

final

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Ehrhardt, William House

other names/site number Jungkeit Dairy NPS-03000614-9999; NR-18 135576

2. Location

street & number Dartmoor Way and Percheron Drive not for publication

city or town Elk Grove vicinity

state California code CA county Sacramento code 067 zip code 95758

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

K. M. Ellison

5/27/03

Signature of certifying official/Title

Date

California Office of Historic Preservation

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain): _____

Signature of the Keeper

Date of Action

Ehrhardt House
Name of Property _____

Sacramento County, CA
County and State _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1 | 2 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 1 | 2 | Total |

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

N/A _____

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Single Dwelling _____

Current Functions
(Enter categories from instructions)

Domestic: Single Dwelling _____

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century American
Movements _____

Materials
(Enter categories from instructions)

foundation Concrete _____
roof Asphalt _____
walls Weatherboard _____
other _____

Narrative Description

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

Ehrhardt House
Name of Property _____

Sacramento County, CA
County and State _____

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1914

Significant Dates

1914

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Builder: Ehrhardt, William

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary Location of Additional Data

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

Name of repository:

Sacramento City and County Archives

Ehrhardt House
Name of Property _____

Sacramento County, CA
County and State

10. Geographical Data

Acreage of Property 1.9 acres

UTM References

(Place additional UTM references on a continuation sheet)

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|---|-----------|---------------|----------------|---|------|---------|----------|
| 1 | <u>10</u> | <u>635490</u> | <u>4251470</u> | 3 | ___ | ___ | ___ |
| 2 | ___ | ___ | ___ | 4 | ___ | ___ | ___ |

See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Jennifer Smith, Recreation Supervisor

organization Elk Grove Community Services District date December 5, 2002

street & number 8820 Elk Grove Blvd., Suite 3 telephone (916) 686-5378

city or town Elk Grove state CA zip code 95624

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Elk Grove Community Services District

street & number 8820 Elk Grove Blvd. telephone _____

city or town Elk Grove state CA zip code 95624

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NARRATIVE DESCRIPTION

Summary Paragraph

The Ehrhardt Home is being preserved in its original setting amongst 200 year old Black Oak Trees, in the soon to be developed Ehrhardt Oaks Park that sits in a newly developed residential area. This mail-order kit home, built in 1914, is a good example of the vernacular form of the Prairie style of architecture. The structure is a two-story frame residence with a full-length porch laid out on a foursquare plan, characterized by four equal sized bays on each floor arranged in a square. The resulting symmetry of the structure led to the term "American Foursquare" for this Prairie subtype. Particularly common in vernacular examples of the style, and present in this example, is the full width, single story front porch, low-pitched hipped roof, double-hung sash windows, and wide boxed eaves with plain cornice brackets. With the exception of the lack of a dormer on the main roof, all of the basic elements of the American Foursquare are present. The structure is currently in need of structural and cosmetic repair. As funding provides, a facilities audit will be completed to find the extent of repair needed. With any repairs, though, the main goal will be to preserve the integrity of the home and its significant features.

Type/Setting

The Ehrhardt Home was built as a dwelling and was used for this purpose from 1914 to 2001. William Ehrhardt ordered this kit home from a catalog in 1913 and it was shipped by rail and then brought by wagon to Ehrhardt's 160-acre ranch. Ehrhardt, with help from two neighbors, built the house, in the northwest corner of his property, near the intersection of Franklin and Elk Grove Blvds. The house still sits in its original location nestled among 200 year old Black Oak Trees. The home will be preserved in a 1.9 acre park that will be landscaped to include turf and a rose garden. Surrounding the park are newly constructed homes.

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General Characteristics

The Ehrhardt Home is a good example of an American Foursquare plan, a subtype of the Prairie style of architecture. The dwelling is a two-story, box-shaped, frame with a full-length front porch. The roof is a low-pitched hipped roof with wide boxed eaves and plain cornices. Attached to the back of the house is an enclosed porch that extends the full-length of the house. The exterior construction materials consist of a concrete foundation, brick for the chimney and porch foundation, horizontally lapped siding boards, and a wood shingle roof. All of the brick work, as well as the wood is painted white.

The interior floor plan is comprised of four equal bays on each floor. The first floor has an entry, living room, dining room and kitchen with a $\frac{1}{4}$ basement underneath the kitchen. The second floor has four bedrooms with closets in each bedroom. In addition there is an upstairs bathroom between two of the bays. Interior construction materials consist of hardwood floors and stairs, wood baseboards and window frames, lath and plaster walls, and wood wainscoting $\frac{3}{4}$ up the wall in the dining room.

Specific Features

The features characterizing the American Foursquare style home are evident in the Ehrhardt Home. The main structure and the front porch feature low-pitched hipped roofs with wide boxed eaves and plain cornices. The siding is narrow, horizontally lapped boards except for a narrow trim band at the level of the bottom of the second floor windows, coinciding with the joint between the porch roof and wall. A division at this point, emphasizing the horizontal lines of the structure, is characteristic of the Prairie style. The front porch spans the entire length of the front of the house. The porch is based on a massive brick foundation with large square wooden pillars on a masonry base supporting the roof and wooden balustrades between the pillars and between the corner pillars and the wall. A large, fixed 16' x 1' window emphasizes the entry. The door

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has narrow side windows to further emphasize the entry. The second floor windows, grouped symmetrically in two groups of three on each wall, are 6'x1' double-hung windows with plain framing. The 6'x1' configuration is not common for the style, however is common, with pre-assembled windows sold through mail-order catalogs in that time period.

Important Decorative Elements

In keeping with the architectural style, there are no particularly ornate elements in the design and few decorative touches at all. The banisters on the porch are somewhat decorative, in that they are chamfered, but they are not turned or carved. The square columns supporting the porch roof have slightly raised, plain bases and capitals. The siding is narrow horizontally lapped boards except for a narrow trim band at the level of the bottom of the second floor windows.

Significant Interior Features

The interior features emphasize the simplicity of the American Foursquare style. The house has hardwood floors throughout. The baseboards, window sashes and door trim are plain wood with no embellishments. All trim has been painted with the exception of the inside trim boards on two closets. It is there that the original dark stained, oak wood can be seen. The walls are lath and plaster, and the dining room walls have paneling $\frac{3}{4}$ up the wall with a plate shelf at the top. The paneling is sheets of plywood with 1'x 2' boards overlaid every 2 feet and painted white.

The original windows are throughout the house, with the exception of the kitchen window and the window in the entry. The windows are double-hung with a rope and pulley system with the exception of the picture window facing the front of the house, which does not open. Bedroom and dining room windows are grouped in three's and feature a transom above each window with six small paned windows. The front picture window has a transom with 16 small paned windows.

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The ceiling in the entry, living room and dining room are covered where the walls meet the ceiling. The living room has the original brick fireplace. The staircase railing, bases and capitals are straight lines with no ornate carvings.

Number, Type, and Location of Outbuildings

There are two small outbuildings lined up on the south side of the house. One is a garage ¹⁴¹³²³ and is estimated to have been built in the 1920's. The garage was added onto to lengthen it in later years and a modern day garage door was added. The other outbuilding is a shed ¹⁴¹³²⁴ that clearly postdates the garage. The shed has sliding doors and houses a concrete basin that is approximately 20' deep.

Other Manmade Elements

The front of the house has a manmade concrete walkway leading to the stairs of the porch and around the north side of the house. It is not known if the sidewalk is original.

Alterations or Changes to Property

The exterior of the house appears to have some minor alterations. After examination it looks as if the back porch was added on after the house was constructed. It is estimated that the porch was added on in the 1920's. The bricks on the chimney were plastered over. Where the plaster is chipped, white painted bricks are visible, which signifies that the chimney bricks were originally painted white and in later years plastered over.

The interior of the house had some modernizing through the years, with the most obvious being the modernizing of the kitchen. The kitchen has a built in stove and oven and the kitchen cabinets look as if they were changed in the 60's or 70's. There was also an original pass-through from the living room into the kitchen that has been covered over. The brick fireplace is original, however, there was brick laid in front of the fireplace in later years.

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The other changes to the property all relate to the original outbuildings that after evaluation were not considered historically significant architectural structures. Of these were a barn, a garage and four sheds. The only remaining structures are the garage and one of the sheds. All others have been razed for the development of new homes.

Deterioration

John Snyder, with P.S. Preservation Services, had an opportunity to inspect the Ehrhardt Home and he wrote, "It is our professional opinion that while deteriorated, the Jungkeit House is not beyond repair and rehabilitation." The most critical element requiring attention is the roof. It appears that the original wood shingles are in place, overlaid with several layers of composition shingles. The gutters are extremely deteriorated and missing in places. There is evidence of water incursion at the eaves. There may be some deterioration of rafters tails or individual rafters. There is evidence of dry rot damage, however it is localized and does not appear to be extensive. The most serious point of deterioration is near the kitchen window on the south side of the first story, where siding is buckling, likely caused by past replacement of the original window with the present aluminum sliding window. There is some powdering and deterioration of the mortar joints in the brick masonry fireplace and front porch. The exterior paint is in poor condition.

The interior has been damaged through deterioration over the years and recent vandalism. The house has carpet throughout, and where the carpet has been lifted the wood floors seem to be in fair condition, with the exception of the living room area where the wood floor has been repaired with plywood. The lath and plaster walls show cracking and chipping in several places. There is water damage on the living room ceiling, underneath where the upstairs bathroom is located. There is a large hole in the wall in the dining room where vandals removed the original built-in hutch. Also, several of the original brass doorknobs and light fixtures are gone along with the claw footing from the bathtub.

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NARRATIVE STATEMENT OF SIGNIFICANCE

This Ehrhardt home, built in 1914, is a good example of the American Foursquare (also known as the Prairie Box) style of architecture stemming from Frank Lloyd Wright's Post-Victorian Prairie architecture. The features characterizing the American Foursquare style of architecture include simple box shapes, two stories, four-room floor plans, low hipped roofs with a deep overhang, a large central dormer, full-width porches with wide stairs and brick, simple trims, predominantly horizontal lines, cornice-line brackets, and stone, brick or wood siding. The American Foursquare, popular from 1895-1930, was less substantial and more practical than the ornamental Victorian houses of the previous era. Popularized by pattern books and mail-order kits, the American Foursquare became one of the most common housing forms in the United States. They were described in mail-order catalogs as possessing massiveness and strength. The American Foursquare was equally as popular in suburban neighborhoods as it was in the countryside, due to the affordability for middle class families.

Many of the American Foursquare features are evident in the Ehrhardt Home. The home has a full width, single story front porch, two stories, a box shape, a four-square floor plan on each floor, low hipped roofs with a deep overhang, and cornice-line brackets. This boxy farmhouse has no particularly ornate elements in the design and few decorative touches. The siding is narrow, horizontally lapped boards except for a narrow trim band at the level of the bottom of the second floor windows, coinciding with the join between the porch roof and wall. A division at this point, emphasizing the horizontal lines of the structure, is characteristic of the Prairie style. A large, fixed 16'x 1' window emphasizes the entry. The second floor windows and the lack of a dormer on the main roof are the only features not characteristic of the American Foursquare style. The second floor windows, grouped symmetrically in two groups of three on each wall, are 6'x 1' double-hung windows with plain framing. The 6'x1' configuration is not

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common for the style, however is common, with pre-assembled windows sold through mail-order catalogs in that time period.

The Ehrhardt Home is located in the East Franklin Specific Plan Area (SPA) within the City of Elk Grove, located in the Southern Portion of Sacramento County. Peak and Associates, Consulting Archeology, conducted historic research on the full SPA, comprised of 2,417 acres, and recorded historic buildings, to the extent possible. Melinda A. Peak served as principal investigator for the survey, with Robert Gerry serving as field director. Historic maps of the area revealed that many of the early structures that once stood within the SPA are no longer present.

After reviewing historic maps, twenty-nine potential historic structures were identified to be surveyed. Of the twenty-nine potential historic structures, four were barns (two have been razed) and twenty-five were residences. Of those twenty-five residences, seventeen were found to be razed. There are a number of structures in the SPA dating within the 1900-1920 era representing small rural residence types and agricultural utility buildings common for this period, however no surviving structures were the American Foursquare style of architecture and it is not known the style of architecture of the seventeen residences that were razed prior to the survey. Examples in the SPA range from well preserved, to poorly maintained, to remodeled beyond recognition.

The survey of the East Franklin SPA concluded, "Only one structure in the survey area appears to possess distinctive architectural merit. The old residence at the Jungkeit Dairy (Ehrhardt House) is a fine example of the American Foursquare style of rural residence and is an important resource. Also, this example is a particularly good one in terms of quality of workmanship, degree of preservation and the presence of most of the architectural characteristics of style. It is recommended that efforts be undertaken to avoid or mitigate adverse effect to the Jungkeit building and it's setting. It is probable that the structure could be individually nominated to the National Register of Historic Places, as it appears to satisfy the criteria for importance as a representative example of an identifiable architectural style."

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There are three surviving American Foursquare residences just outside the East Franklin SPA, within the Elk Grove City limits, that were compared to the Ehrhardt Home and one in the neighboring town of Freeport. The findings are detailed below:

1. 7710 Poppyridge Road, Elk Grove, CA

This American Foursquare is located approximately 1½ miles from the Ehrhardt House. Additions have been made to the residence on the north and south sides. Windows are single sash with no sills and there has been an addition of modern aluminum frame windows throughout much of the residence. The eaves are close with a boxed cornice. The roof is covered with composition asphalt shingles and the sides are covered with stucco. Peak and Associates surveyed this house and concluded that the integrity of the residence was generally good with the exception of the addition of the aluminum windows.

2. 11040 Bruceville Road, Elk Grove, CA

This American Foursquare kit home built in 1922, approximately 2 miles from the Ehrhardt House, has an addition of a large room on the south side of the residence and a bathroom on the west side detracting from the American Foursquare "box" architectural style. The upper level exterior has been covered with stucco and the original siding has been replaced on the lower level exterior. Modern aluminum frame windows have been added throughout the residence and the original wood porch was replaced with a concrete porch. Though this house was not surveyed, it was obvious that the architectural integrity of the house does not match that of the Ehrhardt House.

3. 11631 Bruceville Road, Elk Grove, CA

This American Foursquare, approximately 2½ miles from the Ehrhardt House, has been very well maintained, though modern features were obvious, including the addition of modern aluminum frame windows throughout the residence and composition asphalt shingles on the roof. There is no porch spanning the front of the house, but rather a small concrete porch that looks like a recent addition, with no massive columns or other features of the American

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Foursquare porch. The architectural integrity of the residence does not match that of the Ehrhardt House due to the modern features and the absence of the front porch spanning the entire length of the residence.

4. East Side of SR 160, Town of Freeport, South Sacramento County, CA

This American Foursquare residence, surveyed by Peak and Associates, is located in the neighboring Town of Freeport. This is a two-story wood frame residence with a rectangular plan and moderately sloped hip roof. It is sheathed in wide, horizontal wood siding. Windows appear to have been originally tall and narrow, but the rectangular openings have been filled in partially with horizontal siding at the tops and bottoms, resulting in smaller rectangular openings with aluminum sash. The survey concluded that the original appearance was difficult to assess due to extensive alterations over the years. After discussing this house with Melinda Peak of Peak and Associates her opinion is that the Ehrhardt House has more architectural integrity than this house.

History of East Franklin

The first settlers in the East Franklin area began settling shortly after the gold rush and were technically "squatters". The Monterey Trail, the trail that led from Sutter's Fort to Monterey (the capital of Mexican California) passed through East Franklin on what is today's Franklin Blvd., on which the Ehrhardt House is located. In 1856 the area was designated the Franklin Township due to the stage stop built by Andrew George that was known as the Franklin House. The Franklin Township and the neighboring San Juan Township occupied the site of today's modern Elk Grove. In the early 1860's about half of the land in both townships was conveyed to individuals through military patent or preemption. Veterans of the Mexican War were given the right to select 160 acres of public land. Most veterans who selected land parcels under this law promptly sold it to settlers. Stock raising and dairying were common economic pursuits in the area throughout the historic period. The land was not good enough nor the water supply reliable

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enough to make dry-farming a reliable way of making a living on the typical 160 acre holding in the area. Dairying appears to have become the primary business in the Franklin Township with the coming of the railroad and the ability to ship perishable products. In the early 1900's most residents were farmers, farm laborers or those who ran service industries helping the farmers and the farming families.

The land the Ehrhardt Home sits on was farmland for 125 years. After driving 7,000 sheep from Missouri to California, John Ehrhardt arrived in the Town of Sheldon (north east of Elk Grove) in 1853 at the age of 15. He purchased 805 acres of land in the Franklin Township in 1876 which was used for raising wheat, alfalfa, cattle and sheep and dairy farming. John's son, William Ehrhardt, was given 160 acres of the East Franklin Ranch and built the American Foursquare kit home for his family in 1914. In 1952 the land was sold to the Jungkeit family who had a successful dairy farm for 50 years.

The architectural style of the Ehrhardt House represents the middle-class, farm family that needed affordable, practical housing. Of the historical residences researched in the East Franklin SPA, the most common architecture type was the Craftsman Bungalow. Although, the American Foursquare was not the most common in the immediate region, this residence represents the architectural style of a prosperous farming family that built a larger than typical residence, while keeping it affordable by purchasing a mail-order kit home and adding very little decorative touches.

John Snyder, Co-Principal of P.S. Preservation Services, had the opportunity to inspect the house and stated, "We believe the Jungkeit House (Ehrhardt House) is a well-designed and important historical resource representing the rural wealth of Sacramento County's agricultural past. It should make a valuable addition to the proposed park, and the county's park system."

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Ehrhardt House
Sacramento County, CA

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BIBLIOGRAPHY

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Buscher, Dennis. "The Ehrhardt Family." *The Elk Grove Historical Society State Stop Gazette* (March 2001, Volume 22, Issue 3).

McAlester, Virginia and Lee, *A Field Guide to American Houses* (New York, 1984).

Interview with Dorothy McCurdy (daughter of William Ehrhardt), March 25, 2000. Interviewer Dave Morse, Retired Professor CSU Sacramento. Transcript located at Elk Grove Community Services District.

Peak & Associates, Inc. *Cultural Resources Assessment of the East Franklin Specific Plan Area, Sacramento County, California* (February 14, 1999). Copies available at Elk Grove Community Services District.

Peak & Associates, Inc. *Department of Parks and Recreation Primary Record, 7710 Poppy Ridge Road.* (May 11, 1999).

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Pinkerton, Elizabeth. *History Happened Here, Book 1 – River, Oaks, Gold.* USA; Laguna Publishers, 2000.

Pinkerton, Elizabeth. "Who Was John Ehrhardt?" *The Elk Grove Citizen.* (May 25, 2001).

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VERBAL BOUNDARY DESCRIPTION

The legal parcel number for the 1.9 acres on which the Ehrhardt house is located is 132-0700-056.

Western boundary - Dartmoor Drive.

Northern boundary - Percheron Drive

Eastern boundary - Parcel numbers 132-070-038 & 132-070-037

Southern boundary - Parcel number 132-070-002

Boundaries are indicated on the accompanying base map

BOUNDARY JUSTIFICATION

The boundaries encompass the parkland that encircles the Ehrhardt House and two non-contributing outbuildings. The neighborhood park, scheduled to be constructed in 2003, will include turf, walkways, a playground and parking lot. These boundaries were chosen, as this is the park area deeded to the Elk Grove CSD by the developers, with the intent to preserve the house in it's original setting.

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Fee Simple Owners**

Application: Ehrhardt, William House

Owner Information taken from Assessor's Records

Beazer Homes Holdings Corporation

3009 Douglas Blvd. #150

Roseville, CA 95661

Owner's Recorded by Sacramento County November 21, 2002

Elk Grove Community Services District

8820 Elk Grove Blvd.

Elk Grove CA 95624

