

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



RECEIVED *Final*
DEC 8 1982

1. Name

historic The Sacramento Brewery
and/or common The Old Tavern

OHP

2. Location

street & number 2801 Capitol Avenue N/A not for publication
city, town Sacramento N/A vicinity of congressional district 3
state California code 06 county Sacramento code 067

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: hospital

4. Owner of Property

name Sutter Community Hospitals
street & number 2801 Capitol Avenue or 2020 I Street
city, town Sacramento, N/A vicinity of state California 95814

5. Location of Legal Description

courthouse, registry of deeds, etc. Sacramento County Recorder's Office
street & number 901 G Street
city, town Sacramento state California 95814

6. Representation in Existing Surveys

title Sacramento Non-Residential Survey
Historic Resources Inventory has this property been determined eligible? yes no
date 1981 (Historic Environment Consultants)
 federal state county local

depository for survey records California State Office of Historic Preservation
city, town Sacramento P.O. Box 2390 state California 95811

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		N/A

Describe the present and original (if known) physical appearance

The Old Tavern has been remodeled several times since its initial construction in the 1870's by M. Madden.¹ Its present appearance dates to the early 1920's when a substantial remodeling unified the older two story brick commercial facades (fronting both 28th and M/Capitol Streets) into a 3-4½ story English Revival stucco and half timber building.² The complexity of the remodeling is evident in the combination of design motifs which blend Arts and Crafts features such as the vertical bands of dormers and windows on the west elevation with more typical peaked dormers and half timber detailing on the two story south elevation. The Old Tavern is unusual in that the first floor of the present structure retains the key features of the original brick structures. When analyzed in conjunction with historic photographs the building illustrates the evolution of a structure over a one hundred (plus) year time frame from simple brick commercial design to a more self conscious period revival. However, as will be discussed later in this nomination, the period revival represented by the 1920's remodeling of the Old Tavern is an excellent example of California Arts and Crafts design blended with a more pure period revival.

Original Physical Appearance 1870's (See Photos #1, 2, 3)

Historic accounts identify a structure on the Old Tavern site as early as the 1850's.³ However, it appears that this structure had been replaced by the 1870's by the building illustrated in photographs #1, 2, and 3. An early account of the first building on the site suggests that it was a timber frame, shingle covered building which was still standing after the 1870's structures were built, but was no longer in use.

Historic accounts identify the builder of the 1870's brick structures as M. Madden. Proprietor of the Sacramento Brewery (the historic name of the complex) Peter Scheld commissioned Madden to construct a substantial two story brick complex sometime in the 1870's. The first historic illustration of this structure is that which appears in 1880 in Thompson and West.⁴ This lithograph shows the Sacramento Brewery as a series of attached two story brick structures which fronted 28th and M Streets. The corner lot was taken up by the most substantial structure. This building was a two story brick structure with a series of arched door openings on the first floor, a balustered balcony overhead and square headed second story windows with brick fan lintels. The building was topped by a bracketed cornice. To each side of this corner building were attached two story brick structures (to the north and east). To the north of these attached brick buildings was a wood stable. By the late 1880's and on into the twentieth century, the corner location was a conglomeration of small industrial structures located to the rear of the street facades described above (See Photo #2). The stable appears to have been enlarged after 1870 with the addition of a cupola. In

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) commercial history

Specific dates 1870's; 1920's **Builder/Architect** M. Madden; architect for 1920's remodeling unknown

Statement of Significance (in one paragraph)

Sacramento's Old Tavern Building should be placed on the National Register because of its past and ongoing significance at the local level. That significance has been manifested in two areas: 1) Sacramento's evolving commercial history and, 2) a hundred year progression of architectural styles dating from nineteenth century commercial architecture to twentieth century Arts and Crafts/English Period Revival.

Commercial History

The Old Tavern shows the evolution of commercial architecture in both land use and design through the period of the 1870's to the 1980's. The first buildings on the site served as a warehouse and distillery to Fort Sutter.¹ It expanded on the site and became the Sacramento brewery, a role it held until closed by Prohibition. During the 1920's, the building came to house a tavern below and residential apartments above.² From the 1960's to the present, the Old Tavern has lent itself to use as a hospital wing and office complex.³ It is unusual that such an early Sacramento commercial building should have escaped the fate of its neighbors. Sutter's Fort itself was destroyed and is now largely a reconstruction. Other surrounding buildings were destroyed by flood or fire, and the buildings of Old Sacramento (which date from the same time period as the earliest portion of the building) are in fact either reconstructions or shells which have artificially been returned to an earlier style and/or use. Almost alone among Sacramento's architectural resources, the Old Tavern has persevered for over a hundred years, serving to reflect the prevailing commercial needs of the City.

Architectural Significance

The architectural significance of this building also lies in its evolutionary history for, unlike its Old Sacramento counterparts, the Old Tavern reflects the reality of stylistic change in downtown Sacramento for more than a century. Vestiges of the 1870's design are still clearly discernable in the first floor, with its typical nineteenth century arched openings. At the same time, the stucco and half timber alterations of the 1920's remodeling clearly portray the influences of the English Revival which were then so popular.

9. Major Bibliographical References

See final continuation sheet

10. Geographical Data

Acreeage of nominated property .58
Quadrangle name Sacramento East Quadrangle

Quadrangle scale 1:24000

UMT References

A

1	0	6	3	3	3	7	0	4	2	7	0	0	6	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Property occupies its historic 160' x 160' site at the northeast corner of 28th St. and Capitol Avenue, described as Lots 7 and 8, of Block 173 of the City of Sacramento.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			
N/A		N/A	

11. Form Prepared By

name/title Bob McCabe, Architect

organization Sutter Community Hospitals date 12/29/82

street & number 1809 19th Street telephone (916) 447-1127

city or town Sacramento state California 95814

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *K. M. Gillon*

title State Historic Preservation Officer date August 9, 1983

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I hereby certify that this property is included in the National Register

J. Allred Byers date 9/15/83
Keeper of the National Register

Attest: _____ date _____
Chief of Registration

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addition, the balustered balcony of the main building has been removed with a simple shed canopy remaining.

Existing Structure's Physical Appearance 1920's (Photos #4 - 29)

Between 1900 and the early 1920's no other alterations can be documented with historic photographs. However, in the early 1920's substantial remodeling occurred. It appears that the stable was removed and the three original brick structures were incorporated into one unified facade. Three intersecting gabled roofs were added to the original two story structures to accomplish this. An additional two and a half stories were added to accommodate portions of the massive roof treatment. Analysis of historic photographs shows that the first floor arched openings were retained, although some were changed from doors to windows. In addition, the canopy was retained (and as Photo #6 shows, a balcony much like the original was replaced and used to tie the entire M Street facade together). Due to the numerous period revival motifs chosen for the 1920's remodeling, a physical description becomes complicated. In order to clearly identify the key features of each facade the following description will be broken into the west and the south elevations.

West Elevation

The west elevation is composed of a four story end gable and a three story wing. The end gable is the most prominent feature of the design due to its height and flared ends. The verticality of the end gable is emphasized by the half timber detailing arranged in vertical bands as well as the vertical window bands. The first floor of this end gable is composed of two entry doors with multi-lite overhead windows. The doors flank a three part window with top multi-lite panes over larger single panes beneath. The second and third floors of the gable are punctuated with vertical bands of multi-lite over single pane windows that form a bay. A single window flanked by vented louvers forms the peak of the gable.

This end gable intersects at right angles with the 28th Street wing of the building. This wing is three and a half stories high. Eight arched openings, vestiges from the original 1870's structure, punctuate this first floor. Some openings

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have been changed from doors to bay windows and the openings have been filled with multi-paned glass to tie this older portion of the design in with the period revival features of the 1920's remodeling. The wood canopy over the first floor is also a part of the original structure. The second and third floors of this wing repeat the vertical window bands of the gable. However, the accent of half timber has been left off this portion of the design, creating perhaps a greater accent on the verticality due to the dark voids created by the windows. Heavy wood Arts and Crafts brackets complete the transition from wall to roof. The roof is punctured by four shed roofed and bracketed dormers as well as elaborate chimneys. It is this wing of the building which presents a definite Arts and Crafts image, this is especially true of the verticality of window banding and the use of low, shed roofed dormers combined with oversized handcrafted wood brackets.

South Elevation

The south elevation of the Old Tavern Building is more typical of English Revival architecture due to the extensive use of half timbering. The window bands and Arts and Crafts brackets so noticeable on the west elevation do not occur on the south elevation. This is probably due to the design restrictions required by the existing structure. Many of the first floor features have been retained. These include the four arched openings and the canopy. However, the square windows and doors of the eastern portion of the first floor appear to be a part of the 1920's remodeling. As with the west elevation, the dominant design feature of the south elevation is the four and a half story end gable with second and third floor bay windows and extensive use of half timber detailing. At a ninety degree angle to this gable is the M Street wing of the Old Tavern. More simplified than other portions of the design, this two story wing incorporates two window bays with flared, peaked gables.

Later Additions' Physical Appearance 1970's

Throughout the 1970's and into the 1980's, the architectural firm of Nacht and Lewis was commissioned by the owners, Sutter Community Hospitals, to make one story concrete block additions to the north and east ends of the Old Tavern. Since both of these structures are

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an integral part of the Old Tavern they are included within the boundaries of the nomination.

The interior of the Old Tavern Building has been remodeled since 1967 to update its current use as a hospital wing. The exterior features retain a high degree of architectural integrity.

Footnotes

1. A building announcement which appears as a reproduction in the Sacramento Bee on January 28, 1957, states the following: "P. Scheld awarded contract to M. Madden for erection of a brick brewery at 28th and M Streets." Although the exact date of the notice is not given it appears to be in the 1870's.
2. Building permits that would precisely date the 1920's remodeling do not exist. However, the Sacramento City Directory shows a change from 8 apartments under the name of P. Scheld in 1916 to the Tavern Apartments in 1921. A newsletter put out by Sutter Community Hospitals called Sutter Community, February, 1981, Vol. 2, No. 2 states that the third floor and the fourth floor were added in 1922 when Frank Bottaro purchased the building.
3. Thompson and West, History of Sacramento County, California, 1880, p. 144-5, state that Peter Kadell established the Sacramento Brewery on the site and began brewing in 1850. An ad from the Sacramento Union on January 4, 1903, (page seven, column 7) states that the brewery was licensed in 1853. The original building, however, was probably not used after the 1870's when the newer structures were built. According to an 1890 account by Winifield J. Davis in Illustrated History of Sacramento County, p. 351, "No one could recognize the slightest resemblance between the small plant of that day and the large establishment of the present, known as the Sacramento; yet comparison is easy, as the old building, with shingles off, now stands unused on the premises."
4. Thompson and West, Ibid.

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While its architecture is in and of itself not unique, the Old Tavern provides an excellent example of the architectural evolution of a building which can be traced through historic photographs. The attached photos do in fact show a building moving through a progression of stylistic changes that have served to keep the building itself intact. In many ways, the Old Tavern's present appearance is quite typical of California architecture for, as David Gebhard has pointed out, California has "hardly (had) a strong unified style."⁴ Rather, it has been a "style comprising elements of Shingle, Mission and Craftsman with occasional forays into the Gothic and Tudor."⁵ Elements of this stylistic competition and merging are apparent throughout the Old Tavern.

The very evolution which contributes to this building's architectural significance also serves to make more difficult the determination of the Old Tavern's proper place in terms of historic architectural style, for it shares stylistic elements accumulated over more than a century, from Victorian to Proto Modern, to more traditional styles.

The English Revival style so apparent in the Old Tavern came into popular acceptance in the 1890's at least in part as a reaction to the overly formal aspects of the Academic Revival. Sources of this English Revival are readily apparent in the work of Richard Norman Shaw, early Shingle Style houses by architects such as Richardson and McKim, and in the work of others who used half timber and other consciously late medieval features. By the first decade of the twentieth century California architects began combining the picturesque medieval features typical of the English Revival with those that were suggestive of Spanish, Mission, Japanese, and Arts and Crafts styles.

It is this combination of vaguely Spanish/Mission/Japanese/Arts and Crafts features which are especially noticeable in the treatment of the west wing of the Old Tavern. The banding of windows, the handcrafted brackets, and the juxtaposition of pale cream stucco against dark timbering draw from all of these sources. The spatial treatment of this west wing is proto modern in its handling, yet the treatment of the south wing is overtly traditional in its favoring of English Revival sources.

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#8 Significance

1. The land appears under the ownership of the Sutters in the 1849 Sacramento Map and Assessment Books. According to the Sutter Community, February 1981, Vol. 2, No. 2, ownership was as follows:

1849-52 Distillery and warehouse for Fort Sutter; either leased or owned by P. Kadell (Cadel).

1852 P. Scheld bought building and embarked on brewery business.

1917 Sacramento Brewery officially closed under prohibition.

1922 Building purchased by Frank Bottaro and remodeled to large apartment house.

1935-55 Fred, son of Frank Bottaro, operated as a tavern

1955-67 Dominic Gazzera and Ralph Bianchi, operated as a bar until Sutter Hospital purchased in 1967.

2. See Thompson and West above
3. County Recorder, Book of Deeds
4. A Guide to Architecture in San Francisco and Northern California, David Gebhard, Roger Montgomery, Robert Winter, John Woodbridge and Sally Woodbridge, 1973, p. 17.
5. Ibid.

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Sacramento Bee, January 28, 1957.

Sacramento City Directory, Sacramento Directory Company, 1916-23

Sacramento County Recorder, Book of Deeds.

Sacramento Union, January 4, 1903

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No. 2.

Thompson and West, History of Sacramento County, California, 1880,
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VICINITY MAP

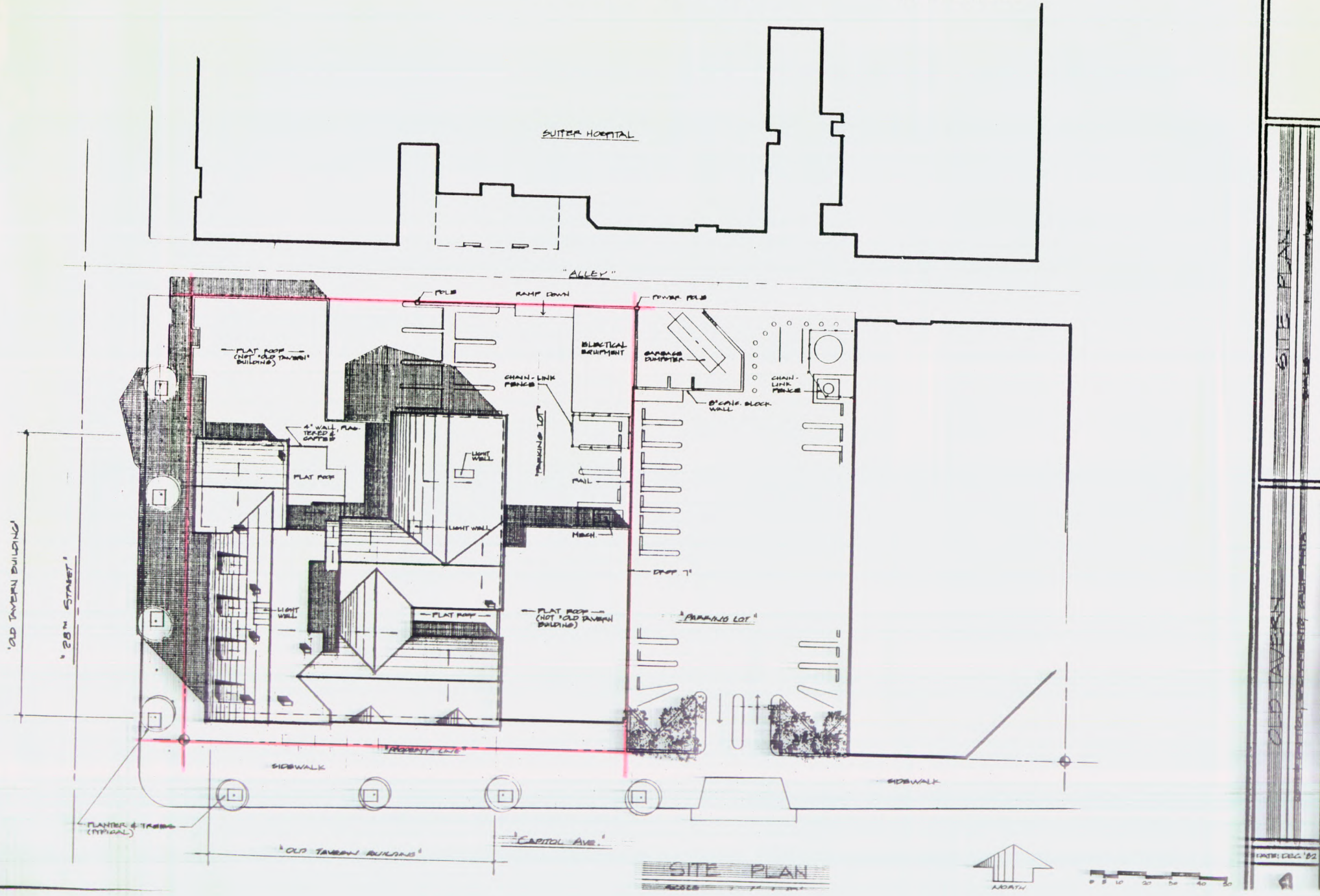
OLD TAVERN
Sacramento, CA

2801 Capitol Avenue
Sacramento
Sacramento County, California



The Old Tavern
2801 Capitol Avenue
Sacramento, Sacramento County
California

Nomination Boundary



OLD TAVERN SITE PLAN

DATE: DEC. 82