

APPLICATION FOR REGISTRATION

CALIFORNIA HISTORICAL LANDMARK
(Results in automatic listing in the California Register)

CALIFORNIA POINT OF HISTORICAL INTEREST

NAME OF HISTORIC PROPERTY

Vernon-Brannan House, California Historical Landmark #604 (Update)

DRAFT

ADDRESS

112 J Street

CITY/STATE/ZIP CODE

Sacramento, CA 95814

COUNTY

Sacramento

ASSESSOR'S PARCEL NO.

NAME OF OWNER OF HISTORIC PROPERTY

William L. Beale

ADDRESS

6025 Rosegarden Lane

CITY/STATE/ZIP CODE

Roseville, CA 95747

NAME OF APPLICANT

Deborah Hollingsworth

APPLICANT TELEPHONE NO.

ADDRESS

551 Sequoia Pacific Boulevard

CITY/STATE/ZIP CODE

Sacramento, CA 95811

RECOMMENDED BY CHAIR, STATE HISTORICAL RESOURCES COMMISSION

DATE

APPROVED BY DIRECTOR, CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

DATE

DESIGNATION NO.

California Historical Landmark #604 (Update)

State of California X The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
NRHP Status Code _____

Other Review Code _____ Reviewer _____ Date _____ Listings _____

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____ Vernon-Brannan House _____

P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted

*a. County Sacramento and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 3 of _____ 3 of Sec _____; B.M. _____

c. Address 112 J Street City Sacramento Zip 95814

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This three-story unreinforced masonry Italianate two-part commercial building consists of a five-bay primary façade. Walls are masonry, with five stretcher courses per header course, The roof is flat, with a prominent cornice on the primary façade with modillions interrupted by six corbels topped by castellations above the cornice line. These castellations may also have originally functioned as chimneys, and 14 other castellated chimneys are located around the roof perimeter. The ground floor has five double doors with arched, semicircular transom windows above each door, with cast iron half-columns between each bay. Windows are wooden double casement windows with three lights in each casement. On the primary façade, second story windows are topped with a flat masonry bracket, third story windows with a pedimented masonry bracket. A flat full-façade wooden porch is supported by six tapered wooden columns with rectangular bottoms and topped by a wooden balustrade with six rectangular columns and spindlework balusters. A narrow metal porch and balustrade is located beneath the third story windows, supported by metal brackets.

Windows on the secondary façade along the alley (east) side are also wooden double casement windows topped with a flat masonry arch, recessed behind the first course of brick, with cast iron shutters that can be closed over the windows. A belt course along the ground floor features one stretcher row and one header row atop three stretcher rows. The basement level of brick consists entirely of masonry stretcher rows. A series of windows along the basement level on the alley side are small fixed windows with wooden sash protected by iron bars, progressively smaller as the alley ascends. Windows on the building's rear wall are double-hung sash windows with two panes in each sash and two doors with transom window, each topped by a masonry relieving arch. Porches of unpainted dimensional lumber are located on the main, second and third floor, with porch floors and porch roof of unpainted lumber. The sidewalk in front of the building is wooden, covering an open sidewalk space beneath the current sidewalk level that extends from the basement level of the building under the sidewalk to a retaining wall along the edge of the street.

The building was originally constructed in 1854 and was raised approximately 12-16 feet in approximately 1865 as part of a citywide effort to raise Sacramento's downtown main streets above flood level. The alley alongside the building descends from current street grade to approximately 8 feet below grade at the building rear, with stairs descending to the basement level. The building was one of several in Old Sacramento restored to 1870s appearance in the 1960s-1970s, and the wooden sidewalk, front and rear porches and balustrades date from that era, along with some of the repair and restoration of windows, doors and shutters. Replacement was done in accordance with a general plan for restoration of Old Sacramento buildings following documentation and historic photographs of the building. The sidewalk in front of the building was modified with an ADA-compatible ramp within the past 20 years. Currently the ground and basement floors are commercial retail spaces and the upper floors are offices. Based on historic photos from the 1950s and 1970s, the castellated chimneys above the cornice line are reconstructions based on photographs using like materials.

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Primary #
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Trinomial
NRHP Status Code

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Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____ Vernon-Brannan House _____

*P3b. Resource Attributes: (List attributes and codes) _____

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) _____

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

1861, see bibliography _____

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) _____

*P9. Date Recorded: _____

*P10. Survey Type: (Describe) _____

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List): Contemporary and historic photographs

Page 1 of *Resource Name or # (Assigned by recorder) Vernon-Brannan House *NRHP Status Code 7L

B1. Historic Name: Sam Brannan House, Jones Hotel
 B2. Common Name: Practical Cycle
 B3. Original Use: Commercial Building B4. Present Use: Commercial Building

*B5. Architectural Style: _____ *B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed in 1853-54. Raised circa 1860-1870. Cosmetic restoration circa 1970.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
 B9a. Architect: Unknown b. Builder: H.E. Robinson

*B10. Significance: Theme _____ Area _____
 Period of Significance 1852-1875 Property Type Building
 Applicable Criteria CHL: Associated with Individual or Group Having a Profound Influence

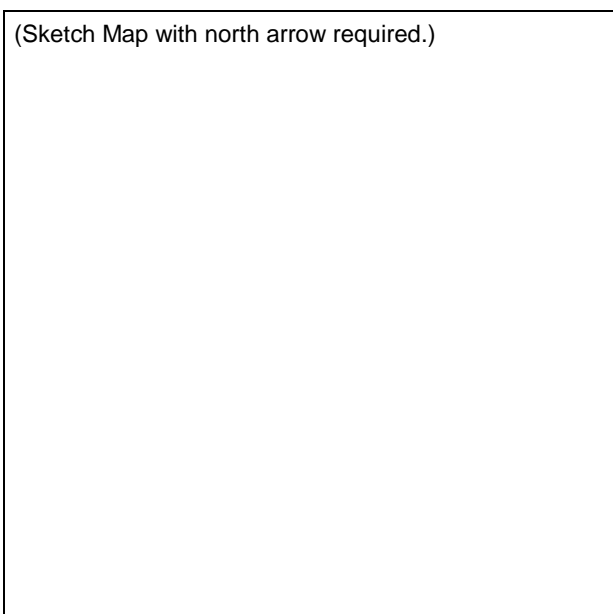
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Vernon-Brannan House is eligible as a California Historical Landmark for its association with the Sacramento Pioneers, a group having a profound influence on the history of California, who were established on this site, and direct association with Sam Brannan, an individual having a profound influence on the history of California. The site was owned by Sam Brannan when the city of Sacramento was first laid out into for-sale plots. It became the location of Sacramento's first post office in 1851. The three-story brick building on the site was constructed in 1854 as the Jones Hotel, built by H.E. Robinson and operated by David Jones. On January 24, members of the Sacramento Pioneer Association met to discuss forming a fraternal organization of persons who had arrived in California before January 1, 1850. This organization worked to encourage the preservation and prosperity of Sacramento and its residents, an organization that survives today under the same name, although its membership now consists of the descendants of California pioneers. The property was sold back to Sam Brannan in 1865, and raised an entire story to the city's new street level in the same year, renamed "Brannan House." The building was sold by Brannan to Peter Bryding in 1875, the end of the period of significance. This landmark is an update of an existing California Historical Landmark. (See Continuation Sheet, Section B10.)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 Eifler, Mark A. *Gold Rush Capitalists: Greed and Growth in Sacramento*. Albuquerque: University of New Mexico, 2002. Severson, Thor. *Sacramento An Illustrated History: 1839-1874*. California Historical Society, 1973. County Clerk Recorder Deed Book A, 23-24; County Clerk Recorder Deed Book N, 383-384; County Clerk Recorder Deed Book 36, 627-628; Caroline Wenzel Notebooks, Volume 3, "Sam Brannan," 69-71, 90-115; Volume 15, "Hotels Book 1," 89-90; Volume 16, "Hotels Book 2," 75-77; Volume 38, "Biography," 15-18, Division of Beaches and Parks; Department of Natural Resources, State of California. "Old Sacramento: A Report on Its Significance to the City, State, and Nation, With Recommendations for the Preservation and Use of Its Principal Historical Structures and Sites." Part II, 1958, 25-27. *Sacramento Daily Union*, 23 April 1864; 4 March 1865. *Daily Bee*, 3 October 1865.

B13. Remarks:
 *B14. Evaluator: Deborah Hollingsworth
 *Date of Evaluation: _____



(This space reserved for official comments.)

CONTINUATION SHEET

Trinomial

Property Name

Vernon-Brannan House

Historic Context/Statement of Significance: Vernon-Brannan House

The period from 1849 to 1870 was a dynamic time for Sacramento. Buildings were replaced, enlarged and altered with remarkable frequency to meet the changing demands of a rapidly growing city. Fires and repeated flooding caused radical changes as residents rebuilt burned-out buildings and raised the streets to escape the repeated threat of floods. Besides the Lady Adams Building, which survived the Great Conflagration of 1852, the Vernon-Brannan Building is the oldest existing structure in Old Sacramento.

The Gold Rush attracted thousands of hopeful young men to Sacramento from all over the nation and the world who dreamed of striking it rich in the gold fields. The *Placer Times* described the rush to California in an August 1849 article. The paper wrote: "Gold! Gold! Gold!...Old men and young men, wise men and fools, rich and poor, are turning their eyes with longing toward this land of golden hopes."¹ In truth, most gold-seekers ended up disappointed in their quest. The gold was not easy to access and the task of extracting it was strenuous and back-breaking. To that point, Mark Hopkins, future member of the Central Pacific Railroad's "big four," warned his brother, Moses, against coming to California to search for gold. In an 1850 letter, he called it "outright folly" for men to consider working in the mines. Hopkins declared that the arduous physical labor of building a canal or railroad was "easy work" compared to mining.² The *Placer Times* made the same argument against coming to California by comparing the work of mining for gold to the labor performed by "Southern slaves" or "state prison convicts," with gold mining depicted as the more difficult vocation.³ Regardless of the warnings, Sacramento's population in 1849 climbed from a few hundred residents at the beginning of the year to over 3,500 by August.

Unfortunately for many of the gold seekers, the admonitions of Hopkins and the *Placer Times* proved accurate. Those who were not cut out for gold mining sought other means of attaining wealth in the flourishing young city of Sacramento. Some realized that the mass of new arrivals required shelter, food, trade, and entertainment. They rushed to meet those needs by opening boarding houses, restaurants, hotels, and merchandise stores. Sacramento quickly emerged as an entrepreneur's town in which one could make a profit pursuing business. Sam Brannan was one of the first to succeed in such capitalist ventures. He was an opportunist and shrewd businessman. He played an integral role in the birth and early development of Sacramento City.

Historians credit Sam Brannan with activating the Gold Rush after he ran through the streets of San Francisco in March 1848, proclaiming the discovery of gold in the American River. Brannan operated a

¹ *Placer Times*, Volume 1, no. 14, 11 August 1849, California Digital Newspaper Collection. Accessed 19 August 2013. <http://cdnc.ucr.edu/cgi-bin/cdnc?a=d&d=PT18490811.2.2&srpos=&dliiv=none&e>.

² Mark, Eifler, *Gold Rush Capitalists: Greed and Growth in Sacramento*. (Albuquerque: University of New Mexico Press, 2002), 169.

³ *Placer Times*, Volume 1, no. 14, 11 August 1849, California Digital Newspaper Collection. Accessed 19 August 2013. <http://cdnc.ucr.edu/cgi-bin/cdnc?a=d&d=PT18490811.2.2&srpos=&dliiv=none&e>.

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general merchandise store at Sutter's Fort. After Brannan found out about the discovery of gold in the American River, he covertly purchased all the mining supplies he could find. He bought the goods at low prices, made the announcement of gold's discovery, and sold pans, picks, and shovels at wildly inflated prices. Successful though he was at Sutter's Fort, Brannan realized a better business location would be at the terminus of the arriving stagecoaches and riverboats. That place was at the riverfront. Brannan built a warehouse at Front and J Streets and a store at Front and I Streets. This embarcadero location allowed Brannan to sell provisions to miners before they departed for the gold fields. Other businesses followed suit and established themselves at the waterfront. As a result, a new city was born and it was Sam Brannan who established its location. He also helped name the city. Sam Brannan and John Sutter Jr. decided to call the burgeoning city on the river "Sacramento City," a name later shortened to "Sacramento."

John Sutter Jr. came to Sacramento from Switzerland in autumn of 1848. His father, John Sutter, held two large land grants issued to him by the Mexican government in 1839. One of the grants included the land in and around Sacramento City. Sutter built an embarcadero on the Sacramento River and used it as a port to supply his fort. He never envisioned building a city in a flood plain at the riverfront. His intent was to build a city a few miles from the fort and name it "Sutterville." The Gold Rush changed his plans and vanquished his dreams to create an inland empire. At the dawn of the Gold Rush, John Sutter was mired in debt. His debts totaled more than \$80,000. Trusted friends urged Sutter to transfer his power of attorney to his 22-year old son, John Sutter Jr. This move would help him avoid his creditors, they said. Sutter agreed and transferred all his property to his son. After signing the property over in late 1848, he traveled to Coloma and left the young Sutter with the responsibility of his father's land and finances.

Sam Brannan, however, saw the commercial potential to building a city at Sutter's embarcadero. He convinced Sutter Jr. to plan a city at the embarcadero for its natural location along transportation routes. The surrounding land would be prime real estate. Sutter Jr. agreed with Brannan's reasoning and hired Captain William H. Warner and William T. Sherman to plat out a city and divide the property into lots. In December 1848, he also hired land agent, Peter H. Burnett, to take charge of selling the lots. Burnett was an attorney who was familiar with frontier land sales; he was also destined to be California's first elected governor.

The proceeds from the lot sales enabled Burnett to attack the worst of Sutter's overdue debts. One such lot sale took place on January 11, 1849. Sam Brannan purchased the lot today located at 112 J Street between Front and Second Streets from John Sutter Jr. for \$12,000.⁴ This represents the original sale of the lot where the Vernon-Brannan Building is now located.

By April 1849, Burnett sold enough property to pay off all of Sutter's debt. Despite this, Sutter still favored Sutterville as the site for a city. He believed it would have flourished if Brannan and other interested speculators had not convinced his son to start a rival city. Besides, Sutterville was safe from

⁴ Sacramento County Clerk Recorder Deed Book A, 23-24.

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floods. "Had I not been snow-bound at Coloma that winter," Sutter grouched, "Sac[ramento] never would have been built."⁵

Sam Brannan

Sam Brannan not only played a key role in building the city of Sacramento at the embarcadero, but he also managed to gain a large sum of property for himself. In the spring of 1849, Sutterville land agent, Lansford Hastings, offered Brannan and other merchants 80 free lots in Sutterville. He hoped to entice the businessmen away from Sacramento City and build up Sutterville with this offer. Brannan used Hastings' offer as leverage to convince John Sutter Jr. to come up with a better offer. Sutter agreed to sign over 500 town lots in Sacramento City to Brannan and his associates, thus convincing them to remain. This act firmly established Sacramento's riverfront location. Speculators, including Sam Brannan, took over. They bought and sold the property at inflated prices.

As Sacramento's population increased in 1849, residents craved news from the "states," home, and family. The docked sailing ship *Whiton*, housed the city's first post office, but this location proved impractical as the city grew. In July 1849, The *Placer Times* reported that Henry E. Robinson was officially appointed Sacramento City's Postmaster. "The office is at present," the paper reported, "on J between Front and 2d [*sic*] streets."⁶ Robinson operated Sacramento's first land-based U.S. Post Office out of a small-frame, one-story wood building located at the 112 J Street site.

Henry E. Robinson came to California from Louisiana for the Gold Rush. He arrived in San Francisco in February 1849, and Sacramento soon after. Robinson was interested in real estate and establishing the new Sacramento City. On August 1, city residents elected him and eight other men to Sacramento's first town council. By November, they elected Robinson to the first legislature as a state senator from Sacramento. He served two terms in the legislature. In 1851, Robinson accepted a position as the U.S. Collector for the Port of Sacramento. The 1853-54 *City Directory* listed Robinson as a "real estate holder." Historian, Mark Eifler, refers to Robinson as a "prominent speculator."⁷

On the night of November 2, 1852, a devastating fire consumed the city of Sacramento. The "Great Conflagration" destroyed seven-eighths of the city. A strong north wind propelled the fire and buildings constructed of highly combustible canvas and wood nourished it. Without question, the single-story wooden structure located at the site at 112 J Street did not survive the fire.

⁵ Albert L. Hurtado, *John Sutter: A Life on the North American Frontier*. (Norman: University of Oklahoma Press, 2006), 244.

⁶ *Placer Times*, Volume 1, no. 13, 28 July 1849. California Digital Newspaper Collection, accessed 10 April 2013. <http://cdnc.ucr.edu/cdnc/cgi-bin/cdnc?a=d&d=PT18490728.2.4&cl=CA2%2e1849%2e07>.

⁷ Eifler, 158.

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On December 20, 1853, H.E. Robinson paid Sam Brannan \$1.00 for the property located at the 112 J Street site.⁸ Keenly aware of the ever-present danger of fire, Robinson invested \$32,000 in the construction of a three-story brick building and named it the Jones Hotel for its proprietor, David Jones. The brick building material proved a good investment. Another destructive fire swept through Sacramento on July 13, 1854. The fire caused extensive damage to the city, but the Jones Hotel survived.

The 1854-55 *City Directory* described the Jones Hotel as an “imposing brick edifice” that compared favorably with the state’s “first-class public houses” for its “interior comforts and healthfulness.”⁹ The January 18, 1854 edition of the *Democratic State Journal* stated that the hotel was built in a “substantial and fire-proof manner.” The *Journal* also described the hotel’s interior in some detail. The first floor comprised the bar room. The second floor contained a “large and elegantly furnished parlor,” a suite of seven sleeping chambers, and a dining room capable of seating one hundred people. The third story was made up of sleeping chambers that contained an assortment of double and single beds. The newspaper described the hotel’s open house, held the night before. One hundred people sat down to an “elegant private dinner” which served a banquet of “every delicacy the market afforded.” The hotel could comfortably sleep up to seventy-five people.¹⁰

Sacramento Pioneer Association

One week after this grand opening, on January 24, 1854, the *Sacramento Daily Union* reported that more than one hundred “early emigrants to California” met at the hotel’s dining room. They were there to discuss the formation of a new organization, The Sacramento Pioneer Association. Sacramento Pioneers was the second pioneer association founded in California. The first was The Society of California Pioneers, which was organized in San Francisco in August 1850.

The newspaper stated that a committee presented a draft for a constitution, and members approved it unanimously at the Association’s next meeting. The constitution stipulated that members would be restricted to “pioneers of the city or those persons who had arrived here previous to or during the year 1849.” Some of the Pioneer Association’s original members included many prominent and influential early Sacramentans such as James W. Marshall, James McClatchy, and former California governors Newton Booth, and John Bigler. The Central Pacific Railroad Company founders Mark Hopkins and C. P. Huntington were members. Another member, Dr. John F. Morse was the Society’s president from 1857 to 1859. Morse wrote the first history of Sacramento, and is remembered for his work during the cholera epidemic of 1850. The Association granted John A. Sutter an honorary membership. H.E. Robinson served on the Association’s Board of Directors in 1854-1855.¹¹

⁸ Sacramento County Clerk Recorder Deed Book N, 383-384;

⁹ *Sam Colville’s City Directory of Sacramento: 1854-55*. (San Francisco: Monson & Valentine Book and Job Printers, 1854), 11

¹⁰ Center for Sacramento History, *Eleanor McClatchy Collection* (Caroline Wenzel Notebooks, Volume 150, 90. *Democratic State Journal* (January 18, 1854).

¹¹ *Sacramento Daily Union*, Volume 6, no. 887, 25 January 1854; 28 January 1854; 4 February 1854. Accessed: 26 March 2013. <http://cdnc.ucr.edu/cdnc/cgi-bin/cdnc?a=d&d=SDU18540204.2.6&cl=CA2%2e1854%2e0>.

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The societies objective was “to cultivate the social virtues of its members, to collection and preserve information connected with the early settlement and conquest of the country, and to perpetuate the memory of those whose sagacity, enterprise, and love of independence induced them to settle in the wilderness and become the germ of our new state.”

Through the years, the Sacramento Pioneer Association has encouraged the preservation and prosperity of Sacramento City and its residents. The Pioneers fulfilled their objective to collect and preserve the beginnings of the city and state by saving over one thousand artifacts and archival records. Today, the Center for Sacramento History houses the Pioneers’ collection. The Pioneers were also instrumental in saving Sutter’s Fort from ruin. They have participated in a wide variety of events, celebrations, and excursions in Sacramento and throughout California. Some of these historic events include the laying of the cornerstone of the State Capitol in 1861 and completion of the

In 1873 the Association changed its name to the Sacramento Society of California Pioneers, and in 1891 the Sons and Daughters of the Pioneers became an auxiliary organization to the Society. As membership dwindled due to the deaths of the organization’s original members, the Society amended its constitution in 1908 to include two classes of members: pioneers and descendants. In 1966 the Society changed names again to become the Sacramento Pioneer Foundation. Four years later, they voted to revert back to their original name: the Sacramento Pioneer Association. It is still the name by which the organization currently known.

Street Raising and Brannan’s Ownership of the Property

The winter of 1861-62 was one of the wettest California winters on record. Over thirty inches of rain fell over a two-month period. On December 8, 1861, the American River rose nearly twenty feet. The levee succumbed to rising flood waters on December 9 and inundated the city. That was not the end of it. On December 23, the city flooded again, and once more on January 9, 1862. As the *Sacramento Daily Union* reported, “The flood came with the rapidity of a hurricane. In a few hours after the water crossed the levee, the whole city was under water.”¹² The city of Sacramento was under water for 3 months. In the days and weeks to come, the devastating and unexpected floods forced Sacramentans to come to terms with the reality of the situation in Sacramento.¹³

Property-owners agreed that the success of the business district depended on raising and grading city streets well above the high-water mark. In 1863 the Board of Supervisors adopted an official grade ordinance for street improvements.¹⁴ Property owners were required to raise their business and/or residence in the designated areas. Throughout the rest of the decade, contractors and private citizens

¹² Heather Lavezzo Downey, “Old Sacramento Underground Tours: Get the Low Down” Interpretive Plan for The Historic Old Sacramento Foundation, 2010, 21. “A Great Calamity,” *Sacramento Daily Union*, December 11, 1861.

¹³ Downey, 21.

¹⁴ Downey, 148.

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hauled thousands of cart-loads of dirt into the city to raise two and a half miles of street an average of nine and a half feet.¹⁵

The Jones' Hotel retained that name for only one year. According to the 1855- 56 *City Directory*, the hotel's new proprietor, Miss O.J. Clark ran a boarding house from the site.¹⁶ She also changed the name of the establishment to the Vernon House, and it retained that name for nearly one decade. Early in 1864, the Vernon House went out of business. In May, newspapers advertised the auctioning of "all the well-kept furniture of thirty rooms" from the Vernon House.¹⁷

The Vernon House resided in a designated street-raising area. City records indicate that H.E. Robinson and his partner Elihu Woodruff, sold the property to Sam Brannan for \$7,000 on March 1, 1865. The transaction made news in Sacramento, even though the facts were not accurately reported. The March 4, 1865 edition of the *Sacramento Daily Union*, reported that Sam Brannan, the property's original owner, purchased the Vernon House for "about" \$7,500. Not surprisingly, Sam Brannan renamed the building the "Brannan House."¹⁸

Brannan raised and re-fitted the hotel in conjunction with the Sacramento street-raising project. Dozens of workers lifted the hotel using "house jacks," which was a technology similar to today's car jack. In order to keep from harming the structure, the process of hoisting on jacks was a slow, methodical, and coordinated process. Workers turned their jacks in unison and raised the hotel a few inches per day.¹⁹ The October 3, 1865 edition of the *Daily Bee* reported that the block between J and K Streets had been "wonderfully improved."²⁰

The paper praised Sam Brannan for raising and re-fitting the Vernon House and making a "first-class" hotel out of it. "He knows the value of a dollar," the *Bee* astutely observed, "and would not invest a dollar in this or any other city if he did not see his way clear to get his money back."²¹ Under Brannan's ownership, city directories list various proprietors: Mrs. Harriet A. Wells in 1869-70 and Miss Mary S. Bennett from 1871-72. Two proprietors changed the name of the hotel under their association with the establishment. J.B. Fair called the place the Pennsylvania Hotel in 1873 and Lambert Kumle named it Kumle's Hotel in 1874 and 1875.

Sam Brannan sold the property to Peter Bryding for \$10,000 on April 29, 1875. Bryding named it the Tremont Hotel, and it retained that name until 1918.

¹⁵ Downey, 37.

¹⁶ *Colville's Sacramento Directory, Volume V, For the Year Commencing August 1, 1855*. Sacramento: James Anthony & Co. Publishers, 21.

¹⁷ *Sacramento Daily Bee*, 23 April 1864.

¹⁸ Sacramento County Clerk Recorder Deed Book 36, 627-628

¹⁹ Downey, 33-35

²⁰ "City Improvements." *Sacramento Daily Bee*, 3 October 1865.

²¹ *Ibid.*

State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary
HRI #

#

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Sources: Eifler, Mark A. *Gold Rush Capitalists: Greed and Growth in Sacramento*. Albuquerque: University of New Mexico, 2002. Hurtado, Albert L. *John Sutter: A Life on the North American Frontier*. Norman: University of Oklahoma Press, 2006. Severson, Thor. *Sacramento An Illustrated History: 1839-1874*. California Historical Society, 1973. Sacramento County Clerk Recorder Deed Book A, 23-24; Sacramento County Clerk Recorder Deed Book N, 383-384; Sacramento County Clerk Recorder Deed Book 36, 627-628; Caroline Wenzel Notebooks, Volume 3, "Sam Brannan," 69-71, 90-115; Volume 15, "Hotels Book 1," 89-90; Volume 16, "Hotels Book 2," 75-77; Volume 38, "Biography," 15-18, Division of Beaches and Parks; Department of Natural Resources, State of California. "Old Sacramento: A Report on Its Significance to the City, State, and Nation, With Recommendations for the Preservation and Use of Its Principal Historical Structures and Sites." Part II, 1958, 25-27. *Sacramento Daily Union*, 23 April 1864; 4 March 1865. *Daily Bee*, 3 October 1865. Candeub, Fleissig and Associates. "Old Sacramento Historic Area and Riverfront Park," Technical Report. *Placer Times*, 14 August 1849. California Digital Newspaper Collection. Accessed 10 April 2013. <http://cdnc.ucr.edu/cdnc/cgi-bin/cdnc?a=d&d=PT18490811.2.2&cl=CL2%2e1849%2e08>