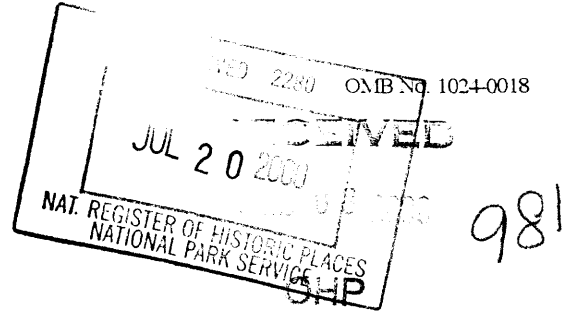


United States Department of the Interior  
National Park Service



### 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 Brewster Building

other names/site number Oddfellows Hall, Sawyer Building, Galt Mercantile

2. Location

street & number 201 Fourth Street  not for publication

city or town Galt  vicinity

state California code CA county Sacramento code 067 zip code 95632

3. State/Federal Agency Certification

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

Samuel Abeyta 7/5/00  
Signature of certifying official 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

*Edson A. Beall*

Date of Action

8/16/00

5. Classification

Ownership of Property Property

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

Category of Property

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

Contributing

1  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
1  
\_\_\_\_\_

Number of Resources within

Noncontributing

buildings  
sites  
structures  
objects  
Total

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

Number of contributing resources previ-  
ously listed in the (Enter "N/A" if property is not part of a multiple property listing.)  
National Register

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

commerce/trade: department store

Vacant

social: meeting hall

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7. Description

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Architectural Classification

Materials

Italianate:

_____	foundation	Brick
_____	roof	asphalt
_____	walls	Brick
_____	other	cast iron columns, pilasters

**Narrative Description:**

(Please see Continuation Sheet)

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8. Statement of Significance

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**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 or possesses characteristics of a type, period, or method of construction or represents the work of a master, high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

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

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.

**Areas of Significance**

(Enter categories from instructions)

Architecture

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Period of Significance

1882

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Significant Dates

1882

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Significant Person

(Complete if Criterion B is marked above)

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- 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.

Cultural Affiliation

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Architect/Builder  
Hamilton, William H.

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**Narrative Statement of Significance:**

(Please see Continuation Sheet)

**9. Major Bibliographical References**

(Please see Continuation Sheet)

**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:**

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**10. Geographical Data**

**Acreage of Property**

0.2

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<input type="text" value="10"/> Zone	<input type="text" value="648360"/> Easting	<input type="text" value="4235020"/> Northing	3	<input type="text"/> Zone	<input type="text"/> Easting	<input type="text"/> Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>	4	<input type="text"/>	<input type="text"/>	<input type="text"/>

**Verbal Boundary Description**

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

(Please see Continuation Sheet)

**Boundary Justification**

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

(Please see Continuation Sheet)

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11. Form Prepared By

---

name/title Paula Boghosian, Don Cox

organization Historic Environment Consultants date January 17, 2000

street & number 5420 Home Court telephone (916) 488-1680

city of town Carmichael state CA zip code 95608-5004

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Additional Documentation

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historic photographs

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Property Owner

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

name Bob McCabe, Architect

street & number 1609 19th Street telephone (916) 447-4347

city or town Sacramento state CA zip code 95814

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**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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### Section 7: Description

The Brewster Building/I.O.O.F. (International Order of Odd Fellows) Hall stands on the southeast corner of Fourth and B Streets in downtown Galt, Sacramento County. The two story brick building is an interpretation of the Italianate "commercial style," a popular architectural mode utilized for business and commercial activities in city and town centers in the late 19th century. Stylistically, the building reflects commercial adaptations of Italianate design of the era with some classical influences.

The building is approximately 30' by 125' with a full basement, and two stories above ground level. Described, upon completion, in the *Galt Weekly Gazette* as a "brick veneer" building, the basement and main floor were originally occupied by John Brewster & Co., while the second floor was designed to accommodate a Masonic Hall and offices. Original access to the second floor was by means of a covered wooden exterior staircase. The upper portion of an arched opening, probably a doorway, from the stair landing on the second floor has been since enclosed, as has an adjacent smaller arched window opening. A second stairway was later constructed closer to the rear of the building in 1919, as an additional fire exit.

The facade of the building separates itself essentially into three horizontal sections: the ground floor contains show windows, an angled, recessed entry, and an entry on the south in a wall formerly a show window area. There are cast-iron columns at the outside corners of the building facade, and pilasters of the same design in the angled entry. The show windows begin about two feet from ground level, and extend upward to base of the second floor, and the recessed entry header. The upper portion of the show windows are separate windowed sections. The wood sills beneath the show windows are slanted downward to the exterior and shaped at the ends to fit the decorative shapes of the columns. There are glass panels above the entry with its transom window and sidelights. The cast columns are fluted, with decorative molding and ornament at the base and the capitals. The capital designs are derivations of Corinthian capitals, with additional embellishments.

The door inserted into the southern end of the west facade is not original, and leads to an interior stairway to the second floor. The door and interior stair were initially installed in 1919, to provide inside access to the upstairs meeting hall, and have since been remodeled, probably in the 1970s. At the same time, a chair lift was installed that operated along the side of the stairway from first to second floors.

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The second level of the facade contains a brick section between the first floor and the upper frieze, pediment and roof cornice. The section contains three segmented arched windows with brick framing. The windows are trimmed with a shallow projecting drip sill that extends between the windows at the spring of their arches, and continues to the edges of the projecting brick pilasters at the corners of the building. There are recessed panels in the brick above each window and below a strip of brick corbels beneath the frieze. A shallow-gabled sheetmetal parapet extends above the cornice line, centered on the facade. Its pediment holds the projecting initials "I.O.O.F.," and traces behind them of original gilded signage that read... "J. Brewster & Co." The cornice, with its band of dentils and seamed sheathing covering the roof above the facade, are of metal. Curled metal ornamental shapes mark the corners of the roof cornice, and the lower corners of the projecting parapet. A decorative horizontal course of brick in a dog tooth pattern extends across the facade beneath the frieze, and around the side elevations.

The north elevation essentially continues the horizontal divisions that are present in the facade. The street level contains a series of arched windows, connected by or "hung" from a shallow projecting horizontal belt course that extends the length of the building. There are two sets of three each of short arched windows with projecting sills in the front or west half of the building. There are two more sets, three each, of taller arched windows about halfway toward the rear, and one more set of three shorter arched windows toward the rear. On the second level, the arched windows are connected by projecting horizontal brick courses both at the base of the windows, and connecting and outlining the upper arches of the windows for the full length of the building. Each window on this elevation is surmounted by an indented brick panel above the arch. There is a arched window near the front, two more flanking a projecting brick chimney in the first western third of the elevation, two sets of three windows together in the center of the elevation, another chimney, another window, and another set of three windows at the rear. Windows are framed with wood sash.

The upper section continues the decorative brick "dog tooth course" beneath a row of brick corbels that extend the full length of the building. A brick parapet wall with a row of indented panels like the others on the building surmounts the row of corbels. The top of the easternmost chimney is missing.

The rows of corbels, inset panels, and the decorative brick course continue around the rear of the building. A shallow gabled roof is visible, with a gable end inset and recessed circle. On the east and the south elevations, the building is surfaced with stucco.

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A painted sign with a flour sack and the words "Galt Mercantile, General..." is still barely visible on the east elevation. An arched door opening contains paneled double wood doors at the rear.

The south elevation wall contains a shadow of the wood stairways, and remnants of the vestibules, landings, and structural framework that supported the sheltered second floor entries. The wood stairs accessing the entries have been removed to secure the building.

The interior of the building contains two separate stories, connected on the interior in 1919 by the construction of an interior stair on the south side of the building. The first floor is open from front to rear, with posts supporting the second floor down the center of the building. The interiors of the brick walls are surfaced with plaster, and the ceiling is covered with wood siding. The interior of the front of the building that housed the principal public area of the earlier store is surfaced with a wood board and batten treatment.

The interior stairway leading to the second floor was added in 1919, and appears to have been modified somewhat since. A chair lift with a seat and a track to carry disabled individuals up and down the stairs has been installed, is still in place and is still operable.

The second floor of the building is divided essentially into a large open utility room at the front, a central section with a kitchen and small anti-rooms for the procedures of the organizations, and a large, more formal main hall at the rear, with a decorative truss system and projecting monitor. The room at the front (west) is open and unornamented. Neither the stairway leading to a small room above the kitchen or the kitchen are original, probably added in the 1960s. The small meeting rooms are surfaced with tongue and groove wood siding, or plaster and wood tongue and groove wainscoting. Groups of arched exterior windows are enframed on the interior with decorative wood molding and small bullseye corners.

The formal main meeting hall contains a roof support system of trusses which contain decorative bracing and cross-beam ends, beneath a raised projecting monitor containing a band of windows on the north and south. The large room originally appears to have had raised elevated seating around the sides. There are two doors leading to the central section of the building that houses the kitchen and the small meeting rooms.

The building is in good condition.



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Alterations include the installation of an interior stairway on the south and a new doorway on the facade to access it, brick infill of a window on the first floor of the north elevation, removal of the exterior wood stairs on the south elevation, removal of minor rear additions, installation of a kitchen on the second floor and some minor changes to the openings in the second floor entry vestibule/south elevation, and small meeting rooms. A wood shade partition extending down from the facade canopy has been added to the front of the building to shade the store front from the western sun.

Changes to the sidewalk on the north elevation have raised the sidewalk level. At the base of the building, on the north elevation, brick arches whose upper half is now bricked-in and only visible at sidewalk level, were probably originally open to basement windows.

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**Section 8: Significance**

The Brewster Building is significant as the best and oldest remaining representative of nineteenth century commercial architecture in Galt. There are no other commercial structures of this age still in existence in the city that possess the excellence of design quality, degree of physical integrity, and the elegant presence of Brewster Building.

The building is a good representative of the many two and three story commercial structures built in small towns and cities throughout the state, during the latter part of the nineteenth century. The image of business buildings of this era and type of location often reflected elements of Italianate design with classical influences. The building also played an important functional role, as a major retail source in a town that was somewhat isolated from multiple retail markets. It also served as a community gathering place, with its use first, for Masonic activities, and then the International Order of Odd Fellows (I.O.O.F.) These organizations successively occupied the upper floor of the building.

The handsome building is also a fine example of the nineteenth century use of brick to form patterns and textures to enrich the surfaces of buildings, dramatize the functional attributes of their structural elements, and transform them into intricate designs.

The building was designed by William H. Hamilton, a notable regional architect referred to in *History of Sacramento County* by Winfield Davis as having "attained a leading position among the architects of the Pacific Coast by skill, talents and attainments." Hamilton's work on the East Coast had already won him admiration prior to his settlement in California. His most notable Sacramento work was probably the County Hall of Records, a commanding and handsome brick building in downtown Sacramento, built in the late nineteenth century.

Stylistically, the Brewster Building employs a variety of Italianate and classically derived design elements such as the brick corbels that extend across the upper facade beneath the frieze, and the smaller metal dentil course beneath the projecting metal cornice that echoes the form of the corbels. The shallow pitched gabled roof concealed by the projecting parapet and the segmented arched windows also suggest classical and Italianate derivations. The form and proportion of the building, roof shape, and arched windows are among the most reflective elements of the style.

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The facade (west elevation) and the north elevation of the building are the more decorative elevations, with decorative brick recessed panels, arched windows, and projecting brick belt courses that visually unify the composition. The main floor show windows, cast iron columns and recessed entry contribute to the image of the building as a carefully designed and impressive composition.

Other building materials such as cast iron columns and pilasters, and metal cornice and frieze components reflecting classical derivations, are carefully crafted to provide a rich counterpoint of texture, form, and design on the surface of the building. The structure's combined functional and decorative statements are strong and convincing components of the composite design.

The Brewster Building played an important role in the community, as both a main retail resource in a town that was fairly remote from other major retail outlets, as well as a prime focal point for important social and organizational activities that served not only the small community, but the large farming and ranching areas surrounding it, first as a Masonic Order meeting place, and later as an I.O.O.F. Hall.

Architect of the Brewster/I.O.O.F. Building

The Brewster/I.O.O.F. Building was designed by William W. Hamilton for Brewster in 1882. Hamilton was referred to locally as the "well-known and experienced architect Wm. H. Hamilton," in association with his highly successful remodel/redesign of a building at Second and J Streets in Sacramento in 1882. Hamilton came to Sacramento with his family in 1879, having already gained wide experience and an established reputation as an architect in New York and Philadelphia. He soon began to contribute his abilities to architectural design of the Sacramento region.

Hamilton was born in Virginia in 1838. His mother was from Glasgow and his father was a native Virginian who died soon after his son was born. Relocated and raised in Philadelphia, he began his architectural career in the office of S.D. Britton, reputedly "one of the more prominent architects in the country," according to Davis', *History of Sacramento County*. Moving to Washington just at the outbreak of the Civil War, he entered the army and helped raise one of the first volunteer companies "for the defense of the Government." After the war was over, he returned to Philadelphia and resumed his architectural career, designing many buildings in the city and region. Because of ill health generated in the war, he decided to move to Utica, New York, where he designed many important buildings throughout Central New York. Among his works was the fine Opera House

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in Utica, an arcade of thirty-two stores, two large halls, and other structures. Ill-health in his family caused yet another move, and Hamilton came to California in 1879. His first work in this state was the handsome Hall of Records in Sacramento. With an office and headquarters in Sacramento, he worked on a variety of projects throughout the state. He apparently made a particular study of ventilation, and was professionally regarded as an authority on the subject. Married in 1867, he had one son named R.Morrow Hamilton.

Hamilton's most impressive design in Sacramento appears to have been the Sacramento County Hall of Records, built in 1882, the same year as the Brewster Building. The brick two story Hall of Records (now demolished) was a particularly imposing building, utilizing some materials and design elements somewhat uncommon to the city's architectural collection at the time. The large, impressive, two and a half story brick structure was a very distinctive building with three large arched windows outlined with contrasting light-colored terra cotta trim, and a rather massive arched entrance with rusticated design variations, reflective of Henry Hobson Richardson's work on the East Coast at that time. The building constituted a commanding and carefully designed component of the public buildings in Sacramento at the time. Hamilton also designed the striking Pythian Castle building (now demolished) in downtown Sacramento, whose rusticated image borrowed from Richardson's stylistic repertoire.

Hamilton completed several projects for the prominent Sacramento businessman Albert Gallatin. Hamilton extensively remodeled the D.O. Mills banking house at 2nd and J Streets, and designed a school at 24th and N Streets. His projects extended to residential cottages in Pacific Grove, a residence in Berlin (Colusa County), and another two story brick building with a store on the first floor and a hall on the second, in Franklin. He remodeled the Metropolitan Theater and the Arcade Hotel in what is now Old Sacramento.

In 1879, Hamilton apparently established an Oakland office which became the principal location of the firm. Hamilton was highly regarded in both Sacramento and Bay Area for his architectural work.

### Regional overview

With the completion of the intercontinental railroad in 1869, the Western Pacific Railroad (then owned by the Central Pacific Railroad) set forth upon the expansion of its rail lines throughout California. One aspect of that expansion included planning a right of way

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through the San Joaquin Valley. Dr. Obed Harvey, who owned property in the general vicinity of the planned right of way in the area south of Sacramento later designated as Galt, convinced the railroad to lay its tracks adjacent to his property, rather than the nearby, town of Liberty [established 1852]. In May of 1869, the railroad donated land for a town adjacent to Harvey's property, surveyed it, and laid it out. The privilege of naming the new town was given to an important local farmer, John McFarland. He decided to call it Galt after the name of a town where he had lived in Canada. The earlier town of Liberty, located a mile south of the new town site, was thus bypassed by the new railroad station location. Faced with a lack of commercial and passenger access to support its growth, Liberty's citizens moved its families and several of its buildings to Galt, and the former town soon disappeared.

In June of 1869, James Whitaker and Don Ray opened the first store in Galt. In August of the same year, the Central Pacific railroad tracks were completed through to Galt, and John Brewster was appointed as the new town's Postmaster. In May of 1872, Whitaker & Ray built their own new brick building on Fourth and C Streets to house their successful business. In 1876 Brewster began a general merchandise business in the building formerly occupied by Whitaker & Ray. In 1882, John Brewster constructed his brick building, at Fourth and B Streets. In between the Brewster and Whitaker & Ray buildings, a string of small wood frame commercial structures containing lodging, restaurants, saloons, dry goods, drugs, boots & shoes, barber shops and a variety of other activities were constructed. Other businesses grew up along C Street east of Fourth. The railroad tracks stood across Fourth Street and parallel to it. The town's railroad depot was located across Fourth Street opposite Whitaker & Ray's business.

Agriculture and the railroad dominated Galt's early history. The soil was rich and water was available only 15 to 20 feet below the surface. The biggest cash crops were wheat, barley, cattle, hogs and potatoes. The main business district of Galt remained essentially the same over the next forty years. Tenants came and went, and some of the early wood frame buildings burned and were replaced by new buildings. In September 1917, all of the wood frame buildings along Fourth Street between Brewster's building and Whitaker & Ray's business burned. From that time until the mid 1920's, most of the ravaged properties were replaced with the brick buildings that occupy the district today.

With its railroad access to national markets, Galt continued a modest prosperity as the center of a farming district. On August 6, 1946, Galt voters approved incorporation as a city. The area is now growing again under development pressure from Sacramento, Stockton, and Bay Area urban areas. Demand is rising for single family housing and associated retail and service businesses.

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Brewster Building/I.O.O.F. Hall

The Brewster Building, later to become known primarily as the International Order of Odd Fellows (I.O.O.F.) Hall, was built by John Brewster in 1882. A native of New York, John Brewster migrated across the plains from Illinois to California in 1852, first residing in Placerville. He came to Galt when it was founded in 1869 and was named postmaster, a post he held until 1873, and again later, until his death in 1905. Brewster was engaged in both farming and retail commerce.

In 1869, John McFarland, the man who named Galt, built a wood frame commercial building that served as the first store in Galt. The store was operated by James Whitaker & Don Ray from June 1869 to 1872, at which time they moved to their newly constructed brick commercial complex at Fourth and C Streets. John Brewster moved into the former Whitaker & Ray wood frame building and engaged in retail trade and general commerce. Successful enough to plan the establishment of his own business ediface, Brewster purchased the property at the southeast corner of 4th & B Streets from Charles Crocker in April 1876.

Early in 1881, Brewster hired Sacramento architect William H. Hamilton to produce plans for the two story brick building which occupies the property today. Hamilton, a regional architect, who practiced his profession during the city's rapid post-Gold Rush growth, worked in the Sacramento area from 1879-1891 and in the Bay Area from 1892-1911 where he was also highly regarded for his architectural designs.

Brewster's new building was completed on April 7, 1882. An article appeared in the April 14, 1882 *Galt Weekly Herald* that provided an extensive description of the building. This description follows:

“In size it is 30 feet front by 125 feet deep and two stories high, with basement under the entire building fitted up for storage, with stairway from store and entrance from the outside in the rear. The main floor is occupied for

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their general business and is subdivided for its various branches. The front entrance door is recessed, forming an opening vestibule flanked by large angular plate glass show windows, with windows adjoining on north side, thus making the entire store front glass, excepting the iron columns on corners and at angles of windows, supporting the uppers walls; on the south side of the building outside, is a broad and easy covered stairway, leading to second floor. The front of second story is to be subdivided or used as a public hall. The rear of the second story is arranged and finished for a Masonic Hall 28x50 feet, twenty-two feet high, with open truss ceiling, supporting a clear story [sic] in which are windows for light and ventilation. Attached to and through which one must pass to enter the hall, are the outside anteroom, 14x16 feet, and the inside anteroom, 12x14 feet, arranged with lockers, etc... The exterior walls are built of brick; roof and clear story are covered with tin; main cornice on front and returns on each side are composed of galvanized iron; the front surmounted with gable in the tympanum of which, in gilt raised letters, is the sign, "J. Brewster & Co.... The doors, counters, etc., inside the store, are beautifully grained, the work of George W. Nichols, a young gentleman from Sacramento..."

From this building, Brewster sold dry goods, clothing, boots, shoes, hardware, groceries, notions, crockery, lumber, insurance, farm implements, and managed a grain warehouse (Galt Warehouse.) A local lodge of the Masonic Order utilized the second floor of the Brewster Building for their activities.

In the late 1880s, the Galt area suffered through four consecutive years of poor harvests and low agricultural prices. The combined effect of these circumstances forced John Brewster into bankruptcy in June of 1889. In June of 1890, Sacramento merchants, James and Mary Bithell, purchased Brewster's Building at a receivers auction. However, Brewster was soon back in business at the same location as a tenant of the Bithells.

James Bithell was one of the early pioneers of Sacramento, arriving with other gold seekers in 1850. By 1851 he opened a book store on J Street between 4th and 5th Streets. His book store was one of the first of its kind northern California. Bithell became very prosperous selling supplies and stationary to Sacramento County and the State of California. By the early 1870s he was considered a wealthy man. He was a stockholder in the Capital Gas Co. and the nearby Bank of Dixon as well as having extensive real estate holdings in Sacramento, Placer and

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Solano Counties. He sold the book store in 1874 and at that time focused his business activities on real estate and lending money. James Bithell died in 1896 and his wife became active in managing their real estate holdings.

In December 1902, Mary Bithell sold the building to Samuel Wriston of Galt for only \$100. During her life, Bithell was well known for her generous contributions to charity, and it is very likely that she knew and supported what Wriston intended to do with Brewsters building. Wriston was a cattle rancher and retail butcher in Galt, as well as one of the leading members of the Order of Oddfellows (I.O.O.F.) which devoted much of its attention to the charitable assistance of others. A few months after acquiring the property from Bithell, Wriston sold the building to the local Oddfellows Hall & Cemetery Association, in April 1903, for just one dollar. The Oddfellows, who had formerly met in the upstairs hall of the Whitaker & Ray Building, moved their meetings to the Brewster Building, taking the place of the Masonic Lodge that had previously used the second floor of the building. A major thrust of the Oddfellows organization was assistance to their brethren in times of need. They provided cash allowances, as well as food, to needy members, and were known for their benevolent activities.

Soon after Brewster's death in 1905, the Sawyer Brothers (local farmers) began operating a general merchandise business out of the building. A Sanborn Insurance Co. Map of 1911 indicates that a "buggy shed" had been added to the southeast corner of the property.

In September 1917, a fire destroyed most of the buildings on the block, west of the alley and south of the Brewster Building/I.O.O.F Hall, along Fourth Street almost to C Street. However, the Brewster Building remained undamaged. At the beginning of 1919, the Sawyers moved their business to a building they constructed further south in the block, selling their merchandise to E. L. Beeler and changing the nature of their business to Hardware & Farm Implements. Beeler's wife Ellie, continued to operate the general merchandise business at least into the late 1920s as the "Galt Mercantile Company." Though badly faded, a painted sign advertising the Galt Mercantile Company still exists on the rear facade of the building,.

The Oddfellows Order announced a remodeling program for the building at the beginning of 1919. The work included upgrades to the plumbing and electrical systems, remodeling for the new tenant [the Beeler's], a new interior stairway at the southwest corner connecting the main floor and the second floor, and a new fire escape [the rear and most easterly of the former two outside stairways.]

By the 1930s, the Brewster Building/I.O.O.F Hall was occupied by Glenn McFarland [no relation to John McFarland] who operated a butcher shop. Around that time the rear area of



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the main floor was remodeled to accommodate installation of refrigerated meat lockers for rental to local families. The date of some alterations to the central section of the second floor of the building for I.O.O.F. use is unknown, but the materials and character of the work that was done suggest a period from about 1950 to about 1960. A partition wall separating the main exterior entrance from the hall at the front of the building was added, creating a vestibule. A kitchen was added to the east end of the hall and a stairway that led from the hall to a newly created storage area and restroom above the new kitchen.

The building remained in use as a butcher shop until around 1970, when it became vacant. Since 1970, it has been periodically used by a variety of businesses. In mid-1996 the building was sold by the I.O.O.F. to Sacramento architect Bob McCabe.

The Brewster/I.O.O.F. Building is a fine and rare example of nineteenth century commercial construction in the city of Galt. It is an excellent representative of its style and type, and was designed by an architect of notable professional distinction in Sacramento and the Bay Area, as well as the East Coast. The building appears eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C.

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**Section 9: References**

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**Section 10. Verbal Boundary Description**

The boundaries of the submitted property coincide with the current boundaries of the property parcel (sketch map attached).

**Boundary Justification**

The boundaries of the proposed property are the same as they were originally, which are those of the current parcel within the City of Galt, County of Sacramento (parcel map attached).

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## Photo List

Photos #1-11 were taken in December 1999 by Don Cox and the negatives are located at 5420 Home Court, Carmichael, CA 95608.

Photos # 12-17 are copies of historic photos and the archive from which they were obtained is listed after each individual photograph.

1. View of the front and north elevations of the Brewster Building. View to the southeast. December 1999, Photograph by Don Cox.
2. Front and south elevations. View to the northeast. December 1999. Photograph by Don Cox.
3. Detail of front elevation. View to the northeast. December 1999. Photograph by Don Cox.
4. General view of south and rear elevations. View to the northwest. December 1999. Photograph by Don Cox.
5. Detail of front elevation, show windows and entrance. View to the southeast. December 1999. Photograph by Don Cox.
6. Detail of cast-iron columns and capitals on front elevation. December 1999. Photograph by Don Cox.
7. General view of first floor interior looking toward front entrance. View to the west. December 1999. Photograph by Don Cox.
8. Detail view of front entrance and show windows from interior. View to the west. December 1999. Photograph by Don Cox.
9. Interior stair leading from front entrance to second floor. View to the east. December 1999. Photograph by Don Cox.

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10. Detail view of second floor interior showing doorway and transom leading from dressing room to lodge hall. View to the east. December 1999. Photograph by Don Cox.
11. View of second floor lodge hall showing detail of decorative trusses, monitor and doorways with transoms. December 1999. Photograph by Don Cox.

### Historic Photos

12. Front and north elevations ca 1890s. View to the southwest. Courtesy of California State Library, Sacramento, CA.
13. Interior view of first floor store ca 1890s [John Brewster is man with white beard in the center]. View to the east. Courtesy of Galt Historic Society, P.O. Box 782, Galt, CA 95632.
14. Front and north elevations, ca 1907-1917. View to the southeast. Courtesy Galt Historic Society, P.O. Box 782, Galt, CA 95632.
15. Interior view of first floor store ca 1907-1917. View to the east. Courtesy Galt Historic Society, P.O. Box 782, Galt, CA 95632.
16. Sacramento Hall of Records, ca 1890s. View to the northwest. Courtesy California State Library, Sacramento, CA.
17. Sacramento Hall of Records, (on the left) ca 1890s. View to the north. Courtesy California State Library, Sacramento, CA.