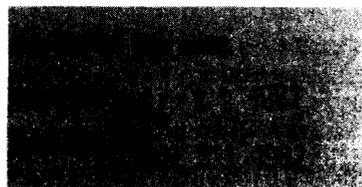


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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

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



**1. Name**

historic Ruhstaller Building  
and/or common Ruhstaller Building

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OHP

**2. Location**

street & number 900 J Street  not for publication  
city, town Sacramento  vicinity of                      congressional district 3  
state California code 06 county Sacramento code 067

**3. Classification**

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

**4. Owner of Property**

name Dan and Delores Mallicoat

street & number 2288 Glen Ellen Circle

city, town Sacramento  vicinity of                      state CA 95822

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Sacramento County Recorder

street & number 901 G Street, Room 144

city, town Sacramento state California

**6. Representation in Existing Surveys**

title Sacramento Non-Residential has this property been determined eligible?  yes  no  
Survey

date 1981  federal  state  county  local

depository for survey records City Planning Department, 915 I Street

city, town Sacramento state California

## 7. Description

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

### Describe the present and original (if known) physical appearance

The 37' by 80' rectangular structure contains three stories and a basement and is constructed of brick, surfaced with rock-faced ashlar stone, black tile, vitrolite and scored concrete. The building is divided horizontally into three levels by projecting belt course molding and a dentil course. The ground floor contains show windows, three shop fronts and entry to the upper floors. Large show windows with tile covered bases stand between tiled pillars. The pillars are surmounted with Art Deco styled capital forms mounted in relief on the frieze band above the first floor. Transom windows stand above the show windows, and below the stuccoed and scored frieze band that wraps around the street facades. A molding strip with an imprinted Zig Zag Moderne design extends along the upper edge of the frieze. There are two 9th Street shops with show windows. The shop entry on J Street is flanked by show windows and framed with black tile in a stepped parapet form with stylized keystone. The original entry to the Elks Hall on the east contains a small vestibule with a variety of fine Classical ornament. Double doors beneath two transoms holding a strip of egg and dart molding lead upstairs to the meeting rooms and office areas.

Vertical two-story window bays project from the second and third floors, flanked by stone piers that project from the parapet that encircles the building. Four of the bays have slanted sides, copper covered roofs, double hung windows and are sheathed with molded metal. The two story bay mounted on the corner is round, with a conical roof and finial. The base panel of the third floor portion contains the name of the building in raised letters. Double hung windows are curved but detailing and ornament is essentially the same as that of the slanted bays. Small ornaments are centered in the frieze above the upper-most windows of the bays. The cornice above each of the bays holds a row of corbels that extend for the width of the bay. The bays are flanked by pilasters with capitals at the third story level. Carved or cast foliated ornaments are mounted on the smooth-surfaced frieze flanking the bays. Wall surfaces between the bays are rough faced blocks of cut sandstone penetrated by rectangular windows. A fire escape is mounted on the building's west side at the southern end. The eastern elevation, facing away from the streets, is of brick, interrupted only by one small rectangular window. Several projecting chimney stacks punctuate the parapet of this elevation. The south elevation contains four arched windows. There are two small shop fronts at the southern end of the west elevation. The building has a basement and brick foundations. Two large second floor windows are blank, and apparently were never finished for use, although fitted with the window frames necessary for installation.

There are large and decorative rooms on the second and third floor floors. The second floor was utilized for offices and the third floor as the Elks meeting room. The room also served as a ballroom with a spring floor, a twenty six foot high ceiling, and a musician's balcony.

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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DATE ENTERED JAN 21 1982

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

The building once contained one of the first air cooling systems in California. The pipes that led to the river are still in place, and some related equipment is still visible on the roof. Water circulated through a now vanished system that may have involved the light well in the interior of the building.

Major exterior alterations appear to have occurred in 1920 and again in 1930. The ground floor was altered from the original design which, on 9th Street, was once surfaced in rusticated stone and contained few openings. This elevation once held a "ladies" entrance to the brewery tap room and a shop front at the southern end. The J Street facade originally contained stained glass windows. The ground floor facade was brought forward, enclosing cast iron columns, and providing an entry with transom windows above the clear glass show windows, probably in 1920. Large show windows have now been installed all around the ground floor, transom windows covered, the frieze area above that stuccoed, scored, and painted, and Moderne style ornament applied to the surface. A Moderne entrance of black tile has been installed, as has black vitrolite and black tile surfacing on the entire base. The bases of the uppermost bays, except the rounded one, have been resurfaced. These alterations probably occurred during a 1930 remodeling. The date the south elevation window was bricked-in is unknown.

The new owner will rehabilitate the structure as closely to the original as possible and the structure will be used for offices.

# 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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1898                      **Builder/Architect** unknown

**Statement of Significance (In one paragraph)**

Although the structure possesses cultural significance, as the meeting facility of an important social organization, historic importance as the construction of a prominent local businessman, and technological significance for its incorporation of the first air cooling system in Sacramento, its primary values lie with its special architectural significance.

The eclectic building employs elements from different architectural styles in its design. Its most prominent stylistic trademark is its rounded Queen Ann tower and bays. This style was widely used in Sacramento during the 1890's and reflected the Victorian era fantasies borrowed from a variety of earlier English and European architectural traditions. The building reflects a rather late use of the mode, but combines it with Classical features of the early 1900's and the heavy parapet and stone imagery of the Romanesque Revival, popularized in the east during the late 19th century. This romantic mode, often referred to as Romanesque Revival, was essentially generated by the work of H.H. Richardson. The style reflected the rustic romanticism that was an important theme of this era of ideals and its exploration of nature. The ground floor remodeling has added features of the Moderne style to the eclectic composition. The building is a distinctive architectural composition and possesses an unusually rich variety of ornament and texture. It expresses well the stylistic features of its era, and is prominently and appropriately sited on the park at the city's civic core.

The Ruhstaller Building was constructed in 1898 for Frank J. Ruhstaller. Ruhstaller was a prominent Sacramento businessman who first managed the Buffalo Brewing Company, a major local brewery, and later the Forum Investment Company until his death in 1943. At the time of its construction the building was equipped with the most modern conveniences, including one of the first air cooling systems in California. This system pumped water from the river through air blowers in the building and then returned the water to the river. The building was used for Ruhstaller's offices, as well as for doctors, dentists, and other commercial businesses. The brewery tap room was originally on the ground floor of the building. The third floor was originally designed for use as the Elks Hall with twenty six foot high ceilings and a spring dance floor. The Elks remained until 1907 when they outgrew the building. Since then, the building has been used variously for offices, retail shops, and recently, as artist studios.

# 9. Major Bibliographical References

Akita, Robert. "Historic American Buildings Survey Inventory" form prepared for Dr. Joseph Baird, Jr., Art 188B, University of California, Davis, 6-10-1980  
 Truesdell, Patrick. telephone conversation, 5-31-1980

~~RECORD NOT VERIFIED~~  
~~DATA NOT VERIFIED~~

# 10. Geographical Data

Acreeage of nominated property .075

Quadrangle name Sacramento East

Quadrangle scale 1:24000

UMT References

A 

10	631200	4271090
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** Building occupies its original 37' x 80' lot on the southeast corner of 9th and J Streets in the north 1/2 of Lot 1 in the block bounded by 9th and 10th and J and K Streets, in the City of Sacramento.

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

Assessor's Parcel No. 006-101-3

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

# 11. Form Prepared By

name/title Paula Boghosian

organization Historic Environment Consultants date May 13, 1981

street & number 2306 J Street

telephone (916) 446-2447

city or town Sacramento

state California

# 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. Egan*

title State Historic Preservation Officer

date 10-26-81

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

Entered in the National Register

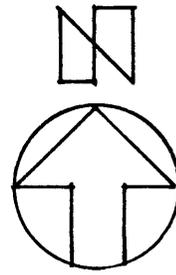
date 1/21/82

*for factoring*  
 Keeper of the National Register

Attest:

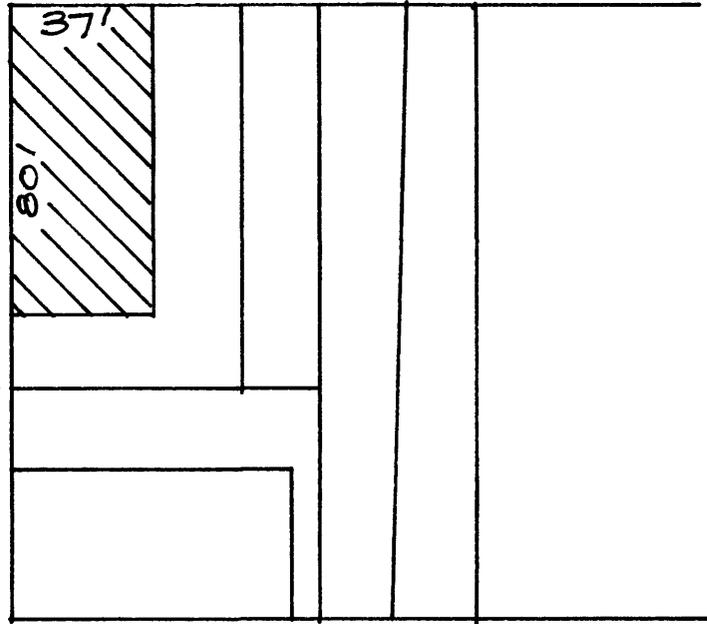
date

Chief of Registration



J. STREET

9TH. STREET



900 J STREET  
PARCEL NO. 006-101-3



JAN 22 1982