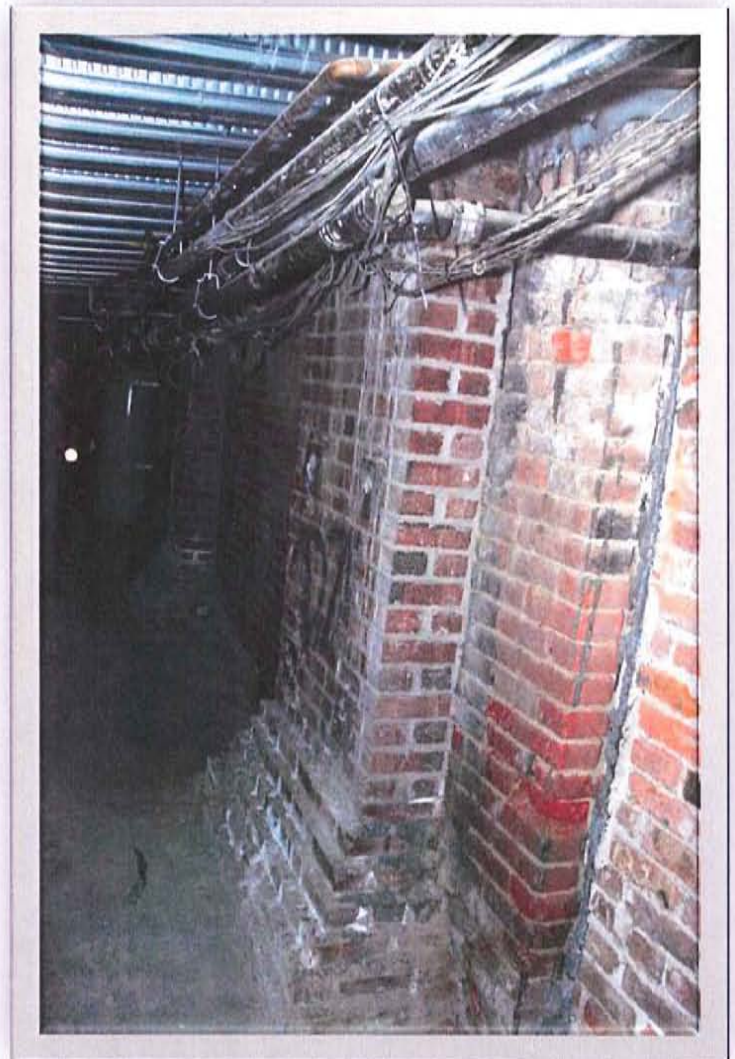


In 1930 under the ownership of A. Coolot, a building permit was issued for a \$3,150 change to the exterior. This may have been the beginning of changes to the exterior image. Subsequent permits indicate substantial work on the building in 1936, 1945, and 1963, but not construction of a new building. The basement extends partially beneath the sidewalk area with its 19<sup>th</sup> century brick walls. Brick piers with historic style stepped bases are still visible in the basement as are two brick buttresses under the sidewalk.

The Gensler-Lee Jewelry store occupied the street level of the building from 1941 until about 1970, almost 30 years. This longtime occupancy and its attractive window displays were important visual components of this block and enhanced downtown business. The second floor was occupied by dental offices for many years. The Dr. Orwitz dental office was one of the long term occupants of the upstairs floor, which ultimately also connected to their dental offices in the adjacent building above the Zukor's clothing store. The second floor was not available for review.

**The most distinctive remnant of the existing exterior is an unusually configured and colored ceramic tile trim that enframes the rectangular windows and encircles the building above the street level. This detail and the building surface would be nice to retain.**

**The building does not currently appear individually eligible to the Sacramento or California Register due to alterations to the north and east facades. It has a status code of 6L, however and it contributes to the character of this block.**



Brick piers with historic style stepped bases are still visible in the basement as are two brick buttresses under the sidewalk.

**1109 7<sup>th</sup> Street; Joe Sun/National Dollar Store annex 1929**

This address has been applied to a wing of the 704 K Street building which was originally the National Dollar Store.

The narrow two-story building façade at 1109 7<sup>th</sup> Street is actually a wing of the building at 704 K Street, constructed originally to provide 7<sup>th</sup> Street delivery access to the main part of the building.

The façade surface is tan face brick, divided into an upper section with a shallow cornice with quoin-like trim on the sides, a central section that contains two paired windows set in metal sash, and a street level which contains a metal roll-up truck door and a side entry into the main part of the building. The street level is separated from the upper façade with a terra cotta belt course above the first level which contains terra cotta shields flanking the former clerestory area that now contains the Joe Sun name.



1109 7<sup>th</sup> Street – View to the east.

The 704 K Street building with this wing was constructed as a National Dollar Store in 1929. The building was part of a project that replaced the former William Land Building with 700 K Street, 704 K Street, and this wing of that building. This wing contained delivery truck access to the National Dollar Store business on K Street since it lacked alley access



This building has maintained its second floor facade with its brick surface, terra cotta shields, on each side of paired windows, and terra cotta cornice below a quoined parapet. The entry door to the side of 704 K Street has retained its earlier transom window and interior wainscoting, but is obscured behind the current gate. The size and scale of the façade contributes to the character of the block and downtown area. Its general appearance does not seem to have been dramatically altered except for the metal gate installed for security purposes.

The small structure is not a complete building in itself, but rather a wing of the original National Dollar Store building created to provide for deliveries. The building does not appear eligible for listing on the Sacramento Register due to its construction as just a part of another building.

The façade of the K Street Joe Sun/Dollar Store building has been covered for many years, but the small 7<sup>th</sup> Street service wing that was part of the original Dollar Store building does not appear to have been dramatically remodeled over time. In its visible sliver in the old photo of the Flagstone Hotel entrance on 7<sup>th</sup> street it appears much as it does today. The current appearance of this small façade may reflect the design, material and character of the covered façade on K Street as it was part of this building, and built and designed at the same time.

**The façade portion of the original National Dollar Store formerly fronting on K Street is potentially proposed for retention and incorporation into the development project.**

**The retention of the façade would keep the image of the building and retain its relationship to the complementary planning resource of the 700 block buildings just around the corner. The height of the building's façade would be incorporated into the new building and clearly show the original scale of that block as well as delineate the new.**

**The building does not appear eligible for listing in the Sacramento Register or the California Register of Historical Resources.**

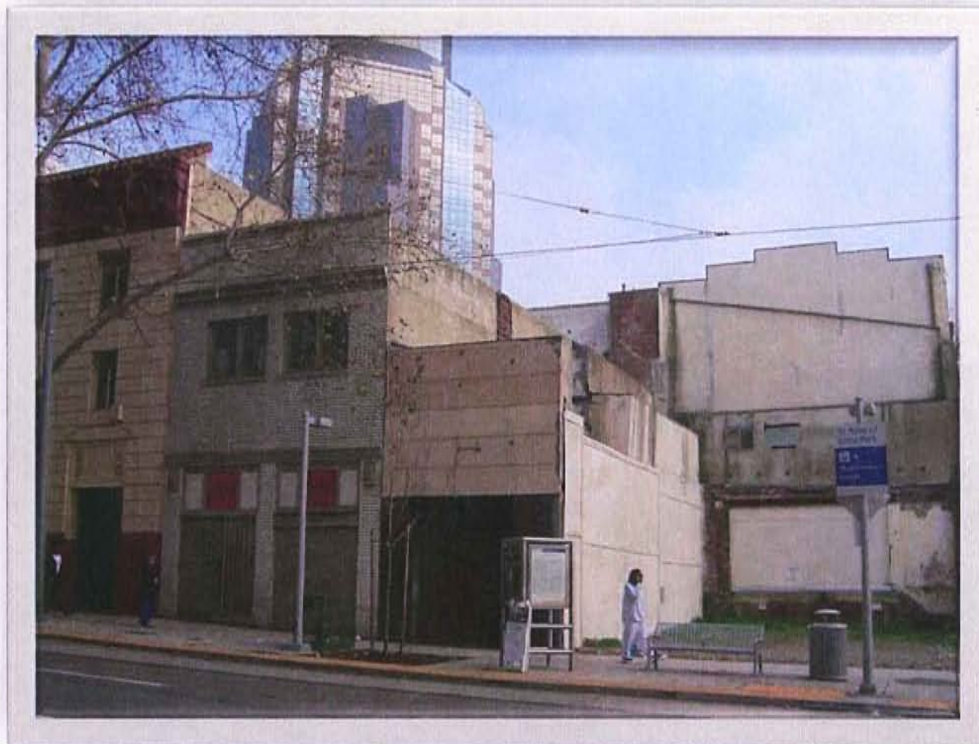
**1111 7<sup>th</sup> Street: Flagstone Hotel, entry/ Smith Hall 1884**  
Artists Beauty College

The hotel façade is on K Street. The current entrance on 7<sup>th</sup> Street is through a building that has been highly modified.

The current entrance to the Flagstone Hotel, a hotel building located above the business at 708 K Street, Records and Collectables, is located at 1111 7<sup>th</sup> Street. This entrance, interior hall, and stairway up to the current hotel level was retained from a larger building, now demolished, and incorporated into the present structure.

The former one story concrete structure is connected at the rear to the west side of the three-story Flagstone Hotel. The building combines both the small recessed entry and stair to the Hotel. The adjacent beauty college business structure has been demolished. The street level contains the small recessed former hotel entrance. The damaged and deteriorated partial structure that still remains contains a stair to the rear of the hotel.

The immediate interior is a vacant hallway littered with debris that leads to a stairway accessing the second and third floor Hotel rooms/apartments. The interior hallways have been resurfaced with highly textured plaster, but some of the moldings may be original. The interior rooms on the K Street front of the hotel contain ceilings with decorative plaster ornament that may date from the early 20<sup>th</sup> century.



1111 7<sup>th</sup> Street – View to the northeast.

In 1915, a former meeting hall on this site was remodeled into a motion picture theater with a balcony. In 1936 the building was again remodeled to provide an access stairway and additional second floor rooms for



the Hotel Flagstone (708 K), as well as two retail spaces on 7<sup>th</sup> Street, 1111 and 1113. In 1963 the building was substantially demolished with only the entrance and stairway to the Hotel Flagstone remaining. In 1970 a single story commercial space was added or converted from remnants for the Artists Beauty College.

In 2001, the principal remaining exterior feature of the Hotel were the marble wainscoting and floor of the entry, and the upper stories of the building at 708 K Street with its Moderne/Art Deco inspired fire escape. The hallway and stairs leading from 7<sup>th</sup> Street to the building on K may date from the hotel entrance relocation into the 1884 Smith Hall. The Artists Beauty College has since been demolished.

The 1111 7<sup>th</sup> Street address refers to the entrance to the Flagstone Hotel. The bulk of the Flagstone Hotel building lies behind the building at 1111 7<sup>th</sup> Street and above 708 K, with its only current access a stairway through this part of the building. The hotel building contains a few rooms with elaborate plaster ornamental ceilings at the front of the structure along K Street above former retail shops. The building into which the Flagstone entrance was moved from K Street, appears to have been built on 7<sup>th</sup> Street as a Cultural Hall about 1884 by F.S.Smith. It has since been mostly demolished and all architectural details removed.

**The structure does not appear eligible for listing in the Sacramento Register or the California Register of Historical Resources.**

**The removal of the building on 7<sup>th</sup> Street containing the remnant of the access stair to the Flagstone Hotel would not create a negative impact to historic resources due to the deteriorated and altered condition of the building.**

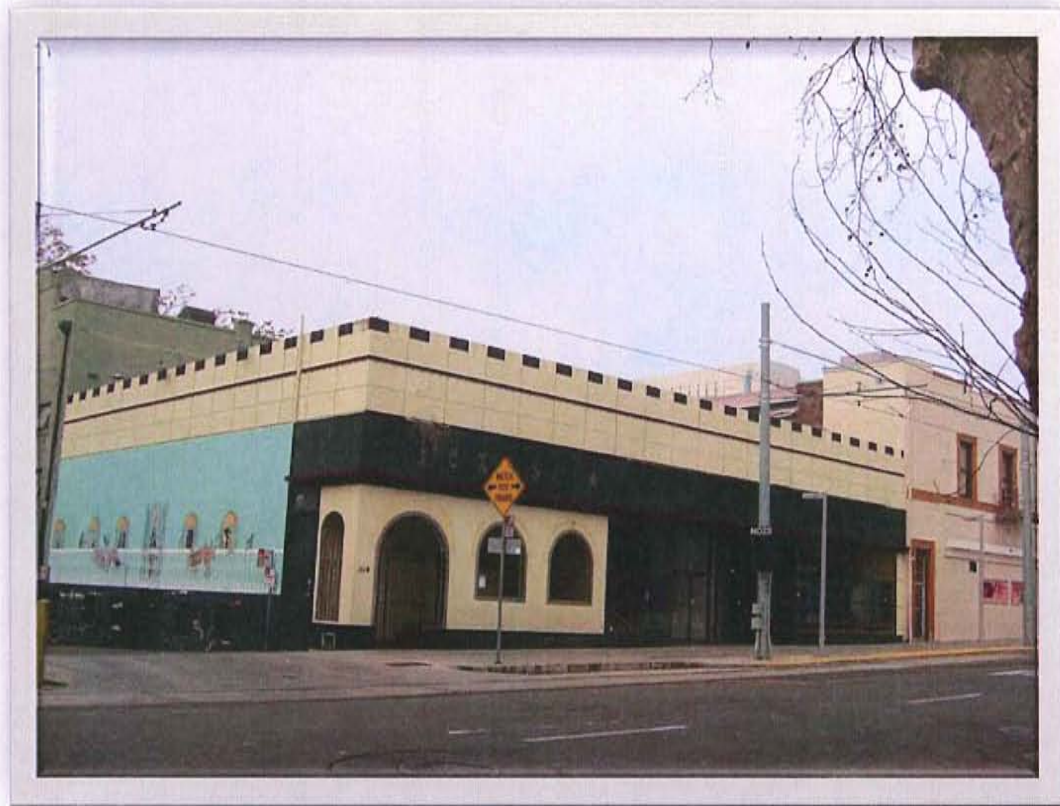
## 1108, 1110, 1112 8<sup>th</sup> Street

Dr. B. Lew, Optometrist 1108

June's Salon 1110

Texas/Mexican Restaurant 1112

The one and one half story building extends south from the back of the 730 K Street building to the alley. The parapet that encircles the upper part of the building is decorated with an ornamental band of cast cement plaster scallops along the cornice, extends along 8<sup>th</sup> Street and the alley to the west, and obscures the roof. A second shallow linear projection wraps around the building about a foot beneath the cornice and displays a small scalloped design. The upper façade below the cornice is scored to resemble blocks of stone and is surfaced with painted cement stucco. The rectangular, reinforced concrete building contained three businesses: an optometrist, a beauty parlor, and a restaurant. There is also a sidewalk entrance to a basement area created for use by W.T. Grant Co. Two sets of glass show windows and recessed entry doors set in metal frames flank the centrally located entrance to the basement stairway which is also recessed. In 2001 these two shops and entries were combined visually by a large awning into one entity called "Eighth Street." They shared some attractive interior design features and complemented each other. The adjacent space was occupied by a restaurant with two windows and an entry covered by domed awnings. There is a shallow horizontal projection above the door and windows, and an arched recess on the alley. The south elevation contains a painted mural.



1108-1114 8<sup>th</sup> Street – View to the northwest.



Historically, the back (southern) portion of the 730 K Street lot contained 3 small frame wood dwellings in 1895. By 1915, a single story brick building was constructed that extended from the back of the 730 K Street building to the alley, housing small shops along 8<sup>th</sup> Street. In 1937 the property became part of W.T. Grant Co. A new reinforced concrete building was constructed to become the W.T. Grant store that opened at 722 K Street. The basement and ornamental metal staircase connected the new building to the K Street property through the basement. Grant's used the basement beneath the 8<sup>th</sup> Street shops and restaurant for sales area. This building then held the 8<sup>th</sup> Street side entrance to that store as well as additional merchandise or retail space. In 1969, a permit was drawn for \$ 40,000 to renovate interiors for the southern portion of the building above the basement used by Grant's. By 1975, three businesses occupied the building, one of them a Mexican restaurant that remained for decades, evolving into the popular Tex Mex Restaurant. It is not known exactly when this portion of the Grant's property was remodeled to its current appearance. The structure expresses some Moderne influences, but is not an outstanding example of the mode.

**While the building was evidently part of the original W.T. Grant Co. property, it has been modified and its integrity has been compromised. The basement contains a notable stairway that was part of the Grant's Co. operation. Reuse of the stairway elsewhere in the new project has been planned.**

**The property does not appear to be eligible for individual listing on the Sacramento Register or California Register of Historical Resources due to modifications, limited design quality and minor historic associations.**

## Proposed Historic Greyhound Alley District

**Alley between 7-8<sup>th</sup> Streets, K –L Street; from 708 K through 724 K and back of Greyhound Bus Depot**

**In 2005, a survey of the remaining alleys in downtown Sacramento was conducted to identify any potential alley groupings of buildings with particular visual character and integrity that might be eligible as historic districts. The alley just north of the Greyhound Bus Depot between 7<sup>th</sup> and 8<sup>th</sup> Streets appeared to contain some historic rear facades of buildings facing K Street.**

**The City of Sacramento did not take action on potential alley districts.**

The potential Greyhound Alley District is one of the few remaining groupings of buildings in downtown Sacramento that reflect the alley image, scale, and character of late 19<sup>th</sup> or early 20<sup>th</sup> century Sacramento commercial architecture. The Greyhound Alley District conveys a sense of time and place reflecting Sacramento's unique early downtown history. District elements contribute to the integrity and character of the resource. The Period of Significance extends from the construction of its oldest building to the construction of its newest building, 1881-1937.

The proposed Greyhound Alley District is comprised of the alley elevations of 708 K, 712-714 K, 716 K, 720 K and 724 K Street, located on the north side of the alley between 7<sup>th</sup> and 8<sup>th</sup> Streets. The back of the Greyhound Bus Depot is opposite these elevations on the south. The width of the alley is 20 feet. The length of the District on the north side is 240 feet and 160 feet on the south side of the alley.

Over time, many of the street facades of downtown buildings have been altered, but often the alley elevation, with its purely utilitarian function, has remained less modified. As a result, some of the more intact 19<sup>th</sup> century building facades remaining in the downtown area are those located in the alleys. Some groupings of remaining downtown alley facades convey a strong sense of time and place reflecting late Gold Rush and mid to late 19<sup>th</sup> century construction. As such, they contribute to the character and image of Sacramento's historic downtown, its significant heritage, and its evolution over the last one hundred and fifty years.

Alley features such as the human scale, variations in size and depth, design, size and placement of windows and doors, trees, and the presence of warm and weathered brick are character-defining elements and contribute to the sense of time and place projected by the alley District. Plant materials also add to the human scale and warmth of the alley. Trees in the alley and in the open space behind 714 K contribute to the District.

Downtown Sacramento alleys are a product of several unique circumstances in Sacramento's evolutionary history, and provide the city with a special character and image.

The Old City area of Sacramento was laid out in 1848 with a configuration that included an east/west alley in the middle of each of the city blocks. The City grew from the Sacramento River to the east, with J Street becoming a major path to and from the gold fields of the northern California, and Nevada. As a result, the blocks on J and nearby K Street and their alleys became occupied with buildings early in the city's construction history. By 1854, a number of buildings extended down J Street to 12<sup>th</sup> Street.

At that time, the American River entered the Sacramento River near the current Water Filtration Plant and I-5. The flow of the river deposited a sand bar just below the mouth of the river, significantly raising the bed of the river and diminishing its depth. The confluence of the two rivers and diminished depth, and the location of Sacramento as part of the large regional watershed created major flooding problems for the new city from its beginnings. Particularly disastrous floods occurred in Sacramento in the winter of 1861-62, fueling the city's decisions to move the path of the American River further away from Sacramento, and raise the levels of all the streets by fourteen feet along J and K from Front Street to the east to 12<sup>th</sup> Street through the late 1860s and early 1870s.

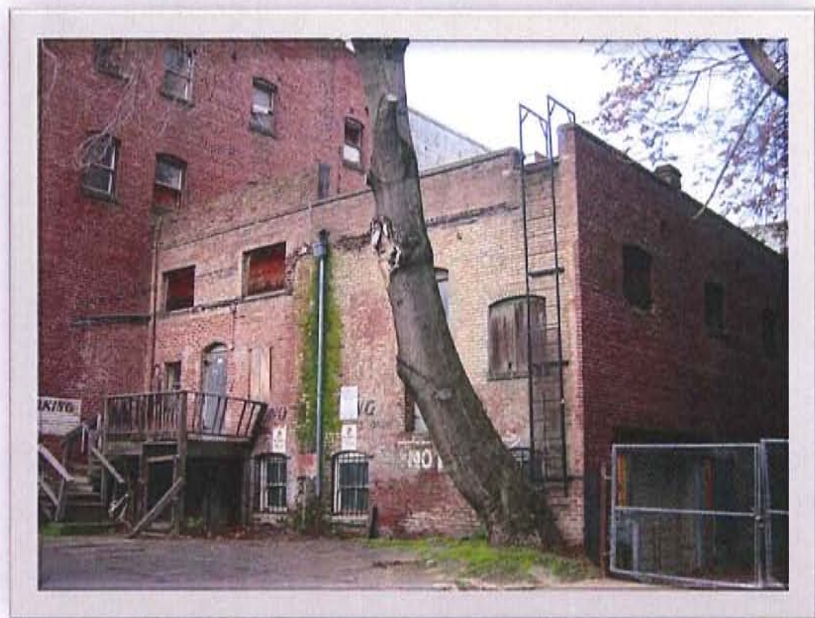


The general effort to elevate the levels of the streets began in 1869 and lasted several years. Some merchants jacked their buildings up and put new foundations and storerooms underneath them in order to have the main floor of the building at the new street level. Others added floors on top of the structure already in place. The City constructed bulwarks on each side of the streets along the outer edge of the sidewalks and filled in the center with dirt. This left a gap between the new level of the street and the buildings. The gap was covered by a new sidewalk supported by a series of steel I beams extending between the bulwarks and the buildings at their new ground floor level. A series of brick barrel vaults between the beams filled in the space between the beams and supported flat new street sidewalks above the space between the bulwarks and the original street level.

While this project raised the facing street levels one story, the alleys retained their original ground level, as did the rear facades of buildings whose fronts faced the streets. At the east and west ends of the alleys, the alley street descended to original street level and then back up to the new level. This facilitated the delivery and loading of goods and provided basement access to businesses, hotels and other tenants along J and K Streets.

The use of brick building materials is a predominant cohesive element and contributes substantially to the character and warmth of the alley. While the back of the Flagstone Hotel is surfaced with cement plaster, its east elevation is original brick. The easternmost building of the District is also brick, painted over. The former Woolworth building is steel-reinforced concrete. There are still some wood stairs from the alley to the rear of K Street buildings.

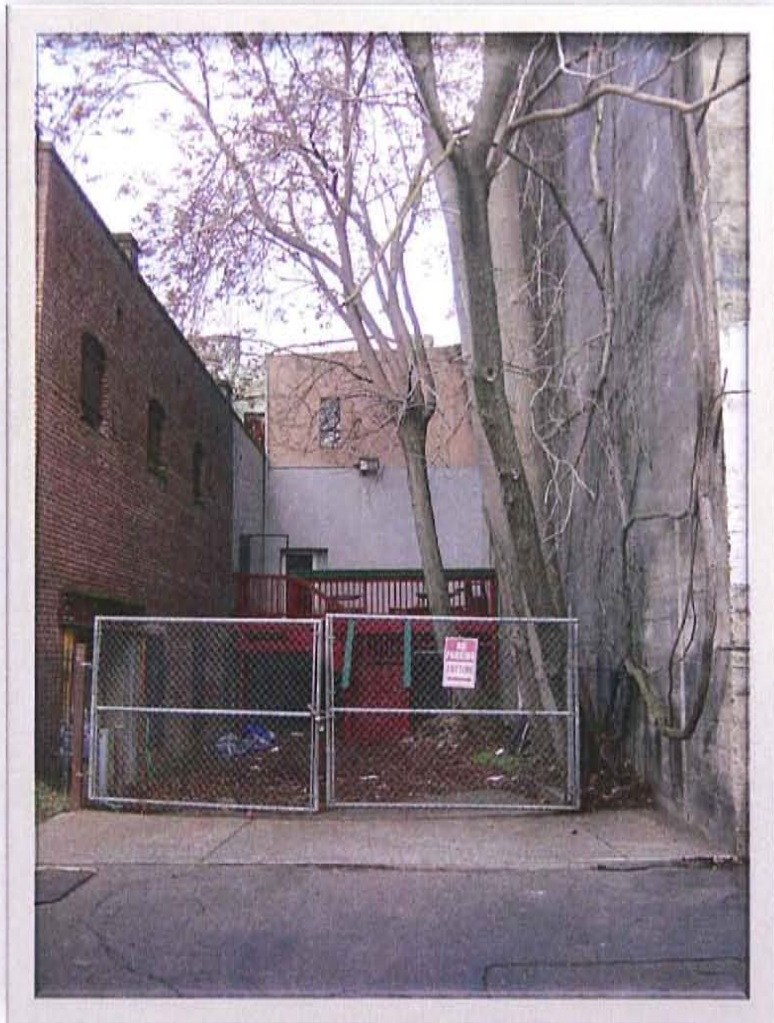
The west end of the alley District still appears somewhat cohesive in terms of materials, scale and image. Deterioration and some changes have diminished the character of the alley's former image over time. The alley grouping does not appear to have retained the same degree of its earlier cohesion and its eligibility for district designation has diminished somewhat. There appears to be greater disparity at this time between the rear facades of the older buildings and the large open area under the bus station roof. The potential district features have somewhat diminished and the district eligibility group of buildings seems questionable.



Further, the proposed project is planned to remove the rear portions of buildings fronting K Street which will remove all of the alley buildings and features. This will eliminate any potential alley district on this site. The significant remaining downtown alleys are disappearing to development and the city is losing an important and unique historic resource.

**However, the rear facades of the buildings contribute to the scale, size and overall image of buildings on this important community planning block. Demolition of these resources would be a significant and unavoidable adverse impact under CEQA.**

**Photographic recordation should document the remaining facades within the proposed alley district before their demolition.**



**The alleyways will retain their basic grade differentiation, with higher elevations matching street level on each end and a lower dip in the long middle of the block that indicates the original grade of the city prior to the raising of the streets around the late 1860s.**



## **Raised Streets/Hollow Sidewalks District**

Between 1863 and 1871, certain streets in the central part of downtown Sacramento were elevated to avoid habitual flooding from the American and Sacramento Rivers. The elevation of the streets created open space between the upper and original level of sidewalks. There are some features of this ambitious engineering event still remaining in Downtown Sacramento. A Project Area that includes the downtown area that was affected by the raising of the streets has been identified and a Survey of the remnants has been undertaken by the City of Sacramento in order to evaluate their historic and architectural significance.

The subject Area extends from Front Street to 12<sup>th</sup> Street, and from I Street to L Street. It has been the core area of downtown Sacramento since the founding of the city in 1848. The Area contains a number of primarily commercial business buildings including retail, office, local and state government, restaurants, churches, some federal park properties and some multi-residential structures.

With the onset of the Gold Rush in 1848, Sacramento grew dramatically with some blocks of buildings being "erected in the course of a single week"...and merchants changing their locations monthly. Business activities covered a wide range including sales of tools, hardware, machinery, raw materials, food, clothing, and any goods required to 'live' in a rustic environment, and expanded rapidly along J and K Streets from the riverfront to the east. There were also all of the provisions necessary for transportation: stables, feed stores, leather stores, blacksmiths, to outfit whole wagon trains from stores along J Street before they made their way to the gold fields in the east and north.

In the early 1850s, devastating floods hit the new city, beginning a long struggle against the winter storms that inundated Sacramento. Early efforts to retain the state Capitol in Sacramento, develop a viable transportation system, and provide a stable growth environment for business and settlement generated substantial efforts to curtail the yearly flooding. Finally in the 1860s, efforts merged to raise the level of the downtown streets to a level above the flooding while further improving the levees. The City filled the center of the streets but individual property owners were responsible to build the brick retaining walls along the street sides to hold the infill, and create their own solutions to provide the sidewalk between the new street level and their buildings. These buildings were either jacked up to the new street level or new stories were built atop the original street level structure. These under sidewalk areas were originally accessible to the basements of the upper level stores but gradually each owner closed off their former sidewalk access. Arched doorways, steel doors, windows and underground rooms in various locations remained, basements often used for storage.

This underground city remained in various types of use and deterioration until some structural issues were raised and the City undertook engineering studies followed by some structural support activities.

Due to the individual owner responsibilities for executing the original elevation construction, some different techniques for supporting the sidewalks between the new street level and the opposite buildings were employed. Perhaps the most notable was that of spanning the gap between with early 'I' beams about 5'-6' apart and stacking brick in barrel vaults between the beams to support the sidewalk above. There is little of this type of design remaining in the City at this time. These resources have experienced modification and deterioration over time.

**A recent survey of these sites appears to indicate that the raised streets and hollow sidewalks of this era are eligible for listing in the Sacramento Register and California Register due to their historical, cultural, commercial and structural importance.**

**The raised streets surrounding the project site and the underground resources remaining below sidewalks in the 700 block of K Street will not be affected by this project, with the possible exception at 726-8 K Street. The stabilization of the building could involve a significant impact to the brick buttresses and wall elements at**

**this property, but the feasibility of the rehabilitation of these elements should be evaluated and undertaken if feasible.**



**Significant Architectural/Historical Resources of the 700 K Street Block, northern half  
Downtown Sacramento**

**Listed on Sacramento Register: California Historic Resource Status Code 5 S1**

700 K Street

712-14 and 716 K Street, one combined property at time of Landmark designation

**Appears Eligible for Sacramento Register and California Register Listing: California Historic Resource  
Status Code 5 S3**

726-728 K Street

**Not nominated but appear to be eligible for Sacramento Register Listing**

**Historic Alley Façade District:**

**Raised Streets/Hollow Sidewalks District: no impact to hollow sidewalks by project  
except possibly 1114 8<sup>th</sup> Street**

# IMPACTS

## Impacts of the Proposed Project to Architectural/Historic Resources, listed or eligible for listing on the Sacramento Register

### **700 K Street: Pacific States Building**

- The exterior of the building will be rehabilitated in its historically significant appearance. The building's exterior has been altered relative to where openings on both K and 7<sup>th</sup> Street were located, though the design, materials and style had remained throughout the various alterations. At the time of the City Landmark listing, the building was as it is currently.

**There will be no negative impact.**

- The interior east wall will be opened up to the adjacent building on the 1<sup>st</sup> and 2<sup>nd</sup> floor, which is a potential impact to a listed building. However some pillars will be reconstructed along the location of the removed wall between the two buildings to distinguish the original space and denote the original location of the wall.

**The new wall's design will mitigate to some degree the impact of the loss of the wall between the buildings.**

- Certain of the central interior columns will be removed and the ceiling raised. Pillars similar to those currently on the interior will also become a design theme for the interior. The significant multi-level volume of space along the western arched window wall will remain open.

**Since the interior has been altered several times, lacks its original appearance and the pillars do not appear to be original, these changes will not constitute a significant negative impact to the interior of the building.**

### **712-714, 716 K Street: Boyne Building/ formerly Grayson's/Galleria**

- The former Galleria building is listed in the Sacramento Register and the façade will be sensitively rehabilitated appropriate to its historic image. Primary character-defining features such as the original decorative brickwork and segmented arched windows will be retained on the upper two thirds of the façade, while the altered street level will be rehabilitated with salvaged brick with a design that reflects the character of the upper façade and contain simple glass shop windows and doors. No significant interior design features remain.

- **716 K Street:**

712-714 and 716 K Street were combined under one business, Grayson's, at the time of the Landmark designation as 716 K. The current façade of this nineteenth century building, once containing a projecting angled bay and other ornamentation, has been considerably altered and the interior is largely new from reconstruction after a fire. Rehabilitation work will incorporate some elements derived from the earlier appearance of the building.

**There will be no negative impact of the project to this listed resource.**

### **726-8 K Street: formerly Tower Records**

- The proposed plan for this building is to restore the large dramatic mural and create a glass storefront that will display the mural to the public while protecting it. The occupant at the



time, Tower Records, provided the mural. The large dramatic open space created by the Burt's Shoes remodeling that removed the second floor dental offices in 1956 or 1957 is a classic design icon for showy retail shoe store and shop design of the 50s and 60s, and is over 50 years old. This part of the façade is significant in its own right and is planned to be retained. The design details for the proposed glass insert are not finalized, but the current project schematic design would appear to be inappropriate and would involve inappropriate alterations to the store front façades well.

- **The removal of the Burt's show windows and name embedded in the lobby terrazzo, and any inappropriate design for the proposed glass insert or any alteration to the entire façade that would not comply with the Secretary of the Interior's Rehabilitation Standards would be a negative impact to a resource eligible for listing on the Sacramento Register. Mitigation to less than significant impact would involve rehabilitation of the entire storefront and terrazzo flooring and a design for a glass insert that would be as minimal structurally as possible with as minimal connections to the existing storefront as can be built and not require any alterations to the existing historic fabric of the storefront or terrazzo flooring.**
- There are two nineteenth century brick buttresses and bays remaining beneath the sidewalk in front of the store. It is presumed that stabilization of existing buildings and new construction may cause their removal. This could be a significant impact due to the loss of the historic structure and fabric from this underground resource.  
**The retention and rehabilitation of this feature would diminish the potential impact to less than significant.**

#### **Alley Façade District**

The Alley Façade District on this block has been identified as eligible for listing in the Sacramento Register but has not been nominated.

- **The project will result in the demolition of the alley facades that constitute this 'District.' This will result in a significant unavoidable impact to this resource.**
- **However, there will be no change in height differentiation between ends of alley at street level and the lower middle of block denoting original street level of the city, and therefore no impact to this mid-block 'dip' configuration characteristic of downtown alleys.**

#### **Raised Streets/Hollow Sidewalks District**

The Raised Street/Hollow Sidewalk District in the downtown Sacramento area has been identified as eligible for listing in the Sacramento Register but has not been nominated.

**None of the raised streets or hollow sidewalk areas on this block will be affected by the project, resulting in no negative impacts to this resource, with the possible exception at 726-8 K Street. The stabilization of the building could involve a significant impact to the brick buttresses and wall elements at this property, but the feasibility of the rehabilitation of these elements should be evaluated and undertaken if feasible.**

## References

"Birdseye View of Sacramento Map, Sacramento City Directory, 1873.

California State Library, California Information File

California State Library, Photo Archives

City of Sacramento, Building Permit Files

City of Sacramento, *Official Listing of Structures and Preservation Areas*, Oct. 1998.

Davis, Winfield, *An Illustrated History of Sacramento County*, Lewis Publishing Co., Chicago, IL, 1890.

Historic Environment Consultants, City of Sacramento *Survey of Non-Residential Buildings, 1980*.

McGowan, Joseph, *History of the Sacramento Valley*, Lewis Historic Publishing Co., New York, 1961.

Mellon, Steve, *Sacramento Then and Now*, Scripps Howard Publishers, Inc., Gibsonia, PA, 1994.

Mimms, Julie E. and Mevin M., *Sacramento a Pictorial History of California's Capital*, The Conning Co., Virginia Beach, VA, 1981.

Neasham, V. Aubrey, and Henley, James E., *City of the Plain*, Sacramento Pioneer Foundation, Sacramento, CA, 1969.

Official Map of Sacramento, 1854

Reed, G. Walter, *History of Sacramento County*, Historic Record Co., Los Angeles, CA, 1923.

Sacramento Archive and Museum Collection Center, Photo Archives

Sacramento Bee: January 4, 1916, p. 12; March 21, 1925, p. 4; September 14, 1929, p. A-1; January 1, 1930, p. 1; March 6, 1936, p. 4;

Sacramento City Assessors Map Books, 1851-1925

Sacramento City Directories, 1851-1982

Sacramento Public Library, Photo Archives

Sacramento Union, January 1, 1883



Sanborn Fire Insurance Maps, 1895, 1915, 1952

Severson, Thor, *Sacramento, An Illustrated History: 1839 to 1874*, California Historical Society, San Francisco, CA, 1975 edition.

Thompson, Thomas and West, Albert A., *History of Sacramento County*, Howell-North edition, Berkeley, CA, 1960.

Willis, William L., *A History of Sacramento County*, Historic Records Co., Los Angeles, CA, 1913.

# APPENDIX A

## Historic Era Data Sheets



Property: 700-706 K Street

Year	Use/Tenant/	Building Type	Owner
1851	\$150 Imp. No imp on W. 1/2	N ½ of Lot, S ½ owned by S.B. Knox (Tinner on J St.)	Daniel Stuart
1852	\$300 Imp.  \$200 Imp.	W ¾ of N ½ E ¼ of N ½ S ¾ of the S ½ N ¼ of the S 1/2	Henry Sutton San Servant S.B. Knox Crum & White
1853	No Imp.	Added part of S ½ and now owns N ¾	J.A. Wadsworth Physician
1855	\$1,600 imp		Richmond Woods
1859	\$1,500 imp		Richmond Woods
1860	\$1,600 imp		"
1865	Geo Chadwick, Blk Smith Peabody & Co., Liquor Rossbach & Miller Market	7 <sup>th</sup> & K 196 K, 1861 200 K	J.T. Pike of Young & Picke, carriage mfg.
1866		\$1,200 imp.	"
1867		\$1,000 imp.	"
1868	S 1/4	\$900 imp. \$200 imp.	John A. Todd J.T. Pike
1869		"	John Todd
1870		\$3,500	"
1871	JP Colla Liquors Sacramento Exchange Saloon Dr. Charles Marx, 198 K	\$3,150	E.M. Skaggs
1872	Ed Dorado Lodgings?	\$3,200	"
1873	Ed Dorado Lodgings JF Leroy, Merchant Taylor Mrs. Clarissa Jones, Hairdresser Geo. Scheibel Saloon Spurgeon & Inwall Saloon	\$10,000	"
1874		"	"
1875			
1876			
1877			
1878			
1879			"
1880			People's Savings Bank
1881	Uhl & Kuhn Saloon, 200 K Juhn Jury Oyster Saloon Alf Woods Saloon	\$10,000	W.T. Wilson
1882	June 1882 Classified Ad. "To let 6 nicely furnished rooms, apply 706 K		
1883	JP Colla Rest. & Saloon		"

Year	Use/Tenant/	Building Type	Owner
	The Oyster Bank SH Davis, Sheet Iron & Copper Ware, JF Leroy Merchant Tailor, JH Merall, Cutlery & Engraving, F. Herman, Liquors, Dietrich & Mueller Saloon, J. Anderson Merchant Tailor, H. Shuriger Liquors		Sold to Edw Fagan, June 1883
1884			“
1885			
1886	Mrs. Emma Skaggs, res 702 K		“
1887			
1888	New Candy Kitchen 702 K		“
1889			
1890	Carlow Liquors, 700 K Sellers Candy 702 K Fenton Liquors 704 K Pulvermacher Crockery & Glass 706 K		“
1891	John Young, House Painter 702 K		
1892			
1893			
1894		Plumbers Permit 12/31/94 706 K, EJ Figg	
1895	Stuart & Lancaster Saloon 704 K St.	1895 Sanborn Brick 2-story w/basmt, four 20'X40' stores Back 60' of lot undeveloped 2 <sup>nd</sup> Floor units were dwlgs	“
1896			
1897			
1898			
1899			
1900	Mrs. Pealer Millinry & Ladies suits, 700K, Dr. TJ Cox, 706, Dr. JW James 706, CJ Noack Jewelers, 704, Rother Pictures & Frames, 702, Welch Florist, 706, WJ Taylor Dentist, 706, Elite Derm. Parlor, 706	Units 700 & 704 are saloons. Does not have rounded turret on corner as shown in 1915 photograph. Upgraded tenants in 1900 would indicate major remodel between 1895 and 1900.	
1901			
1902			
1903			
1904			
1905	Mrs. Pealer Ladies Suits, 700K, Leon Morgan		Wm. Land



Year	Use/Tenant/	Building Type	Owner
	clothing, 702, CJ Noack Jeweler, 704, Field & coyle Curios 706, 706 ½ WJ Taylor Dentist, DR. GM Freeman, Phys., Otto Faller, Jewelry		
1906			
1907			
1908	JN Wilson Cigars, 700 K Braddock & DeLand Boots & Shoes, 702, CJ Noack Jewelry, 704, WJ Taylor Dentist 706 ½, Otto Faller & Walton Jeweler		
1909			
1910	Welcome Saloon 700 Baddock & DeLand Shoes 702, CJ Noack Jewelry, 704, WJ Taylor Dentist 706 ½, AB Hayhew Dentists		
1911			
1912	Welcome Saloon 700 JN Wilson Cigars 700 Braddock & DeLand Shoes 702, CJ Noack Jewelry 704, WJ Taylor Dentist, 706 ½ JG Stevens Optician		
1913			
1914			
1915	Welcome Saloon 700 JN Wilson Cigars 700 Braddock & DeLand Shoes, 702, CJ Noack Jewelry, 704, Donald McDougal Tailor, LH Ramey Tailor, 706 ½	1915 Sanborn The four 2-stock brick stores from '95 all still in place, but have been added onto at the rear making them about 20'X70'. The rear 50' of the original parcel now contains a 2-story brick bldg that housed an 8 <sup>th</sup> St. restaurant. The map shows the presence of a rounded turret on the 7 <sup>th</sup> & K corner, not seen in '95 map.	Wm. Land Estate
1916			
1917			
1918	Welcome Saloon 700 Samuel Manuel Cigars 700 Braddock & DeLand 702 CJ Noack 704 Robt. Phillip Engraver 706 ½		J.M. Henderson

Year	Use/Tenant/	Building Type	Owner
1919			
1920	Noack Jewelry 704 706 ½ - Donald McDougal Tailor, JE Baldwin Photographer	Prohibition closed the saloon and liquor stores	
1921			
1922			
1923			United Banking & Trust Co.
1924			
1925			
1926			Sacramento Bank
1927	HF Porch Soft Drinks 700 Sam Manuel Cigars Vacant – 704 RG Keuny Art Goods 706 Vacant – 706 ½	Noack moved to 816 K	
1928	Porch Soft Drinks 700 Vacant – 702 GE Fike – 704 Kueny Art Goods 706 706 ½ - Restaurant	Original Building Permit 6/26/1929 \$41,000	Permit for 704-706 6/29 Concrete & Terra Cotta, the Lurie Co. \$19,000
1929			
1930	Pacific States Savings & Loan, Fashion \$5 Bootery, National Dollar Store, 704	Existing building occupied Jan. 1930 – Reinf Concrete 704-Separate Bldg./reinf. Concrete, built at same time as 700K. Has acces to 7 <sup>th</sup> St. as 1109 Building Permit for the Luries Co. of SF, Contractor: Industrial Construction Co., Archtects, O'Brien & Pugh, L.A. \$19,000	
1931			
1932	Pacific States 700 Fashion Bootery 702 Nat'l Dollar 704		
1933		702 Bldg. Permit to Remodel store front 8/22/1933 for Fashion Bootery \$4,000	
1934	Pacific States 700 Fashion Bootery 702 Nat'l Dollar 704		
1935			
1936	Vacant - 700 Fashion Bootery 702 Nat'l Dollar 704	700 –Bldg. permit to modernize bldg. 4/11/1936 \$6,000	
1937			



Year	Use/Tenant/	Building Type	Owner
1938	Arden Ladies Wear 700 Fashion Bootery 702 Nat'l Dollar 704		
1939		Permit to remodel store front for Fashion Bootery 1/30/1939 \$744	
1940	Arden Ladies Wear 700 Fashion Bootery 702 Nat'l Dollar 704		Bldg. Permit for Nat'l Dollar Stores, Gen. Repairs 9/28/1940 \$3,950
1941			
1942			
1943			
1944			
1945	Arden Ladies Wear 700 Fashion Bootery 702 Nat'l Dollar 704		
1946			
1947	“		
1948			
1950	Arden Ladies Wear 700 Fashion Bootery 702 Nat'l Dollar 704	Building Permit Remodel Arden's 1/6/1950 \$15,000	
1951			
1952	“	1952 Sanborn	
1953		Bldg. Permit For Nat'l Collar Store, Remodel store front 1/19/1953 \$26,500	
1954			
1955	Arden Ladies Wear 700 Nat'l Dollar 704		
1956			
1957			
1958			
1959			
1960	Arden Ladies Wear 700 Nat'l Dollar 704		
1961		1961 Photo shows Arden's with remodeled front	
1962			
1963			
1964			
1965	Arden Ladies Wear 700 Nat'l Dollar 704		
1966			
1967			
1968			

<b>Year</b>	<b>Use/Tenant/</b>	<b>Building Type</b>	<b>Owner</b>
1969			
1970	Arden's – Vacant	704-706 Building Permit, Joe Sun 12/21/1970 Install glass on store front \$3,500	
1971			
1972			
1976			
1974			
1975	Vacant 700 Joe Sun Co. 704		
1976			
1977			
1980	Bay View Federal 700		
1981			
1982	Bay View Federal 700 Joe Sun Co. 704		
1987		700 K Building permit 2/27/1987 \$20,000	
1989		700 K Building permit 9/12/1989 \$50,000	
1992		704 K Building Permit 10/23/1992 SHRA \$8,500	
1999	Men's Warehouse	Building Permit 3/3/2000 Interior Remodel \$45,000	



Property: 708-710 K Street

Year	Use/Tenant/	Building Type	Owner
1851	No imp		Pearis & Brockway
1852	\$800 imp.		William Cummings
1853	No imp.		Philo West
1855	No Imp.		Philo West, Trader
1859	No Imp.		Philo West
1860	Sash & Blind Factory	\$2,500 imp., 202 K	C. Schindler
1865	“	\$1,700	“
1866	“	\$500	“
1867	“	\$500 imp.	“
1868	“	\$800 imp.	“
1869	“	\$1,300 imp.	“
1870	“202 K	\$1,300 imp.	“
1871	“ F. Herman Liquors 708 K Dietrick & Mueller Liquors 708 K	\$1,250	“
1872		\$1,250	“
1873		\$4,500	“
1874			“
1875			
1876			“
1877			
1878			
1879			“
1880			
1881	“ JF Leroy Merchant Tailor Mrs. Peyan, Dressmaker	\$5,500	“
1882	M.E. Davis, Lodgings 710 K		
1883	Mrs. Schindler restaurant & varieties, Mrs. M.E. Davis, Lodgings 710 K		“
1884	“		“
1885			“
1886			“
1887			“
1888			“
1889			“
1890	Mrs. Schindler restaurant. & dwlg 710 K Tresh Liquors 708 K 708 ½ Lodgings		“
1891			“
1892			“
1893			“

Year	Use/Tenant/	Building Type	Owner
1894			“
1895		1895 Sanborn	“
1896		Two 20' X 50' retail spaces	“
1897		With 2 <sup>nd</sup> story dwlgs	“
1898	Plumber's Permit 5/11/99	Central stair goes from street	“
1899	710 K, Wilson	To 2 <sup>nd</sup> floor.	“
1900	Kuchler & Stuessy Liquors, 708, Lovgren & Combs, barbers, 710, Mrs. A Kuchler Furn. Rooms, C. Schindler, res.	Two hen houses on e ½ of the Back 110' of lot. A two story frame residence 708 ½ on the alley, approx 20' x 40'. Unit 708 is indicated as a saloon.	“
1901			“
1902			“
1903			“
1904			“
1905	Lovgren & Combs, barbers, 710, Kuckler & Stuessy Liquors, 708	“res. 708 ½ & 710 ½ on alley	
1906			
1907		<b>Possible Date of Construction of building currently on site.</b>	
1908	Neve Drug Store, 710 Lovgren, 710 K		
1909			
1910	Neve Drug, 710, Ancil Hoffman, Saloon, 708		
1911			
1912	Hurd & Truman Cigars, 708, Ancil Hoffman, Saloon, 708, Fairyland Theatre, 708		
1913			
1914	Hotel Flagstone, 708 ½		
1915	Café Schlitz, 708, Hurd & Allen Cigars, Fairyland Motion Pictures, 710, Hotel Flagstone, 708 ½	1915 Sanborn 4-story brick bldg 40' x 140' with	
1916			
1917			
1918	Café Schlitz, 708, Hurd & Allen Cigars, Hotel Flagstone, 708 ½		Bldg. Permit, 10/20/19 China Togery Balcony stair
1919			Brick store
1920		708 2/28/21 Bldg. permit	L. Schindler
1921		Remodel store front	
1922		708 ½ General remodel, brick	

Year	Use/Tenant/	Building Type	Owner
1923		Hotel \$1,000	
1924		708 ½ 2/23/21 bldg. permit	
1925		Brick Apts. Addition & two	
1926		room apts. \$4,000	
1927	Fifth Street Cloak & Suit, 708, Hotel Flagstone, 708 ½ , National Dollar Store, 710		
1928	Auslender's Ready to Wear, 708, Hotel Flagstone, 708 ½, 710 National Dollar Store		
1929	Smart Shop Ladies Furn., 708, Hotel Flagstone 708 ½, Vacant 710		
1930	"		
1931			
1932	Miss & Matron, 708, Flagstone, 708 ½, Alex Rubin Co., Millenry, 710		"
1933			
1934	Miss & Matron, 708, Flagstone, 708 ½, Reed's Millenry, Ella Mundie, res.	Bldg. Permit, Remodel front of store 7/28/34, \$970	Estate of Schindler
1935			
1936	Rainey Cigars, Welch Beer, Flagstone, Reed's Mlnry.	708/710 Bldg. Perm. remodel Bldg. 9/4/36 \$10,000	RW Stovall
1937		Bldg. Expanded to include	Bldg. permit 2/16/37
1938	Payless	1111-1115 7 <sup>th</sup> St.?	Gen Alts & repr store
1939			Front \$6,000
1940	"		
1941			
1942	"		
1943			
1944			
1945	"		
1946			
1947	"		
1948			
1950		Ca 1950 photo shows 3-story Bldg w/remodeled front	Bldg. Permit, Payless
1951			Remodel front of str.
1952	"	1952 Sanborn Very similar to bldg in 1915 Sanborn, but now 3-story Instead of 4. Now connected to 1111-1115 7 <sup>th</sup> St.	6/24/50 \$7,500
1953		Building Permit, 1/19/53, Remodel Store Front,	



Year	Use/Tenant/	Building Type	Owner
		National Dollar Store, \$26,500	
1954			
1955			
1956	“		
1957		708 K – Lucien Maudelik.	
1958		Bldg. Perm 9/11/57 Remodel	
1959		\$40,000	
1960	Anita Shops Wmn Clo 708		
1961			
1962			
1963			
1964			
1965	“		
1966			
1967			
1968			
1969			
1970	“		
1971			
1972			
1976			
1974			
1975	“		
1976			
1977			
1982			
1981			
1982	Sharp Fashion, 708		

Property: 712-714 K Street

Year	Use/Tenant/	Building Type	Owner
1851	\$400 imp on 714		Louis Z. Hagan
1852	No Imp. \$300 Imp.	W ½ E ½	Louis Hagan Mrs. L. Moore
1853	No imp.	W ½ E ½	Louis Hagan Mrs. L. Moore
1855	Iron Shutter Mfr.	\$1,300 imp.	Henry John
1859		\$1,400 imp.	Henry John
1860	Shutter Maker & Iron Worker	\$1,800 imp.	J. Tangeman
1865	“	\$1,200 imp.	“
1866	“	\$800 imp.	“
1867	“	\$800 imp.	“
1868	“	\$700 imp.	“
1869	“	\$1,900 imp. <b>Possible origin of building currently on site.</b>	“
1870	“	\$1,900 imp.	“
1871	“	\$900 imp.	“
1872	“	\$1,250	“
1873	Machinist, res on alley	\$1,800	“
1874			“
1875			
1876			“
1877			
1878			
1879			“
1880			
1881	J. McDermott, Merch Tailr Edw Griffiths, Saw Filer		Estate of J. Tangemon
1882	Marble Works 712 K M. Gilbert, candymkr, 714		Wm. Boyne
1883			“
1884			“
1885			“
1886			“
1887			“
1888			“
1889			“
1890	Wm. Boyne res Merrall Cutlery 714 K California Market 712 K		“
1891	California Market 712 K		“
1892	The Delmonico Rest. 712-714 K		“
1893			“
1894	The Delmonico Rest. &		“

Year	Use/Tenant/	Building Type	Owner
	Osyter Parlor		
1895		A large 2-story 40' x 50' bldg. All space on the ground	"
1896		floor is a Restaurant. Second	"
1897		floor space is a dwlg. A 15'	"
1898		X 50' kitchen (one story)	"
1899		Extends to the rear on the w	"
1900	Delmonico Rest., Miss Blasdell, Dressmaker, Wm. Boyne, res.	½ of the lot, other sheds and storage spaces cover most of the back lot.	"
1901			"
1902			"
1903			"
1904			"
1905	Delmonico Rest.		"
1906	"	Plumber's Permit 10/30/06	"
1907	"	714K Wm. Boyne	
1908	Café Rex		
1909			
1910	Café Rex		Maud B. Ware
1911			
1912	Café Rex, 712, Neve Drug Co., 712		
1913			
1914			712
1915	Oriental Grill, 714, Herb Cherrette, Printers, 714, Edith Chapman, res. 714 Neve Drug Co., 712	1915 Sanborn 40'x150' brick bldg. 2-story first 50', 1-story to rear. Drug store on w ½, store on e ½	Bldg. permit 1/18/16, Maude B. Ware remodel store front, 2-story brick store \$2,000
1916		with passage between leading	
1917		to restaurant in rear	
1918	Painless Parker, Dentist, 714		
1919			
1920	Capital Clothing Co. 712		
1921			
1922			
1923			
1924			
1925			
1926			
1927	Capital Clothing Co., 712 Synfy Lading Furn., 714		
1928	Capital Clothing Co., 712 Synfy Lading Furn., 714	712 – Bldg. permit, remodel front 2/1/28, \$2,500	MB Ware
1929	Capital Clothing Co., 712 Syufy Lading Furn., 714 Alyse Hutson Beauty School, 714 ½		



Year	Use/Tenant/	Building Type	Owner
1930	Capital Clothing Co., 712 Alyse Hutson Beauty Shop, 714		
1931			
1932	Cap Clothing, 712, Syufy 714		
1933			
1934	Vacant 712, Syufy Women's 714	714 – 5/1134 Remodel store front \$1,400	MB Ware
1935			
1936	Henry Samaria Women's Clo., 712, Sontag Drug Stores, 714		
1937		Oct. 27, 1937 photo	
1938	Isabel Samaria Wmn Clo. Sontag Drug	Shows 1880s front with art art deco canopy over s/walk.	
1939			
1940	Kirby's Shoes, Sontag		
1942	“		
1943			
1944			
1945	Kirby's, Nanette's Hat Store		
1946			
1947	“	ca '50 photo shows Grayson's	
1948		2 <sup>nd</sup> flr wndws arched dbl sash.	
1950		716 has art deco detail on	
1951		facade	
1952	Grayson's ?	1952 Sanborn	
1953		Bldg has same footprint as	
1954		In 1915 Sanborn. Now joined	712-716 Grayson's
1955		With 716 as one store.	Bldg. permit repair
1956	Grayson's ?		Fire damage
1957			6/10/54
1958			
1959			
1960			
1961			
1962			
1963			
1964			
1965	Vacant		
1966			
1967			
1968			
1969			
1970			
1971			
1972			

Year	Use/Tenant/	Building Type	Owner
1976			
1974			
1975			
1976			
1977			
19802			
1981			
1982			
1983			
1984			
1985			
1986			
1987		Bldg. permit, 7/31/87	
1988		\$25,000	
1989			
1990			
1991			
1992		Bldg. permit, 5/21/92	
1993		\$45,000	
1994			
1995			
1996			
1997			
1998			
1999	Flour childs, pizza, coffee		
2000			
2001			





Property: 716 K Street

Year	Use/Tenant/	Building Type	Owner
1851	No imp.		Sam Deal
1852		N ½ W ½ S ½ W ½	Wm. Buckholder Sam Deal
1853		Both 716 & 718 S ½ of both 716 & 718	P.M Randall Sam Deal
1855		\$250 imp.	Ennis Cook
1859		\$150 imp.	M. Kessler
1860	house	On K On alley, S ½ \$300 imp.	M. Kessler E. Brown
1865	house	\$150 imp. \$200 imp.	D. Cook Elias Brown
1866	"	"	"
1867	"	"	"
1868			"
1869	"	"	E. Brown
1870	House/Tailor House/Tailor	\$200 imp. \$200 imp.	P.J. Buckley E. Brown
1871	"	\$1,400 \$200	"
1872	"	"	"
1873	210 K	\$1,000 \$400	Buckley Brown
1874			PJ Buckley
1875			
1876			"
1877			
1878			
1879			"
1880			
1881		Improvements \$2,500 <b>Origin of building currently on site.</b> In 1881 P.J. Buckley had the building expanded into a two-story with basement by M. Madden \$1,000.	"
1882			
1883			"
1884			Patrick Buckley
1885			"
1886			"
1887			"
1888			"
1889			"
1890	Patr. Buckley Tailor, &res. Fickenger Liquors		"

Year	Use/Tenant/	Building Type	Owner
	McCraken, Records Searcher		
1891	H.A. Petralli, stoves & tinware, 716 K		“
1892	Schuenert, Cigars, 716 K		“
1893			“
1894			“
1895		1895 Sanborn	“
1896		A two story (w/bsmt) brick	“
1897		Bldg, 20' x 50'. First flr is	“
1898		a store. Second is a dwlg.	Emma Clark
1899		A single story 15' x 20'	“
1900	Purnell Books & Stationary, S.F. Call	wood frame shed is at the rear.	“
1901			“
1902			“
1903			“
1904			“
1905	Purnell Books & Stationary	Plumber's Permit 7/3/05	“D.M Combs
1906		716 K, Lovgren & Combs	
1907			
1908			
1909			
1910	Lovgren & Combs, Barbers Mrs. Viola Finnegan, Furn		
1911	Rooms 716 ½		
1912	Lovgren & Combs, Barbers		
1913			
1914	Elite Rooms, 716 ½		
1915	J. Bartaro, Cigars, 716 DM Combs, res 716 ½	1915 Sanborn 20'x 60' 2-story brick bldg.	
1916		20'x20' 2-story addtn at rear	
1917		Unit 716 ½ at rear.	
1918	J. Bartaro, Cigars, 716 DM Combs, res 716 ½		
1919			
1920	The Model, Ladies Furnishings, 716		
1921			
1922			
1923			
1924			M. Combs
1925			4/7/25 Bldg. permit
1926			Genl remod & front
1927	Gensler-Lee Jewelry Co., 716, Hudson & Tillman, Beauty Parlor, 716 ½		\$3,500
1928	Gensler-Lee, Alyse Hutson		

Year	Use/Tenant/	Building Type	Owner
	Beauty Shop, 716 a		
1929			
1930	Gensler-Lee,716, Gladys Day Dancing School, 716 ½		
1931	“		
1932	“		
1933			
1934	Gensler-Lee,716, Printing Trades Club 716 ½		
1935	“		
1936	Gens-Lee, Wilfred Garland Optom., Clifton, Tailor		
1937		See Oct. 27, 1937 photo	
1938	Gens-Lee, Wilfred Garland Optom., Clifton, Tailor		
1939			
1940	“		
1941		Bldg. permit 6/25/41	Jos. Pedone
1942	Paragon Linen's, Clifton, Tailor	Remodel store front \$500	
1943			
1944			
1945	“		
1946			
1947	Paragon Linen's, Robinson's Dept. Store, Nick Ciani, Tailor		
1948			
1949		Bldg. permit, 2/9/49 remodel	Grayson & Robinson Co
1950		Store bldg.	
1951			
1952	Grayson's ?	1952 Sanborn	
1953		Same footprint as 1915	
1954		Sanborn. Now connect with	
1955		710-716 K as one store	
1956	Grayson's Wmns Clo.		
1960			
1961			
1962			
1963			
1964			
1965	Vacant		
1966			
1967			
1968			
1969			
1970	Big Bargain Ctr. 716		



<b>Year</b>	<b>Use/Tenant/</b>	<b>Building Type</b>	<b>Owner</b>
1971			
1972			
1976			
1974			
1975	Paul's Bargain Ctr.		
1976			
1977			
1982	Paul's Bargain Ctr.		
1981			
1982			

Property: 718K-720Street

Year	Use/Tenant/	Building Type	Owner
1851	\$300 imp. On 718 \$800 imp on 720		Jones Deal & Mrs. Prettyman
1852	\$300 Imp	N ½ E ½ S ½ E ½	P.M Randall Sam Deal
1853		N ½ of 716 & 718 S ½ of 716 & 718	P.M. Randall Sam Deal
1855	H on K bet 7 <sup>th</sup> & 8 <sup>th</sup> H on alley	House, Wagon Maker House, Tailor \$1,000 imp.	M Kessler Henry Schroer
1859		\$150 imp. \$1,000 imp.	M. Kessloer H. Schroer
1860		\$150 imp. \$300 imp. On Alley	M. Kessler Henry Schroer
1865	'64 WN Porter Baker 214 K Eagle Steam Cracker Co. est. 1862	\$150 imp. 2-Story brick bldg. 40' x 90' 204 K, h on alley	C. Schaefer H. Schroer
1866	"	\$1,600	"
1867	"	"	Mrs. H. Schroer H. Schroer Schroer Bros.
1868	"	"	Mrs. H Schroer Schroer Bros.
1869	"	\$1,900	"
1870	"Cracker Bakery + house	\$2,600	"
1871	Eagle Bakery 212-214 K	"	"
1872	"	\$1,800	"
1873	" Hyness & Conner Saloon 214 K Street	\$1,500 house \$2,800 bakery	"
1874			"
1875			
1876			"
1877			
1878			
1879			"
1880			
1881	Bakery 212-214 K GM Eaton, Ret.Fruits & Comm. Merchant 214 K	\$2,000 \$2,000	"
1882		D & D Falconer rebuilt the Eagle bakery in December 1882 after it was completely guttled by fire.	
1883	Eagle Bakery 718-720 K First Artillery Band 718 K		"
1884	Mrs. Schroer, widow res 718 K		

Year	Use/Tenant/	Building Type	Owner
1885			"
1886			"
1887			"
1888			"
1889			"
1890	Schroer, res. Eagle Bakery, 718 K Scheunert Bros. Liquors, 720 K		"
1891			"
1892			"
1893			"
1894			"
1895		1895 Sanborn	"
1896		A two story brick (w/bsmt)	"
1897		bldg. with two stores, each	"
1898		Approx 20' X 40'. Store on	"
1899		w 1/2 is "meat". A 2-story 35'	"
1900	Eagle Bakery, Mrs. L.L. Wilson Furn. Rooms, 718 1/2 K	x 10' brick addition adjoins the store at the rear, as well as a 35' x 30' one story brick	"
1901		addition to the rear of other	"
1902		addition. A 2-story frame	"
1903		Dwlg 718 1/2 at rear of lot on	"
1904		Alley.	"
1905	Owl Drugs, 720 H. Wachhorst, Jeweler, 718	Plumber's Permit 5/12/04 720 K, Owl Drug Store	"
1906			
1907			
1908	H. Wachhorst, Jewelry, 718		
1909			
1910	H. Wachhorst, Jewelry, 718 Andrew Mikulich, Rest., 720		
1911			
1912	H. Wachhorst, Jewelry, 718		
1913			
1914			
1915	Hubert Kulike Rest., 720 Galt & Larke Saloon, 720 FA Behrens, Cigars, 720 H. Wachhorst, Jewelry, 718	1915 Sanborn 40'x140' 2-story brick bldg. Saloon on e 1/2 in front and rest. in rear. Store on w1/2 in front and Jewelry Factory in	Ida Goodwin
1916		rear.	
1917			
1918	Henry Posner, Cigars, 720	Bldg. permit 2/21/18 1-story	
1919		Brick saloon	
1920	H. Wachhorst, 720	Bldg. permit, 2/11/20	Leo Larkin



Year	Use/Tenant/	Building Type	Owner
1921		Remodel first flr store	
1922		\$400	
1923			
1924			
1925		Bldg. Permit 9/1/25	FW Woolworth
1926	FW Woolworth Co., 718-720	Steel reinforced concrete \$70,000. <b>Probable construction of building now on site.</b>	
1927			
1928	FW Woolworth Co.		
1929	FW Woolworth Co.		
1930	"		
1931	"		
1932	"		
1933			
1934	Maxwell Dairy Product's 718, Woolworth		
1935			
1936	Woolworth		
1937		Oct. 27, 1937 photo	
1938	Woolworth	Bldg. permit, 1/13/37,	FW Woolworth
1939		Alts.& repair fire damage	
1940	"	\$15,000	
1942	"		
1943			
1944			
1945	"		
1946			
1947	"		
1948			
1950			
1951			
1952	"	1952 Sanborn	
1953		Bldg now reinf concret &	
1954		Extends all the way to alley.	
1955			
1956	"		
1957			
1958		Bldg. Permit 2/5/58	Thom McAnn
1959		Remodel for shoe store	
1960	Tom McAnn Shoes	\$40,000	
1961			
1962			
1963			
1964			
1965	"		
1966			

Year	Use/Tenant/	Building Type	Owner
1967			
1968			
1969			
1970	“, 720 Vacant		
1971			
1972			
1976			
1974			
1975	Vacant		
1976			
1977			
19802			
1981			
1982	Vacant		
1983			
1984			
1985			
1986		Bldg. permit, 6/19/86	
1987		\$60,000. <b>Current façade probably created at this time.</b>	
1988			
1989			
1990			
1991			
1992			
1993			
1994		Bldg permit, 2/23/94	
1995		\$9,000	
1996			
1997			
1998			
1999	Comics & Comix		
2000			
2001			

Property: 724-726 K Street

Year	Use/Tenant/	Building Type	Owner
1851	\$800 imp. On 722/724 \$600 imp on 726		A.J. Millard Co. C.M. Ames
1852	\$800 imp \$800 imp.		A.J Millard Co.
1853	Miller & Dixon, camphene mfrs. 200 K Street	W ½ E ½	Arthur Sears A.M. Millard
1855	Wisconsin Hotel	2-Story Hotel	James R. Vineyard
1859	Wisconsin Hotel	\$4,000 imp.	Vinyard
1860		\$400 imp.	J. Tangeman
1865	Pennsylvania House '62,	216 K St.	"
1866	"	\$500 imp.	"
1867	"	\$500 imp.	"
1868	Capital Marble Works	\$1,300	J.C. Devine & Bro.
1869		"	"
1870	Capital Marble Works 222 K-Chas. Stelling saloon	\$1,200	"
1871	216-218 K	\$600	"
1872		\$400	"
1873	:	"	"
1874			"
1875			
1876			"
1877			
1878			
1879			"
1880			
1881		\$2,200 \$2,100 <b>Possible roots of building currently on site.</b>	JH Devine JC Devine
1882	H. Capwell, Decorative Arts, 728 K, Sam Stein, Second Hand furn, 726 K		"
1883	"		"
1884			JH Devine
1885			"
1886			"
1887			"
1888			"
1889			"
1890	Devine, res., 724 ½ K Stein Variety, Charles Baron, Barber, Obrist Liquors		"
1891	John Hensler, saloon, 728		"



Year	Use/Tenant/	Building Type	Owner
	Smedberg & Mott, house		
1892	painters, 728		“
1893			“
1894	Marble Works		“
1895		1895 Sanborn	“
1896		A 2-story brick store, 40’	“
1897		x 60’ with two stores. The	“
1898		store on the w ½ is a saloon.	“
1899		Central stair leads from	“
1900	Grant & Warren Liquors, 722, Dr. Neagle, 724 ½, Fred Crum Confectionary & Res.	street to second floor “offices.” A 2-story frame dwlg, 726 1/2 at rear on alley.	“
1901			
1902			
1903			
1904			
1905	Charles Hartman, Liquors, 726, David Corn, Cigrs, 724, 726 ½ AD Mason, atty, WD Kilborn, Photographer	Plumber’s Permit, 10/6/05 724K, James Devine	
1906			
1907			
1908	Dreamland Theatre, 724		
1909			
1910	Gault & Larke Saloon, 722, Fred Behrens Cigars, 722, Morgan Shoe Co., 724, 724 ½ - Mrs. Pealer Millenry		James H. Devine e ½, John E. Devine w ½
1911			
1912	Gault & Larke Saloon, 722, TN Hampton, Rest, 722, 724 ½ - Mrs. Pealer Millenry		
1913			
1914			
1915	David Holzberg Optician, 722, Anderson Pianos & Organs, 724, JH Devine, res 724 ½, JB Holyer, Photographer, 724 1/2	1915 Sanborn 2-story brick bldg, 40’ X 160’. Front 70’ of bldg contains two stores 1 <sup>st</sup> flr and Photographer on 2 <sup>nd</sup> flr. Picture Framing in bsmt.	
1916			
1917			
1918	EW Meyers, Jewelry, 722		
1919			

Year	Use/Tenant/	Building Type	Owner
1920	Reich & Levre, Ladies Furnishings, 724 res 724 ½, JH Devine, Belle Ferguson, Robt. Stratford EW Meyers, Jewelry, 722		
1921			
1922			
1923			
1924			
1925			
1926			
1927	Holzberg & Turner, Optometrists, 722, Green Heyden Co., Shoes, 724 724 ½ res, several		
1928	Holzberg & Turner, Optometrists, 722, EW Meyers Jewelry, 722, 722 Vacant 724, 724 ½, Res.		
1929	Holzberg & Turner, Optometrists, 722, EW Meyers Jewelry, Calif. Beauty College, 724 ½		
1930	Holzberg & T, 722 The Miracle Store, Ladies Furn., 724 724 ½ - Calif. Beauty College, Frank Johnson, Jwly, Mitchel Music, several res.	1930-33 photograph shows arched second story windows and stairway up center of bldg. to second floor from street numbered 724 ½	
1931			
1932	Holzberg & Turner, opt. Capitol Juvenile's Shop, 724, 724 ½ - Devine Furn. Rooms, Calif. Beauty Sch., JE Sales, Dentist	722 - Bldg. Permit, 10/17/32 Remodel bldg. for Grant Store, 2-story brick 40X160 \$26,000. <b>Remodel which brought the building to its current general appearance.</b>	HB & DP Wilson
1933			
1934	WT Grant, 722-724		
1935			
1936	WT Grant, 722-724		
1937		Oct. 27, 1937 photo shows	722 – 3/18/37
1938	WT Grant	Present day façade & 8 <sup>th</sup>	WT Grant Co.
1939		Street bldg with Grant name	Alts. & repairs
1940	“		\$33,000
1942	“		
1943			
1944			

Year	Use/Tenant/	Building Type	Owner
1945	“		
1946			
1947	“		
1948			
1950			
1951			
1952	“	1952 Sanborn	
1953		Same as 1915 2-story brick	
1954		bldg. extended to alley. Now	
1955		connects with 1106-1114 8 <sup>th</sup> .	
1956	“	As one large store.	
1960			
1961			
1962			
1963			
1964			
1965	“		
1966			
1967			
1968		5/6/69 demolish bldg,	
1969		722 & 1114 8 <sup>th</sup> – 6/4/69	San-Sac Inv. Co
1970	Franklin Shoes, 722 Local Loan, 724	Interior facilities for store \$40,000	
1971			
1972			
1976			
1974			
1975	Locan Loan, 724		
1976			
1977			
1982			
1981			
1982	Rendy's Deli, 722 Custom Gun's, 724		



Property: 728 K Street

Year	Use/Tenant/	Building Type	Owner
1851	No imp. No imp.		J.B. Starr Dr. H. Stoddard
1852	\$600 imp. \$200 imp.	W 1/3 E 2/3	T.N. Ames H. Stoddard
1853			C. Schaefer
1855	Butcher K bet 7 <sup>th</sup> & 8th		J. Spohn Peter Spohn
1859	"	\$150 imp. W ½ \$2,000 imp. E ½	"
1860	"	\$50 imp. \$2,200 imp.	G. Spohn Peter Spohn
1865	'63 GW Proctor Wagonmkr '67 Wm. Shattuck Wgnmkr	220 K St. 222 K St.	G. Spohn N ½ Jos. Tangeman S ½ Peter Spohn E ½
1866		\$1,100	Gubard Spohn
1867		"	"
1868		\$800	Mary Hamlin
1869		\$1,400	"
1870		\$1,200	"
1871	Jacob Schmidt Liquors Sitka Saloon 220K Long & Burden Plumbers Chas. Stelling Saloon.	\$3,200	"
1872		"	"
1873	Arnold Housekamp Saloon 220 K Mary Hamlin res. 222 K	\$4,000	"
1874			"
1875			
1876			"
1877			
1878			
1879			"
1880			
1881	L. Howe, house mover, res.220 K, L. Howe Lodgings, Mrs. M. Nelson, Piano Teacher, J. Schmidt, Saloon, 222 K	\$4,000	"
1882			"
1883	J. Schmidt, Liquors 730 K		"
1884	Mary Hamlin, widow, res. 728 K		"
1885			"
1886			"
1887			"

Year	Use/Tenant/	Building Type	Owner
1888			
1889			
1890	Edw. Griffith Cutlery, 728K, Hensler Liquors, 730 K, M. Hamlin, res.		“
1891			“
1892			“
1893			“
1894			“
1895	Sayre & Son, Harness & Saddlery, 728 K Schuriger Saloon, 728 K W.W. Mott, House & sing painter, 728 K	1895 Sanborn A 2-story brick bldg 42' x 50' with two stores on ground floor (e ½ store is a saloon) and a dwlg on second floor.	“
1896			“
1897			“
1898			“
1899			“
1900	Hensler Groceries 728, Crystal Cream & Butter, 730, RH Bowers, Dentist,		“Mary Hamlin, dressmaker, res 716 8 <sup>th</sup> St.
1901	Kohler & Chase Music, 728 K	Plumber's Permit 3/2/01, 728 K, Mrs. Doe	“
1902			“
1903			“
1904	Crystal Cream & Butter		“
1905	Wm. Trust Confectioner, 730 Straith & Howser Groceries 728		“
1906			
1907			
1908	Wm. Trust, Candy & Ice Cream Parlor, 728,		
1909	“		
1910	Trust, Dr. JS Brown, phys. 726 ½		Mary Hamlin Estate
1911	“		
1912	Trust's Ice Cream, WW Dupen Jewelry, 726, Hart & Meier Clothing, 726 ½		
1913			
1914			
1915	Trust Candy & Ice Cream Parlor 728, WW Dupen Jewelry, 726 founded in 1909	1915 Sanborn 2-story brick bldg 40' x 65'. 2 stores at front, candy	Mary Hamlin Estate

<b>Year</b>	<b>Use/Tenant/</b>	<b>Building Type</b>	<b>Owner</b>
1916		factory at rear	
1917			
1918	Trust Candy & Ice Cream Parlor 728, WW Dupen Jewelry, 726		
1919			
1920	WW Dupen, Jewelry 726		Henry & Gerhardt Nicolaus
1921			
1922			
1923			
1924			
1925			
1926			
1927	Vacant		
1928	CI Blotchy, Millinery 726, 726 ½, vacant, Newark Shoe Store, 728	Bldg Permit, remodel first floor, \$1,000	H. Nicolaus
1929	Miracle Store, Ladies Furn., 726, La Petite Shop, 726 ½, Newark Shoes, 728		
1930	Vacant 726, 726 ½ - FA Ross, dentist, Mrs. Monton Beauty School, 728 vacant		
1931			
1932	Zukor's Women's Clo., 726 726 ½ - Lulu Beam, Beauty Shop, RW Brodie, Dentist, Arth.Haas, Tailor, FA Ross, Dentist.	1932 photo shows art deco, moderne store front.	
1933			
1934	Zukor's, 726 ½ Dickenson & Orowitz, Dentists, Arth Haas, tailor		
1935			
1936	Zukor's, 726 ½ Dickenson & Orowitz, Dentists, Arth Haas, tailor		
1937		Oct. 27, 1937 photo	
1938	Zukor's, Orowitz, Haas		
1939			
1940	“		
1942	“		
1943			
1944			
1945	“	Ca 1945 shows store front	
1946		Same as 1937.	
1947	Vacant 726, Koblick &		



Year	Use/Tenant/	Building Type	Owner
	Fisher, Archts, 726 ½		
1948			
1950			
1951			
1952		1952 Sanborn	
1953		Appears to be same 2-story	
1954		Brick bldg as in 1915.	
1955			
1956	Burt's Shoes	Probably remodeled to its current appearance at this time.	
1960			
1961			
1962			
1963			
1964			
1965	"		
1966			
1967			
1968			
1969			
1970	Burt's Shoes		
1971			
1972			
1973	Tower Records		
1974			
1975			
1976			
1977			
1978			
1979			
1980			
1981			
1982	Tower Records		

Property: 730 K Street

Year	Use/Tenant/	Building Type	Owner
1851	\$1,000 imp	D.H. Stoddard, Wm. C. Bussy, McDonald & Sloss owned S ½ of 728-730	McDonald & Sloss Clothiers on J St.
1852	\$1,950 imp. Destroyed by fire 1852	E ½ of N ½, remainder of s ½ is 8 <sup>th</sup> St.	Thos. Sumner
1853			Thos. Sumner
1855		\$300 imp.	C. Sullivan
1859		\$400 imp.	“
1860		\$50 imp.	“
1861		Tapper’s Book, A. Coolot	A. Coolot -1861
1862		10/9/61 K St. bet. 7 <sup>th</sup> & 8 <sup>th</sup>	
1863			
1864			
1865	‘1864 Galinas & Rochon Groceries – 224 K St.	\$700	
1866	“	“	“
1867	Octave Rochon Whlsl & Ret. Grocer	<b>\$2,000 imp. Probable roots of building now on site.</b>	“
1868	“	\$1,800 on K Street lot \$125 on 8 <sup>th</sup> St. lot	“
1869	“ houses	\$1,800 \$300	“
1870	“	\$2,000	“
1871	O. Rocon family grocers Ivanhoe Liqors 732 K St.	\$2,500	“
1872		\$2,000	“
1873	O. Rochon market	\$2,500	“
1874			“
1875			
1876	O. Rochon Grocers		“
1877			
1878			
1879	Rochon gone		“
1880			“
1881		\$3,500	“
1882	MA Howard, Chiropodists Ivanhoe Liquors 732 K	Probably one of the small dwlgs on 8th	“
1883	Ivanhoe Liquors 732 K		
1884			“
1885			“
1886			“
1887			“
1888			“
1889			“
1890	Carolon Liquors, 732 K	\$3,600	“
1891			“

Year	Use/Tenant/	Building Type	Owner
1892			“
1893			“
1894			“
1895		1895 Sanborn	“
1896		A 2-story brick bldg w/saloon	“
1897		on grnd flr and dwlg on 2 <sup>nd</sup> .	“
1898		Approx. 20' x 60'. Rear ½	“
1899		of lot contains three small	“
1900	L.A. Devin, Liquors, 730 K	single story frame dwlgs.	“
1901			AE & RM Coolot
1902			
1903			
1904			
1905	J. Haub, Liquors		
1906			
1907			
1908	Brown & Doyle, Liquors		
1909	“		
1910	Brown & Doyle Cigs & Tobacco		
1911	“		
1912	Shepard & Newbert Saloon Brown & Doyle Cigars		
1913			
1914			
1915	CF Doyle Cigars GW Newbert Saloon	1915 Sanborn 2-story brick saloon. Now	
1916		Extends an addtl 10' (20' x	
1917		70'. S ½ of lot now covered	
1918	CF Doyle Cigars Newbert's Saloon	By a series of 1-story brick stores along 8 <sup>th</sup> St.	
1919			
1920	Newbert's Saloon	Bldg. permit, 4/2/20	
1921		General remodel	
1922		\$4,800	A. Coolot
1923			
1924			
1925			
1926			
1927	CF Doyle Cigars, Wahlander & Lewis, Men's Furn. 1104 Ideal Embroidery Shp		
1928	CF Doyle Cigars, Nealis & Lewis Men's Furn 1104 Ideal Embroidery Shp. 1104 JF Bethel Dentist		
1929	CF Doyle Cigars, Nealis &		



Year	Use/Tenant/	Building Type	Owner
	Lewis Men's Furn 1104 Ideal Shoppe, Pleatg		
1930	Vacant, 730 1104 WM Walton, dentist	Bldg. permit, 2/3/30 Change Front, \$3,150	Coolot
1931			
1932	New York Hat Stores, 730	1932 photo shows New York	
1933		Hat Store & Dr. Brasch,	
1934	United Loan & Jewelry 1102 Melander Circ Lib 1104 EJ Flynn, Dentist	Dentist. Bldg. has smooth Stuccoed surface.	
1935			
1936	Vacant 1102 Vacnt 1104 Campbell, Dentist	Bldg. perm. 1/21/36, 1/27/36, remod exterior \$1,000 1104 – Bldg. Perm. 1/22/35 Alts to store bldg \$5,000 Urban Prop. Co.	Urban Property Col.
1937		Oct. 27, 1937 photo shows Bensons	JC Penney Co.
1938	Benson Corp. Wmns Furn. 1104 Diedrich, dentist	Bldg. perm. 7/30/37 remodel	
1939		Interior \$900	
1940	“		
1941	Gensler-Lee	May 14, 1941 photo	Bldg. permit, 3/13/41
1942	Gensler-Lee Jewelry, 730 1104 Local Loan	Shows Gensler-Lee	Gensler-Lee, remodel
1943	“	Dr. Orowitz has taken second	Store \$4,000
1944	“	Flr office space	4/9/41 install
1945	“ “	Bldg. permit, 4/9/45, Local Loan Co., Genl Alts & repairs \$3,000	showcases \$4,000
1946			
1947	“ “		
1948			
1950			
1951			
1952	“ “	1952 Sanborn	
1953		Appears to be same 2-story	
1954		brick bldg as in 1915.	
1955			
1956	“ “		
1957			
1958			
1959			
1960	“ “		

Year	Use/Tenant/	Building Type	Owner
1961			
1962			
1963		Bldg. permit, 1/21/63	Roy Van Vleit
1964		remodel store front \$7,500	
1965	“ “		
1966			
1967			
1968			
1969			
1970	“ 1104 Vacant	Bldg. permit, 3/20/70	Gensler-Lee
1971		Awnings \$1,600	
1972			
1976			
1974			
1975	“ 1104 Vacant		
1976			
1977			
1980			
1981			
1982	“ 1104 Industrial Employees Labor Relations		

Property: 1109 7<sup>th</sup> Street

Year	Use/Tenant/	Building Type	Owner
1851		No impvmts	SB Knox, Tanners on J St.
1852		\$150, n 1/4, s 1/2, Lot 1 no imp., s 3/4, s 1/2 Lot 1	Crum & White SB Knox
1853	Held as part of 700-706 K		J. A. Wadsworth
1854			
1855	Blacksmith & Wagonmaker		Charles McKilliss
1856			
1857			
1858			
1859	“		“
1860	“	“	“
1861			
1862			
1863			
1864			
1865	“		“
1866	“	\$300	“
1867	Wagonmaker	\$200	“
1868	“	\$275	“
1869		\$300	Emma McKilliss
1870	Now part of 700 K St. prop.		JA Todd
1871			E.M. Skaggs
1872			
1873			
1874			
1875			
1876			
1877			
1878			
1879			
1880			
1881			
1882			
1883			
1884			
1885			
1886			
1887			
1888			
1889			
1890			
1891			
1892			
1893			
1894			



Year	Use/Tenant/	Building Type	Owner
1895			
1896			
1897			
1898			
1899			
1900		Plumber's Permit 3/16/00	Emma Skaggs
1901		Skaggs	
1902			
1903			
1904			
1905		Plumber's Permit 6/7/05	Wm.Land
1906		Wm. Land	
1907			
1908			
1909			
1910			
1911			
1912	Camellia Cafeteria		
1913			Wm. Land estate
1914	"		"
1915		1915 Sanborn	"
1916	"	2-story brick bldg with restr	"
1917		on ground floor 50'x 80'	"
1918	"		J.M. Henderson
1919			
1920			
1921			
1922			
1923			United Banking &
1924			Trust Co.
1925			
1926			Sacramento Bank
1927			
1928			
1929		<b>Incorporated into 1929 const.</b>	Pacific States Savings
1930		<b>Of 700-702 K and 704 K.</b>	& Loan
1931			
1932			
1933			
1934			
1935			
1936			
1937			
1938			
1939			
1940			
1941			

Year	Use/Tenant/	Building Type	Owner
1942			
1943			
1944			
1945			
1946			
1947			
1948			
1949			
1950			
1951			
1952		1952 Sanborn	
1953		20story annex to 704 K	
1954		20' wide, rest of former lot	
1955		Incorporated into 700-704 K	
1956			
1957			
1958			
1959			
1960			
1961			
1962			
1963			
1964			
1965			
1966			
1967			
1968			
1969			
1970			
1971			
1972			
1973			
1974			
1975			
1976			
1977			
1978			
1979			
1980			
1981			
1982			

Property: 1111-1115 7<sup>th</sup> Street

Year	Use/Tenant/	Building Type	Owner
1851		No Impvmts	SR Knox
1852		"	Tinners on J St.
1853		Some impvmts	Volkirk Vedder
1854			
1855	Teamster	\$250 imp/barn & corral	"
1856			
1857			
1858			
1859	Teamster – Hay Yard	\$400	Vokirk Vedder
1860		\$200	JH Burton
1861			
1862			
1863			
1864			
1865	Stock trader – Hay Yard		RC Montgomery
1866	"		TD Scriver
1867			Crocker & Co.
1868	Horseshoer	\$225	Geo Chadwick
1869	"	\$800	Geo Chadwick
1870	"	\$	"
1871	Blacksmith	\$600	"
1872			
1873	Horseshoer		"
1874			
1875			
1876			
1877			
1878			
1879			
1880	Carriage Trimmers		Quinn & Hoyle
1881	No. 75 7 <sup>th</sup> St.		Mrs. Touff
1882			Jas. Touff
1883	Central Hall		August Meister
1884			FS Smith
1885			
1886	YML Hall		
1887			
1888			
1889			
1890			
1891			
1892			
1893			
1894			
1895		1895 Sanborn	
1896		Entire lot covered by 40'x 80'	



<b>Year</b>	<b>Use/Tenant/</b>	<b>Building Type</b>	<b>Owner</b>
1897		Brick bldg. Hay storage on	
1898		Lower level and meeting	
1899		Hall on second story	
1900	Sacramento Implement Co.	Bldg titled "Smith's Hall"	
1901	Wagons & Vehicles		
1902	Agricultural implements and		
1903	Hardware	Plumber's Permit 9/30/03	
1904		Goddard	
1905	"		
1906			
1907			
1908			
1909			
1910	Acme Theatre Co.		
1911			
1912	"		
1913			
1914	"		
1915		1915 Sanborn	Building Permit
1916	"	2-story brick bldg 40'x 80'	7/12/15 Remodel into
1917	"	Moving Pictures	1-story + balcony
1918	"M&M Theater	Bee 6/5/26, p. A-4	Moving picture house FS Smith, Emma Smith
1919			
1920		Building Permit, FS Smith	
1921		8/16/20 Remodel interior of	
1922		Theatre \$1,500	
1923			"
1924			
1925			
1926	Smith Hotel	BEE 6/5/26, p. A-4	Emma Smith
1927	1111 Lerouz & Beedle furn. 1115 Jos. Bua, billiards	H.A. [H]endren contractor, F.E. Miller architect-engineer	
1928	1111 Beedle's Furn Exchg 1115 Bua Billiards 1115 Wm Cuburis, barber		
1929	1115 Wm. Cuburis, barber		
1930	1113 Wm Cuburis, barber 1115 Garfield Cordano, shoe shiner		
1931			
1932	1113 Kampanis, Barber 1115 Reyes, shoe rpr		
1933			
1934	1113 Kampanis 1115 Carona, shoe shiner		
1935			
1936	1113 Clark, 2 <sup>nd</sup> hand furn.	Building permit, RW Stovall	

Year	Use/Tenant/	Building Type	Owner
	Jourganatos, barber 1115 Carona	Remodel bldg. \$10,000	
1937			
1938	1111 Hotel Flagstone 1113 Vacant 1115 Mamcelovich, shoshrn		
1939			
1940	1111 Hotel Flagstone 1113 Vacant 1115 Louis Lekas, barber		
1941			
1942	1111 Hotel Flagstone 1113 Vacant 1115 Louis Lekas, barber		
1943			
1944			
1945	1111 Hotel Flagstone 1113 Vacant 1115 Louis Lekas, barber		
1946			
1947	1111 Hotel Flagstone 1115 Louis Lekas, barber		
1948			
1949	1111 Hotel Flagstone 1115 WW Roberts, barber		
1950			
1951			
1952	1111 Hotel Flagstone 1115 WW Roberts, barber	1952 Sanborn 2-story brick bldg. Hotel with	
1953		Shops on ground floor	
1954		Connected with 706-710 K	
1955		Hotel Flagstone	
1956	1111 Hotel Flagstone 1115 Bud's, barber		
1957			
1958			
1959			
1960	1111 Hotel Flagstone 1115 Bud's, barber		
1961			
1962			
1963		Building Permit 9/18/63	
1964		Kimbridge Inv. Co.	
1965	1111 Hotel Flagstone 1115 Bud's, barber	Wreck Comml Bldg.	
1966			
1967			
1968			

<b>Year</b>	<b>Use/Tenant/</b>	<b>Building Type</b>	<b>Owner</b>
1969			
1970	1111 Hotel Flagstone 1113 Artists Beauty Col.	<b>Circa construction date of building currently on site.</b>	
1971			
1972			
1973			
1974			
1975	1111 Hotel Flagstone 1113 Artists Beauty Col.		
1976			
1977			
1978			
1979			
1980			
1981			
1982	1111 Hotel Flagstone 1113 Vacant		



Property: 1106-1114 8<sup>th</sup> Street

Year	Use/Tenant/	Building Type	Owner
1851	No impvmts	N ¼, e ½, Lot 4 S ¼, n ½, e ½, lot 4 s ½, se ¼, lot 4, e ½, w ½, lot 4	DH Stoddard Wm C. Bussey McDonald & Sloss JB Starr
1852		N ½, ne 1/4, Lot 4 S ½, e ½, s ½, lot 4 S ½ w ½, lot 4	DH Stoddard Thos. Turner Mimms & Little
1853	Minimal impvmts		Thomas Sumner
1854			
1855	Physicians/house-office	\$200 wd frm. s ½, e ½, lot 4	C. Sullivan
1856			
1857			
1858			
1859	Impvmts?	N ¼, se ¼, Lot 4 S ¾, se ¼, Lot 4	Peter Spohn C. Sullivan
1860	Impvmts \$200 Wd Fr dwlg	N ¼, se ¼, Lot 4 S ¾, se ¼, Lot 4	Peter Spohn C. Sullivan
1861			
1862			
1863			
1864			
1865	“		A. Coolot
1866	“		“
1867	“	“	“
1868	“	“	“
1869	Houses/rental	\$800 two or three wood frame dwlgs	“
1870	“	“	“
1871	“	“	“
1872			
1873	Benj. Turner, hairdresser	Ws 8 <sup>th</sup> nr K	“
1874			
1875			
1876			
1877			
1878			
1879			
1880	Leland Howe, lodgings		“
1881	730 K		
1882			
1883			
1884			
1885			
1886			
1887			
1888			

Year	Use/Tenant/	Building Type	Owner
1889			
1890	“	\$3,600	“
1891			
1892			
1893			
1894			
1895		1895 Sanborn	
1896		Three very small single story	
1897		Wood frm dwlgs.	
1898		1110 – 12x25	
1899		1112 – 10’x 30’	
1900		1114 – 10’x 40’	Death of A. Coolot
1901			
1902			
1903			
1904			
1905			AE & RM Coolot
1906			
1907			
1908	1110 EG Ball, Tailor		
1909			
1910	1108 - Garner & Fink Barbers, 1114 - Jodoin, Hair & Skin		AE & Rebecca Coolot
1911			
1912	1108 - Garner & Fink Barbers, 1114 - Jodoin, Hair & Skin		
1913			
1914			
1915	1106 PF O-Reilly, shoemaker, 1108 JA Lockhart Barber, 1110 Hart Bros. Rest., 1112 PL Yarborough, real estate, 1114 LE Jodoin, Hair & Skin	1915 Sanborn A single story brick complex of shops, office, and restr.	“
1916			
1917			
1918			
1919			
1920			
1921			
1922			
1923			
1924			
1925			
1926			

Year	Use/Tenant/	Building Type	Owner
1927	1106 TJ Lock exprssman 1106 Plaia, Peter, shoe rpr 1108 JA Lockhart, barber 1114 Maita Baisel, restr		
1928	1106 Plaia, 1108 Rex, barber, 1110 Upthegrove School of Beauty, 1114 Tortola Tamale Cafe		
1929	same		
1930	1106 vacant 1108 Rex, barber 1110 Uptehgrove 1114 Tortola		
1931			
1932	1108 Rex, barber 1110 Craig's Beauty Sch. 1114 Pioneer Tamale Cafe		
1933			
1934	1106 Maltby, barber 1108 Rex, barber 1110 Cochrane Beauty Sch 1114 Vacant		
1935			
1936	1106 Maltby, barber 1108 Rex, barber 1110 Cochrane Beauty Sch 1114 Wong Restr		
1937	Became part of WT Grant	Building Permit, 4/24/37	WT Grant
1938	"	New Dept Store \$50,000	
1939		WT Grant. <b>Building currently on site.</b>	
1940	"		
1941			
1942	"		
1943			
1944			
1945	"		
1946			
1947	"		
1948			
1949	"		
1950			
1951			
1952	"	1952 Sanborn	
1953		1-story reinf ccrete store bldg	
1954		Used as part of Grant store on	
1955		K St.	
1956	"		



Year	Use/Tenant/	Building Type	Owner
1957			
1958			
1959			
1960	“		
1961			
1962			
1963			
1964			
1965	“		
1966			
1967			
1968			
1969		1114 Building Permit 6/4/69	
1970	1108 Radio Shack	Interiors for stores \$40,000	
1971		San Sac Inv. Co.	
1972			
1973			
1974			
1975	1108 Vacant 1110 Lew Bern, Optom. 1114 Mexico Seventy Restr		
1976			
1977			
1978			
1979			
1980			
1981			
1982	1108 Lew Bern, Optom. 1110 Bruns & Golsmith, Jwlr 1114 Mexico Seventy Restr		