

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Hotel Lenhart **DRAFT**
 Other names/site number: Hotel Sutter; Siller Building; Hotel Rellis; Park Hotel; Capitol Park Hotel
 Name of related multiple property listing: N/A
 (Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1117-1131 9th Street
 City or town: Sacramento State: CA County: Sacramento
 Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>

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Title :	State or Federal agency/bureau or Tribal Government
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

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Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: hotel

COMMERCE: specialty store

COMMERCE: restaurant

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Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

COMMERCE: specialty store

COMMERCE: restaurant

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Italian Renaissance

Materials: (enter categories from instructions.)

Principal exterior materials of the property: foundation: CONCRETE; walls: BRICK, STUCCO; cornice and awning: METAL

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The hotel at 1117-1131 9th Street was originally constructed between 1911 and 1912 as two separate buildings that are now conjoined. When first conjoined in 1933, the building was called the Hotel Lenhart, though it has been operating as the Capitol Park Hotel since 1966. The building is a seven- and nine-story-plus-basement brick masonry residential hotel with ground floor commercial units and a 9,600 square foot ground floor footprint. It is set in the heart of Downtown Sacramento, the city's urban, commercial, and institutional center. The building is located at the southwest corner of the block bounded by 9th Street to the northwest, L Street to the southwest, 10th Street to the southeast, and K street to the northeast. Kayak Alley, which

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bisects the block, directly borders the building to the northwest. Both portions of the building were designed by master architect Seadler & Hoen. The Hotel Lenhart serves as a good example of an Italian Renaissance style mixed-use building by master architect Seadler & Hoen. It is also significant for its association with the development of the blocks surrounding the California State Capitol Building as the core of Sacramento's commercial downtown in the late nineteenth and early twentieth centuries.

Narrative Description¹

Overview and Setting

The Hotel Lenhart at 1117-1131 9th Street is a seven- and nine-story-plus-basement brick masonry mixed-use building that was originally constructed as two separate buildings and later conjoined. The primary facades face northwest and southwest towards 9th Street and L Street. The building is designed in an Italian Renaissance style and has a rectilinear footprint, concrete foundation, and a flat roof. The building features a formal vertical composition, including a rusticated lower story, multi-story shaft, and smaller upper story; a flat roof with wide eaves supported by decorative modillions; arched window surrounds; and belt courses that visually separate floors.

The building extends to the property line on the north, west, and south sides. On the east side, a narrow space that is paved with concrete separates the subject building and an adjacent property at 915 L Street to the east. Concrete sidewalks wrap around the property on the west and south facades, which face 9th and L streets. The rear, north façade fronts Kayak Alley, which is paved with asphalt.

Exterior

Primary (West) Facade

The primary (west) facade is clad with sandstone brick (a type of brick made of sand and lime) laid in a running bond and divided into two roughly equal halves of differing heights. The primary façade also displays a formal vertical composition, consisting of commercial storefronts at ground level with mezzanine level windows, a rusticated second story that is framed above and below by stepped brick belt courses, an elongated shaft of stories, and a shorter top story that is visually separated from the stories below by a stepped brick belt course. A flat painted metal awning with decorative metal molding, stylized scrollwork, and a coffered ceiling is suspended above the first story across the entire façade, though it drops in height at the juncture of the two halves of the building. Empty lightbulb sockets line the outer border of the awning. Typical windows at the upper stories consist of wood frame double-hung sash windows. Floors four through seven of the east and south facades of the north half of the building contain double-hung, divided lite steel sash windows. A single projecting cornice supported by carved modillions spans both halves of the building, unifying the top of the façade.

¹ For the purposes of this architectural description, the primary (northwest) façade will be referred to as the west façade, the southwest façade will be referred to as the south façade, the southeast façade will be referred to as the east façade, and the northeast (rear) façade will be referred to as the north façade.

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The north half of the primary façade is seven bays wide and seven stories tall. The commercial storefronts on the first story have been altered and vary in appearance. Entries to the units are typically set in an angled recess. The units at 1117-1121 9th Street have brick veneer cladding that was added in 1971; metal doors, some of which are glazed; and large metal frame storefront windows. Windows at the second-floor mezzanine level consists of boarded up openings adjacent to attached air conditioning units, original steel multi-lite windows, and two-lite aluminum replacement slider windows. Windows in the rusticated third story are set inside segmental arched surrounds. The windows at the fourth through sixth stories are located inside shallow, vertical recessed bays with a crenellated top border above the sixth story windows. The windows at the fourth and fifth stories are rectangular, while those at the sixth story are set inside a simple segmental arched surround. The words "Siller Building" are inscribed in the brick cladding of the fourth bay, between the fourth and fifth stories.

The south half of the façade is eight bays wide and nine stories tall. Like the north half of the façade, the commercial storefronts on the first story have been altered and vary in appearance. Similarly, the units at 1125-1129 9th Street feature entries that are set in an angled recess and have brick veneer cladding that was added in 1971 and large metal frame storefront windows. Doors consist of metal or wood doors with integrated glazing. The unit at the southwest corner of the façade (1131 9th Street) is clad with stucco and has a buff brick base trim and large, fixed, wood frame windows. Metal signs with a faux Western font hang from the underside of the awning. Windows at the second-story mezzanine level are primarily multi-lite casements, except for two replaced with fixed single panes and others partially replaced with air conditioning units. Wood casements over the entrance to the Hotel Lenhart (Capitol Park Hotel) at 1125 9th Street are original; all others are replacements. The surrounds of the windows in the rusticated third story, as well as the fifth and sixth stories, are rectangular, while the surrounds of the windows at the fourth and seventh stories are segmentally arched. Intermediary belt courses align with the arched surrounds. The south half of the façade is topped with a ninth-story penthouse with eight bays of paired rectangular windows. The third bay from the north features a metal fire escape, which punctures through the cornice between the penthouse and the eighth story. The seventh bay is blind and is punched with small rectangular windows at an interior staircase.

South Façade

The southwest façade displays a similar treatment to the south half of the primary (west) façade. It is clad in sandstone brick and features a first-story commercial unit with multi-lite mezzanine windows; rusticated third story with rectangular window surrounds; five-story shaft with varying window treatments; shorter eighth story; projecting, modillioned cornice; and a plain ninth-story penthouse.

The commercial unit at the first story is clad with stucco and has a buff brick base and large, fixed wood frame windows that match those at the south corner of the west façade. The entry is set in a narrow recess and has a metal door with an infilled transom and marble slab threshold.

Fenestration of the upper stories is divided into three window bays. The central bay is wider than the flanking bays and contains a group of three windows: two small rectangular windows on either side of a larger central window. The surrounds of the window bays at the fourth and

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seventh stories are segmentally arched. All other window surrounds on the façade are rectangular. A large, square metal sign that reads “Capitol Park Hotel” is attached to the west corner of the façade roughly at third-story level. A metal fire escape extends down the full height of the building in the third bay from the west, puncturing the cornice between the penthouse and the eighth story.

The north half of the building is deeper than the south half, and therefore creates an ell with a south-facing façade that is set back significantly from 9th Street. The south façade of the ell has a one-story projection that is clad with stucco. It features a recessed entry with sliding metal security bar doors above concrete steps.

East Façade

The east façade is utilitarian and features no decoration. The south half is clad with board formed concrete, through which rectangular windows are punched. A corrugated metal shaft extends upward from a concrete block base where the ell of the north half of the building meets the south half of the building. The east façade of the north half is clad with board formed concrete at the lower stories and sandstone brick at the upper stories. Floors four-seven contain double-hung, divided lite steel sash windows.

North (Rear) Façade

The north (rear) façade faces Kayak Alley. Like the east façade, it has a utilitarian and minimally decorated appearance. It is clad with board formed concrete at the lower stories and sandstone brick at the upper stories. All of the window and door openings on the first story have been infilled except for a garage door opening at the far east end. A lightwell cuts through the middle of the façade. Two metal fire escape staircases are attached to the façade.

Interior

Basement

The basement of the subject property extends the full floorplate of both building portions. It is a utilitarian space that contains utility equipment and storage space. The space has poured concrete floors, concrete and brick walls, and a mix of original brick and reinforced concrete supports. Ceilings feature exposed steel beams and are covered with board formed concrete or wood boards. Doors typically consist of wood panel doors.

Commercial Units

The subject property contains six commercial units with storefronts along 9th Street. The largest unit is located at 1121 9th Street. Originally designed in 1928 as a hotel lobby, the double height space has a balcony that wraps around the space with arched openings and wood handrails with metal balusters. Several small rooms are situated along the west wall. The space has plaster walls and ceilings and plaster clad square columns. Flooring consists of an unusually large and decorative example of a mosaic tile floor in which unglazed hexagonal porcelain tiles are laid in a pattern to appear as 12-inch square tiles. Ductwork and modern brass chandeliers are suspended from the ceilings. A kitchen and bathroom occupied smaller rooms along the south wall. A service entrance on Kayak Alley leads to a service elevator at the southeast side of the unit.

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Lobby and Mezzanine

The lobby of the Hotel Lenhart (Capitol Park Hotel) is located at 1125 9th Street, roughly at the center of the subject building's west façade. The lobby is accessed from a small set of stairs that lead up from the main entrance. It consists of a reception area, seating lounge, and small elevator lobby, all of which are located on the north side of the building. A set of stairs lead down from the reception area to the seating lounge and a second elevator lobby on the south side of the building. This elevator lobby also contains a staircase that leads to the upper floors of the building's south side. The spaces have been highly altered and have plaster walls with wood base trim and picture molding, plaster ceilings, and carpeted floors.

A mezzanine is located above the hotel lobby and seating lounge and has a number of original features and finishes, including large plaster ceiling beams with decorative plaster molding, ashlar-scored plaster walls, octagonal columns with plaster rosettes and geometric ornamentation, and multi-lite wood casement windows. Floors have been covered with carpet, and modern ceiling fans and light fixtures have been installed in the ceiling.

Circulation Features

The upper floors above the commercial units contain residential hotel units. The configuration of circulation features differs between the north and south sections of the property, reflecting its origin as two separate buildings. The two sections are connected by a sloping hallway that punches through the south wall of the north section on each of the upper floors of the residential hotel.

Two primary staircases and elevator shafts provide access to the upper floors, one in each side of the building. As previously described, the staircase and elevator in the south side of the building is located off of the first-floor seating lounge, along the building's east wall. It ascends from the basement to the penthouse. These stairs have plaster walls into which metal handrails have been installed and wood wall stringers with a molded border. Narrow, round wood corner guards with a spherical newel are located on either side of the stair openings at each landing. The stairs and some of their features, including the molded wall stringers and corner guards, appear to be original or early historic fabric. The stairs wrap around the elevator shaft. Elevator doors at each floor are designed to look like double wood panel doors, but only the right door is operable. The upper panel of the doors consists of a single pane of wire glass, which on some floors has been painted over.

A single hallway runs down the center of upper floors at the south section of the building. Short secondary corridors branch off this main hallway to provide access to groups of two or three units located along the west wall and at the far south end of the building. Molded wood base trim and picture railings line the walls of the hallways. Air conditioning ducts and fluorescent lights have been added to the high coved ceilings, and wall to wall carpet covers the floors. Entries to individual residential units and auxiliary storage and laundry rooms follow an irregular pattern. All have wood doors with a single panel, molded wood trim, and transom lights. The transom lights have been painted over or, in some cases, infilled with ductwork.

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At the north section of the building, the primary staircase is situated along the south wall, roughly at the center of the property as a whole. It rises from the mezzanine level to the seventh floor. The stairs appear to have some original or early historic features, including arched openings and wood posts, newels, stringers, and balusters. In some locations, balusters consist of twisted metal bars. Risers, treads, and landings are covered with carpet. The configuration of these stairs varies from floor to floor. The north elevator shaft faces the stairwell and has plain metal doors and trim. A third staircase provides access from the basement to the mezzanine level in the commercial unit at 1121 9th Street.

Residential units in the north section of the building are accessed via a pair of hallways that branch off from the north stairwell and run parallel to each other on either side of the lightwell that cuts through the building. The hallways are lined with small residential units and feature molded wood base trim and two sets of wood picture railings: a smaller, original railing above a newer, wide railing. Like the hallway at the south side of the building, air conditioning ducts and fluorescent lights have been added along the high coved ceilings, and wall to wall carpet covers the floors. Entries to residential units located along the west and south perimeter walls are arranged in pairs, while those along the interior lightwell are separate. Typical unit entries have wood doors with single panels, molded wood trim, and infilled or painted transom lights. The newer picture railing has been installed so that it transects the transom lights.

Residential Units

The building currently contains 180 residential units. Layouts vary depending on the location of the unit. Units typically have plaster walls with wood base and door trim, wood sash windows, and carpeted floors. A small bathroom off the main room has tile floors, a shower, and sometimes an original lavatory.

Penthouse

The ninth-story penthouse atop the south section of the building has been significantly altered from its original appearance. Rooms have wood panel walls and carpeted floors. Some spaces, including a small hallway from the elevator and stair lobby have acoustical tile ceilings to which ductwork has been attached. The main room has a dropped plaster ceiling with fire sprinkler heads.

Alterations

Exterior

The Hotel Lenhart has undergone significant interior alterations and some exterior alterations from as early as 1916. Almost all original openings, windows, cladding, and exterior details remain between the third floor and penthouse level; the ninth-story penthouse has aluminum replacements and some windows at the second-floor mezzanine levels have been replaced by two-lite aluminum replacement slider windows. Others at the mezzanine level are boarded up or have been replaced by non-original exterior mounted air conditioning units. The commercial storefronts at the first floor have all been altered throughout the years and vary in appearance and materials. Electric and non-electric signage has also been mounted and replaced throughout the decades.

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Additional exterior alterations documented in building permits include the ca. 1920-1926 penthouse addition at the top of the Hotel Sutter; 1927 addition of a 1500-gallon fuel oil tank and removal at an unknown date; equipment landing alterations and enclosure from 1938 and 1955; 1954 roof repairs and 1956 re-roofing; modifications to the exterior fire escape ladders and balconies in 1977; cladding of the exterior mechanical room wall with cement plaster in 1978; and replacement of a cooling tower in 1980. Exterior alterations that are not recorded in building permits but are based on visible inspection include the addition of a light well at the north side of the building, replacement of single pane windows at the mezzanine level with multi-lite windows and aluminum sliders, and the removal of original cloth window shades and awnings visible in historic photographs from the 1920s.

Interior

Prior to the unification of the two buildings, each had undergone multiple interior remodels. In 1927, the upper floors were remodeled at 1121 9th Street. The following year the building was converted to the Hotel Lenhart, undergoing a \$100,000 remodel that included new Spanish style finishes and the construction of a mezzanine level, commercial sample rooms, and a new lobby. In 1933, the two buildings were unified under the Hotel Lenhart name and extensively altered again. The remodel included the removal of walls between the buildings, creation of a single lobby, and the conversion of the old lobby space at 1125 9th Street into a ground-floor retail unit with a mezzanine above.

In 1954, the Hotel Lenhart was renamed to the Park Hotel and underwent more interior renovations. It was at this time that the seventh floor was altered and interior non-bearing partitions replaced. In 1965, the lobby area and commercial units were remodeled again and drop ceilings were added to the hotel hallways. After the hotel was renamed the Capitol Park Hotel in 1966, new signs were installed at the exterior, new elevators were installed in the corridors, a smaller new lobby was constructed at 1125 9th Street, and the former lobby at 1121 9th Street was remodeled as part of its conversion into a lounge for the United Services Organization (U.S.O.). At the same time, ventilation ducts were installed throughout the building. In 1972, a sprinkler system was installed throughout the entire hotel.

The hotel was converted into a residential hotel in the 1980s. At this time, the building underwent improvements to fire safety and seismic stability, including the installation of wall bracing, new ceiling joists, fire wall bracing, and one-hour fire corridors. Between 2016 and 2018, new wood floors were installed, and 70 feet of plaster partitions were replaced in the tavern at 1117 9th Street.

As of 2020, most of the building's interior has been altered. The following original interior components remain:

- Ashlar-scored plaster walls
- Molded wood box beams
- Octagonal columns with plaster rosettes and geometric ornamentation
- Decorative ceiling molding
- High coved ceilings in hallways

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- Wood baseboards, picture railing, and trim around doors and windows
- 32” x 79” wood doors with single panels, transom lights, and molded wood surrounds in corridors
- Wood utility access doors in corridors
- Stair newels and railings
- Round corner guards with a spherical newel at stairwells
- Mosaic tile floor with black and white hexagonal porcelain tiles arranged in a grid pattern at 1121 9th Street

Integrity

1117-1131 9th Street retains integrity of location and feeling as a mixed-use commercial building on the corner of 9th and L Streets in downtown Sacramento. Although several of the hotels and commercial buildings that were located on nearby blocks at the time of its construction have since been demolished, the surrounding area retains its integrity of setting as Sacramento’s commercial and institutional center and continues to be characterized by a mixture of mixed-use commercial and governmental buildings, many of which date to the early twentieth century. The upper floors of the building have been continuously in use as a residential hotel unit, and the first-floor units are occupied by a variety of commercial businesses. Thus, the building retains integrity of association as a mixed-use building with a hotel as its primary tenant.

The building retains its form, massing, brick cladding, varied upper-story fenestration pattern and double-hung wood frame windows, rusticated second story, modillion cornice, and wraparound metal storefront awning. Despite alterations to the commercial storefronts (ranging from window and door replacements and the addition of brick veneer cladding to overall configuration changes), these ground-floor alterations impact a relatively small amount of the overall seven- to nine-story-tall building as a whole. The building’s primary facades on 9th and L streets contain its principal and most dominant features. Aside from alterations to the storefronts, these facades remain relatively unchanged from their original appearance and enable the building to continue to convey its architectural significance. The lobby, penthouse, circulation spaces, and individual units have undergone varying degrees of tenant improvements which have affected the property’s original interior design; however, the overall floor plan of the upper floors, especially the hallways of the hotel, appear to be mostly intact. The interior alterations described above do not prevent the building from conveying its identity as one of Sacramento’s prominent mixed-use commercial buildings from the early twentieth century. Sufficient historic fabric remains such that the building’s significant exterior features and interior spaces retain their overall integrity of design, materials, and workmanship. Therefore, 1117-1131 9th Street appears to retain overall integrity sufficient to continue to convey its historic significance.

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8. Statement of Significance

Applicable National Register Criteria

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

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

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 grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1911 – 1933

Significant Dates

1911

1933

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Seadler & Hoen

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hotel Lenhart at 1117-1131 9th Street is eligible for the National Register of Historic Places under Criterion A (Event) at the local level of significance for its association with the development of the blocks around the State Capitol Building and K Street as the core of Sacramento's commercial downtown in the late nineteenth and early twentieth centuries. The property is also eligible at the local level of significance under Criterion C (Design/Construction) as an example of an Italian Renaissance style mixed-use building by master architect Seadler & Hoen. The period of significance for the building under Criteria A and C is 1911 to 1933. Construction on the buildings began in 1911, during the peak period of hotel construction in downtown Sacramento. In 1933, the buildings were consolidated into a single hotel that became one of the city's leading hotels. The consolidation coincided with the Great Depression and a general decline of new hotel development in downtown Sacramento until the middle of the twentieth century.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Community Planning and Development

Development of Downtown Sacramento

Prior to European settlement, Nisenan (Southern Maidu) and Plains Miwok Indians lived in the Sacramento area. Similar to other California cities, the earliest recorded European exploration of the area was by Spanish explorers and missionaries.² In 1808, Gabriel Moraga became the first recorded European to visit the Sacramento Valley while searching for suitable sites for a future mission. Moraga named the valley and river Sacramento, after the Spanish word for the Holy Sacrament, and opened up new possibilities for discovery.³ For the next two decades, various travelers explored the Sacramento River and its surroundings but did not establish any permanent settlements. Finally in 1839, John Sutter established a fort on the land he named New Helvetia, which was given to him as part of an agreement with the Mexican government.⁴ Sutter's Fort served defensive as well as commercial purposes due to the ever-increasing number of immigrants arriving in the area.⁵ In addition to raising herds of horses and cattle, Sutter introduced the first horticultural enterprises to the area by planting fields of grain and corn.⁶ In an attempt to expand his valley empire, Sutter erected a sawmill at Coloma, which led to the accidental discovery of gold in the area in 1848. The subsequent Gold Rush brought a massive influx of miners and other immigrants. This event quickly overturned the ranch economy and led

² Thor Severson, *Sacramento, An Illustrated History: 1839-1874, From Sutter's Fort to Capital City* (San Francisco: California Historical Society, 1973), 17.

³ Albert L. Hurtado, "John A. Sutter and the Indian Business," in *River City and Valley Life: An Environmental History of the Sacramento Region*, Christopher J. Castaneda and Lee M.A. Simpson, ed. (Pittsburgh: University of Pittsburgh Press, 2013), 20-21.

⁴ Severson, 21-31.

⁵ Kenneth N. Owens, "River City: Sacramento's Gold Rush Birth and Transfiguration," in *River City and Valley Life: An Environmental History of the Sacramento Region*, Christopher J. Castaneda and Lee M.A. Simpson, ed. (Pittsburgh: University of Pittsburgh Press, 2013), 42.

⁶ Severson, 36.

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to Sacramento's rapid growth into a city.⁷ The proximity to the mouth of the American River made Sacramento an ideal port for goods coming upriver from San Francisco en route to the gold fields.⁸

By 1848, Sutter had amassed substantial debts and was at risk of losing his rancho. His son, John August Sutter, Jr., commissioned the U.S. Army Corps of Topographical Engineers to survey and plat the land between the embarcadero and the fort into lots that he could sell off to repay his father's debts. The plan worked and established Sacramento's gridiron plan.⁹ Eighty-foot-wide streets traveling east to west were named for the letters of the alphabet, while those traveling north to south were numbered from one to 31. Each block measured 320 feet wide by 340 feet in length and was bisected by a 20-foot-wide alley.

The lots sold quickly, and the city's population rose rapidly from 150 in 1849 to 9,087 in the following year. In 1850, California was admitted to the Union, and for the first several years of statehood, the state government moved from city to city as various municipalities - including San Jose, Vallejo, Benicia, and Sacramento - vied to become the new state's capital. Sacramento emerged as the logical choice because of its rising population and potential as an economic and transportation hub; it was chosen as the permanent capital city of California in 1854.¹⁰ But while the city's location offered many advantages, it also brought with it a host of problems that threatened the city's success and position as the state capital. Between 1850 and 1893, ten major floods devastated Sacramento.¹¹ Fires were a constant worry as well. The most devastating fire occurred in 1852 when 55 blocks of the city's business district, approximately 70 percent the city's building stock, went up in smoke. Another fire in 1854 destroyed 12 city blocks. These conflagrations led to the reconstruction of much of the city using fireproof brick or stone.¹²

As a result of such disasters, early development centered around flood and fire protection. The city raised the street levels of the business district after back-to-back floods in 1852 and 1853 and again after particularly devastating floods in the winter of 1861-1862, the worst in the state's history. These efforts ultimately raised the city's grade to approximately 10 to 12 feet above the natural topography. First stories became basements, and "hollow sidewalks" were created in the process of filling and rebuilding streets up to the new grade.¹³ From 1864 to 1868, the city undertook the even more impressive feat of rerouting the American River to a location approximately one mile north of Sutter Lake. The project improved the flow of the river and took pressure off the levees to the north of the city that had been repeatedly breached by floodwaters.¹⁴

⁷ Hurtado, 26.

⁸ William Burg, *Sacramento's K Street: Where Our City Was Born* (Charleston, SC: The History Press, 2012), 18-20.

⁹ Nathan Hallam, "'We Must Give the World Confidence in the Stability and Permanence of the Place: Planning Sacramento's Townsite, 1853-1870,'" in *River City and Valley Life: An Environmental History of the Sacramento Region*, Christopher J. Castaneda and Lee M.A. Simpson, ed. (Pittsburgh: University of Pittsburgh Press, 2013), 64.

¹⁰ Hallam, 68-69.

¹¹ Karen Wilson, *A Century of Protecting Natomas: The History of Reclamation District 1000, 1911-2011* (Virginia Beach, VA: Donning Company Publishers, 2011), 9-14.; Owens, 56.

¹² Owens, 50; Special Collections of the Sacramento Public Library, *Sacramento's Alkali Flat* (Charleston, SC: Arcadia Publishing, 2010), 7.

¹³ Hallam, 66-68, 75.

¹⁴ *Ibid.*, 72.

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The first decades of the twentieth century ushered in a building boom unlike anything Sacramento had witnessed since the Gold Rush.¹⁵ As the focus of Sacramento's retail and entertainment activity moved eastward from the waterfront, shops and frame houses were replaced by larger commercial structures. By the turn of the century, the epicenter of Sacramento's commercial activity was shifting away from the "wholesale district" of the West End to more desirable locations near the Capitol.¹⁶

Financial prosperity and patriotism during World War I combined to redefine the built fabric of downtown Sacramento during the first three decades of the twentieth century. By 1915, the wagon shops had disappeared from the district, carriage houses on alleys had been converted to automobile garages, and standalone houses were few and far between.¹⁷ Three industries dominated the downtown area during this era of growth: hotels, department stores, and theaters.¹⁸ Along with the Hotel Sutter at the subject building, the Land (1910), Clayton (1910), Sequoia (1911), Regis (1912), and Travelers (1914) hotels were all constructed on or in close proximity to K Street during the first two decades of the twentieth century, followed by the Senator Hotel in 1924. During legislative sessions, it was commonplace for government representatives to make semi-permanent homes in the hotels adjacent to the Capitol grounds.¹⁹ Meanwhile, the Weinstock, Lubin & Co. department store and the Empress Theatre (later known as the Hippodrome and Crest Theatre) designated this section of K Street as Sacramento's fashionable shopping and entertainment destination for the masses.

In keeping with the area's heightened sense of refinement and expounding off the highly stylized Cathedral of the Blessed Sacrament, many of the buildings constructed in Sacramento's downtown commercial district during this early twentieth-century period took inspiration from the latest trends and famous European examples. The design of Weinstock's, for instance, was based on the well-known Parisian department store, Le Printemps, while the design of Senator Hotel was inspired by the Palazzo Farnese in Florence.²⁰

Over the next fifty years, Sacramento's downtown underwent several dramatic transformations in the face of economic downturns, world wars, and demographic shifts. The Great Depression put a pause on Sacramento's building boom; although federal funded projects allowed for development to continue at a slower pace and provided employment to the city's residents.²¹ The construction of new hotels in downtown Sacramento also slowed. Although hotels continued to be a vital part of Sacramento's downtown commercial and entertainment district, it appears that, with the exception of the consolidation of the two pre-Depression-era hotels at the subject property at 1117-1131 9th Street into the Hotel Lenhart in 1933, few new hotels were constructed in downtown Sacramento until the postwar period. In the second half of the twentieth century, the bulk of new hotel development shifted from the blocks around K Street to motor lodges along

¹⁵ Steven M. Avella, *Sacramento: Indomitable City* (Charleston, SC: Arcadia Publishing, 2003), 90.

¹⁶ Annette Kassis, *Weinstock's: Sacramento's Finest Department Store* (Charleston, SC: The History Press, 2012), 69.

¹⁷ Sanborn Map Company, Sacramento, California, sheets 27, 28, 37, and 38, 1915.

¹⁸ *Ibid.*

¹⁹ Burg, 54.

²⁰ Kassis, 71; "Hotel Senator," National Register of Historic Places – Nomination Form, 1979.

²¹ Sacramento Archives and Museum Collection Center and the Historic Old Sacramento Foundation, *Old Sacramento and Downtown* (Charleston, SC: Arcadia Publishing, 2006), 42.

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12th Street and 16th Street, which formed part of the routing of U.S. Route 40/S.R. 160 through Sacramento.²²

During World War II, defense-related industries brought thousands of new residents to Sacramento. The staggering population growth felt by the greater metro-area brought with it renewed commercial spending to downtown.²³ The Baby Boom Generation flocked to department stores on J and K streets. These businesses stood as pillars of the postwar city by catering to the “pent-up consumer demand” of the region’s rapidly expanding middle class.²⁴

Downtown Sacramento changed dramatically with the rise of new residential suburbs at the city’s periphery. In 1954, the shops and major department stores on K Street accounted for 75.6 percent of the county’s sales tax base. By 1965, that figure had dropped to 19.6 percent.²⁵ The city’s long-standing commercial establishments opened suburban branches throughout the 1950s and 1960s, many of which were more profitable than their downtown locations.²⁶ The completion of regional shopping malls in suburban areas during this period further drew commercial activity away from Sacramento’s traditional commercial core.²⁷

The decline in urban commercial activity during the mid-twentieth century was directly linked to the increasing popularity of automobile transportation. In 1947, the city’s extensive streetcar network was shut down in favor of buses and personal vehicles, a change that impacted the pedestrian character of downtown. In 1955, K and L streets were converted into one-way thoroughfares.²⁸ The final setback to the city’s once thriving central business district came in 1968 with the completion of the Interstates 5 and 80 through downtown Sacramento, diverting automobile traffic away from city streets, entirely, and on to outlying shopping malls and newer residential areas.²⁹

Between 1950 and 1970, the population of the Central City dropped from 58,000 to 27,000 people. During the period, old downtown neighborhoods in the city’s West End, which were primarily home to low-income minority families and seasonal laborers, were deemed ineligible from receiving postwar subsidized home loans and labeled slums. Hoping to beautify the entrance to the city and present Sacramento as a modern, clean, and well-planned state capital, the city designated the West End as a blighted area and initiated efforts to redevelop the area by buying up land, demolishing existing buildings, and displacing residents.³⁰

The second half of the twentieth century was a period of great change and transition for Sacramento’s downtown hotel industry. With most of the housing in the West End destroyed during redevelopment, many of the area’s former residents moved into the old downtown hotels

²² Gei Consultants, Inc., “Mid-Century Modern Context Statement and Survey Results,” 2017, 2-22 – 2-23; “State Route 160,” California Highways, accessed November 1, 2019, <https://www.cahighways.org/153-160.html>.

²³ Kassis, 90-91.

²⁴ *Ibid.*, 90.

²⁵ Burg, *Sacramento’s K Street*. 130-131.

²⁶ *Ibid.*, 131.

²⁷ Avella, 133.

²⁸ Burg, 117.

²⁹ *Ibid.*, 137.

³⁰ General Plan Technical Background Report, Appendix B (2013), 6.3-82.

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to the east of the riverfront, including the Marshall (originally the Clayton), Berry, Shasta, and Sequoia.³¹ By 1954, many of the downtown hotels – including the Travelers, Clunie, and Berry – were advertising rooms for rent at weekly or monthly rates for transient and permanent guests.³² Other former leading hotels that had been constructed in the first decades of the twentieth century were remodeled or demolished. The Senator Hotel underwent an extensive redesign in 1954 that resulted in the enclosure of its exterior archways to create office and retail space, removal of Italian Renaissance decorative elements, and subdivision of its main lobby.³³ Two years later, the Hotel Sacramento, opened in 1909 at 10th and K streets, was torn down.³⁴ Its destruction was considered “a serious loss to the downtown area” due to the limited amount of remaining “first class” hotels to accommodate visiting legislators and businessmen.³⁵ The Hotel Land, originally constructed in 1910, was razed in 1961.³⁶ City councilmembers, meanwhile, began proposing that new hotels might be built to the north and south of the business district on J and K streets.

The clearance of the West End resulted in a number of major redevelopment projects in the 1950s and 1960s, including the creation of the Capitol Mall, K Street Pedestrian Mall, Downtown Plaza Mall, and Old Sacramento Historic District.³⁷ The Great Recession at the start of the twenty-first century slowed development in the area and brought several projects to a halt. In the second decade of the century, Downtown Sacramento has begun to experience a resurgence in development as residents and businesses return to the city center. The completion of the Golden One Center sports and entertainment center on the former site of the Downtown Plaza Mall in 2016 appears to have attracted additional development to the area. A number of historic buildings in the surrounding area have been rehabilitated, and new restaurants and Kaiser Permanente’s Sports Medicine Center have opened in the area.³⁸ Meanwhile, infill has focused on adding new housing to vacant or underutilized properties.

Development of the Hotel Lenhart

The Hotel Lenhart was built on Lot 8 of the block bounded by K, L, 9th, and 10th streets on land that was originally platted as part of Sacramento’s 1848 city limits. The block was bisected by an alley (now Kayak Alley) that ran east-west between K and L streets. The property was originally constructed as two separate buildings between 1911 and 1912, both of which were designed by the architecture firm of Seadler & Hoen.³⁹

According to fire insurance maps produced by the Sanborn-Perris Map Company, the south corner of Lot 8 was occupied by the Siller Building, a four-story wood frame lodging house, in 1895. Shorter one- or two-story, wood-frame dwellings filled the rest of the lot and the half of

³¹ Burg, *Sacramento’s K Street*. 138.

³² “Hotel Rooms-For Rent,” *Sacramento Bee*, July 17, 1954.

³³ “Senator Hotel,” National Register of Historic Places Inventory-Nomination Form, 1979.

³⁴ “Hotel Sacramento’s Doors Will Be Shut Tomorrow,” *Sacramento Bee*, April 27, 1956.

³⁵ “Council Looks Toward Getting City New Hotel,” *Sacramento Bee*, March 30, 1956.

³⁶ “Veteran Barber Will Move Out of Hotel Land,” *Sacramento Bee*, January 8, 1961.

³⁷ General Plan Technical Background Report, 6.3-119-120.

³⁸ Office of the City Auditor, “Follow-Up Audit of the Golden1 Center Local Hiring and Business Involvement,” December 2017, 23-28.

³⁹ *The Architect & Engineer of California* 34, No. 4 (August 1913): 78.

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the block along L Street. The half of the block along K Street, meanwhile, was developed with rows of commercial businesses, two hotels, a restaurant, and a gymnasium.⁴⁰

In 1907, Carl and Nellie Koch sold the north half of Lot 8 to Lenhart G. Siller and his brother, John L. Siller, founders of the contracting and real estate firm, Siller Brothers, and a large planing mill of the same name. The Sillers had also constructed the Siller Building on the south half of Lot 8; however, they do not appear to have owned the land on which it was located outright until 1917, when it was transferred to them from A.G. Folger and J.J. Keegan.

1910s-1920s

By 1911, the *Sacramento Union* newspaper reported that the intersection of 9th and K streets was being “rapidly converted into a business thoroughfare.”⁴¹ Hoping to benefit from the increased commercial activity in the area, Siller Brothers announced plans to construct a new three-story commercial building on the site of two dilapidated buildings along the alley on the east side of 9th Street near L Street.⁴²

In October 1911, as the Siller building was being constructed, a fire broke out at a wood frame lodging house located next door at the corner of 9th and L streets; the building that caught fire was also owned by the Siller Brothers.⁴³ City inspectors found that remodeling the building would be impractical, and the building was torn down.⁴⁴ In early 1912, Siller Brothers announced plans to construct a new building on the site, which would have commercial stores on the ground floor and a rooming house on the upper floors.⁴⁵ By July, the *Sacramento Union* reported that rather than a rooming house, a new 70-room guest hotel, the Hotel Sutter, would occupy the upper floors.⁴⁶ It is likely that around the same time, the Sillers revised their plans for the commercial building on the north side of the lot and increased its height to seven stories to more closely align with that of the hotel building.

The Sillers’ commercial building was completed in early 1912. The building was completed at a cost of \$100,000 and entirely faced with sandstone brick from the Sacramento Sandstone Brick Company. At the time, the company was one of the only manufacturers in the world that produced brick using lime and sand. According to an article in the *Architect and Engineer* journal, although the material had been used on other buildings, the building constructed by Siller Brothers was the first to use the material to face the entire front of a building.⁴⁷ Over the following years, the material was used in a number of other prominent buildings in Sacramento—including the Travelers’ Hotel, Merrium Apartments, Howe Apartments, Lauppe

⁴⁰ Sanborn-Perris Company, “Sacramento, California,” vol. 1, 1895.

⁴¹ “Siller Brothers Plan Improvement,” *Sacramento Union*, June 10, 1911.

⁴² “Siller Brothers Plan Improvement;” Winfield Davis, *An Illustrated History of Sacramento County, California*, Chicago: Lewis Publishing Company, 1890, 787-788.

⁴³ “Police Fight to Save Lives at Fire,” *Sacramento Union*, October 31, 1911.

⁴⁴ “Can’t Remodel Siller Building,” *Sacramento Union*, December 12, 1911.

⁴⁵ “Sacramento City of Beautiful Homes,” *Sacramento Union*, February 18, 1912.

⁴⁶ “Building Still Goes Merrily On,” *Sacramento Union*, July 14, 1912.

⁴⁷ “Using Sandstone Brick,” *The Architect & Engineer of California* 29 (May-July 1912), 117.

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Apartments, Cadillac Garage, and Schaw-Batcher Co.—as well as buildings throughout Northern California.⁴⁸

When the building opened in March of that year, it contained a restaurant, the Peerless Grill, on the first floor and the Westonian Normal College of Arts, Science and Professions on the top floor.⁴⁹ The Home Furniture Company had a shop and storerooms that occupied over 29,000 square feet and four floors of the building.⁵⁰ Meanwhile, construction continued to progress on the hotel building to the south. In December 1912, the building opened with the Hotel Sutter as its primary tenant. Newspaper ads touted the hotel's "ideal" location, "in the very center of the city, yet away from all noise," as well as its "European plan," "rich lobby," "beautiful mezzanine," and "seven floors of solid comfort."⁵¹

A description of one of the building's original interior spaces is included in a 1913 newspaper article about the Peerless Grill, located at 1117 9th Street:

*The Peerless, unlike so many cafes of similar character, is not garish or over-decorated, the whole tone being that of dignified richness and luxury ... The main floor of this establishment is devoted to the public dining room furnished with the finest mahogany, linen, silver and glass. While around the room are arranged a series of the finest French mirrors. On the mezzanine floor are the ladies' tea room and the private dining rooms finished in the most costly and beautiful of silk and plush hangings, deep rich carpets on the floor, and the most comfortable furniture.*⁵²

Fire insurance maps produced by the Sanborn Map Company show that by 1915, the area around the subject property was filled with hotels and other commercial establishments. At the time, roughly 16 hotels existed on the blocks between 3rd, I, 13th, and L streets. All but four of these hotel buildings—the Regis Hotel, Clayton Hotel, Argus Hotel, and the subject property—have since been demolished. At the time, the subject property remained divided into the Siller Building at the north end of the lot and the Hotel Sutter at the south end of the lot. The map showed that three years after opening, the Siller Building was comprised of a restaurant space on the lower floors and a business college on the fifth and sixth floors. The Hotel Sutter building consisted of an entrance hall and mezzanine with access to an elevator, a hotel office, and three commercial units on the ground floor with hotel rooms on the six floors above.⁵³

The Hotel Sutter catered to and was a popular destination for businessmen and their wives looking for a comfortable but economic place to stay for business and pleasure trips. "We will save you money; remembering always, that economy must include every comfort, or it is false economy," a 1912 advertisement declared.⁵⁴ The names of business leaders and professionals –

⁴⁸ Sacramento Sandstone Brick Company advertisement, *Sacramento Bee*, May 16, 1914.

⁴⁹ "Westonian Normal College is Opened," *Sacramento Union*, February 8, 1912.

⁵⁰ "Grand Opening for New Keach Store," *Sacramento Union*, March 11, 1912.

⁵¹ Hotel Sutter advertisement, *Sacramento Union*, December 12, 1912.

⁵² "Peerless Grill Delights the Eye and Satisfies the Inner Man," *Sacramento Union*, January 1, 1913.

⁵³ Sanborn Map Company, "Sacramento, California," Vol. 1, Sheet 37, 1915, Sacramento Public Library.

⁵⁴ "Hotel Sutter" advertisement, *Sacramento Bee*, December 1912.

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such as lumber mill owners, prominent medical authorities, hotel proprietors, and military officers – were often listed as staying at the hotel in the *Sacramento Bee*.⁵⁵ Companies, organizations, and other groups also frequently selected the hotel as the location for their meetings or as the headquarters for events or conventions.⁵⁶ In spite of its close proximity to the Capitol, legislators do not appear to have been frequent guests at the Hotel Sutter.

1920s-1930s

Historic photographs show that between 1920 and 1926 a penthouse floor was added to the top of the Hotel Sutter. The Siller Brothers' commercial building on the north side of the lot continued to be occupied by a restaurant, furniture store, and business college until 1928, when the building was converted into the 150-room Hotel Lenhart, which was named after one of the Siller brothers, Lenhart Siller. The \$100,000 remodel included a redesign "along Spanish lines," finishing and furnishing the hotel rooms, a mezzanine, and commercial sample rooms and constructing a new 45-foot by 75-foot lobby.⁵⁷ City directory listings indicate that this lobby was located at 1121 9th Street.⁵⁸ The lobby had buff-colored walls that mimicked adobe and large wooden pillars decorated with tiles and Spanish crests, and "Spanish" style railings around the mezzanine.⁵⁹

As the Siller Brothers had intended when they originally started building at the corner of 9th and L streets, the new Hotel Lenhart was designed to serve and profit from the busy commercial and entertainment district that had developed along J and K streets. Newspaper articles highlighted its location "one-half block from K Street and in the heart of the amusement and shopping district," and advertisements for the hotel's grand opening touted that the hotel was "in the Heart of Sacramento...just around the corner from everything."⁶⁰

The consolidation of the two Siller buildings took place in 1933. Previously, the buildings had been in use as two separate hotels, the Hotel Lenhart at 1121 9th Street and the Hotel Rellis ("Siller" spelled backward) at 1125 9th Street. The consolidation unified the buildings as a single 230-room hotel, also called the Hotel Lenhart. The remodel included the removal of walls between the buildings, creation of a single lobby, and extensive interior renovations. The hotel also featured a restaurant and coffee shop on the ground floor.⁶¹ The lobby for the hotel was located at 1121 9th Street, necessitating the conversion of the old lobby space at 1125 9th Street into a new use. City directories indicate that the space was remodeled into a commercial unit and was in continuous use as a barber shop from 1934 until 1965.⁶² Surviving column capitals that are visible in the existing mezzanine at this location indicate that the new commercial space was

⁵⁵ "Placerville Man Pays \$10,000 for New Hotel Sutter," *Sacramento Bee*, May 14, 1913; "Coming, Eminent Diabetic Authority to Sacramento," *Sacramento Bee*, June 19, 1915; "Bellows Transferred to Washington," *Sacramento Bee*, March 22, 1919.

⁵⁶ "Legal Notices," *Sacramento Bee*, October 26, 1915; "Poppies to be Sold to Aid Charity," *Sacramento Bee*, April 18, 1913; Ad, *Sacramento Bee*, May 27, 1919.

⁵⁷ "Hotel Lenhart on Ninth Street Nearly Finished," *Sacramento Bee*, January 28, 1928; "City's Newest Hotel Opens Its Register To The Public," *Sacramento Bee*, February 17, 1928.

⁵⁸ *Sacramento, California, City Directory*, 1928.

⁵⁹ "City's Newest Hotel Opens Its Register To The Public."

⁶⁰ "The New Hotel Lenhart," *Sacramento Bee*, February 17, 1928.

⁶¹ "Two Hotels Consolidated," *Sacramento Bee*, February 11, 1933.

⁶² *Sacramento, California City Directory*, 1934.

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created by subdividing the taller lobby space into a ground-floor retail unit with a mezzanine above.

At the end of the 1930s, the Hotel Lenhart was considered one of Sacramento's top hotels. A guidebook published by the *Sacramento Bee* in 1939 included the hotel on its list of the city's "leading hotels" along with the Berry, Californian, Clunie, Land, Regis, Sacramento, Senator, Sequoia, and Travelers.⁶³ Like the Hotel Sutter in the 1910s, guests at the Hotel Lenhart were typically businessmen and their wives traveling for work or vacation. "Tired business people our specialty," a 1933 advertisement stated.⁶⁴ Reflecting the hotel's primarily business-related clientele, the Lenhart Coffee Shop at 1119 9th Street included several private dining rooms that were designed to be "ideal for directors' and committee meetings."⁶⁵ The hotel also took part in the entertainment and commercial activity around K Street. While it continued to serve as the headquarters for conventions, it also hosted bridge and card game tournaments and sold tickets to local entertainment offerings.⁶⁶

1940s-1950s

No major physical alterations are recorded by building permits between the buildings' consolidation in 1933 and the 1950s. After this point, building permits document a wide variety of changes, primarily to its interior spaces. In 1944, the property's original owner, Lenhart Siller, died.⁶⁷ The property continued to be owned by the Siller family as part of his estate. Lenhart Siller's son, George L. Siller, managed the hotel in partnership with his sisters Mabel and Ruby. By 1954, George had changed the name of the Hotel Lenhart to the Park Hotel and began a \$160,000 remodel of the hotel.⁶⁸ Air conditioning was installed in the building and became a central part of the hotel's advertisement campaigns over the next decade.⁶⁹ Building permits from this period describe remodeling the seventh story, adding bathrooms to a bar area, enclosing exterior equipment landings, and replacing the building's roof.⁷⁰ In 1952, the commercial unit at 1117 9th Street became a tavern called the Red Hen Club. The space remained continuously in use as a tavern until the late 2010s.⁷¹

A fire insurance map produced by the Sanborn Map Company in 1951 shows how the building had been broadly modified since its initial construction. While the 1912 portion of the building at the south end of the lot (originally the Hotel Sutter) remained in roughly the same interior configuration as in the earlier 1915 Sanborn map, the interior spaces of the 1911 portion of the building at the north end of the lot (the Siller Building) had been significantly rearranged as a result of its conversion from an entirely commercial building into a hotel. The map shows a store, restaurant, and large hotel office and lobby on the ground floor. Although it is not

⁶³ The *Sacramento Bee*, *Sacramento Guide Book* (Sacramento, CA: The *Sacramento Bee*, 1939), vi.

⁶⁴ Advertisement, *Sacramento Bee*, March 6, 1933.

⁶⁵ Advertisement, *Sacramento Bee*, April 14, 1928.

⁶⁶ "Barbre To Head Local Greeters," *Sacramento Bee*, April 16, 1932; "Bridge Tournament to Be Held To-morrow Evening," *Sacramento Bee*, February 14, 1933; Clara Guthrie, "Five Eastern Star Chapters Will Join for Installation," *Sacramento Bee*, November 29, 1932.

⁶⁷ "Lenhart G. Siller, Retired Builder, Dies at Age of 79," *Sacramento Bee*, September 18, 1944.

⁶⁸ "Building Development," *Sacramento Bee*, May 29, 1954; "Capital Hotel Man Dies on Tahoe Vacation," *Sacramento Bee*, July 30, 1959.

⁶⁹ Advertisement, *Sacramento Bee*, August 31, 1955.

⁷⁰ Building permit records, Center for Sacramento History.

⁷¹ Sacramento, California, City Directories, Ancestry.com.

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documented in building permits, the map further indicates that by this time, a long lightwell that opened into the alley had been cut through the center of the building.⁷²

In a period in which commercial and entertainment activity was increasingly shifting from K Street to new suburban shopping centers, the refurbishments of the 1950s appear to have been aimed at helping the hotel continue to attract middle class guests looking for modern comforts and moderate rates.⁷³ While many of the other downtown hotels had been demolished or were advertising low weekly and monthly rates for transient or permanent guests, the Hotel Park continued to host groups for local conventions, as well as drama group auditions, fraternity initiations and elections, and even a 1957 Democratic Party luncheon at which State Attorney General Edmund G. "Pat" Brown was the guest of honor.⁷⁴ By 1959, however, the hotel, too, was operating as a residential hotel and had begun to advertise weekly and monthly rates alongside many other downtown hotels.⁷⁵ The next year, the Sacramento County Nurses Association moved its headquarters from the building.⁷⁶

1960s-1970s

The largest number of changes at the subject property appear to have taken place during the 1960s and 1970s. The majority of these changes occurred in the hotel's lobby and ground-floor commercial units. In 1963, a permit was issued for major changes to the hotel, including remodeling the lobby and dropping ceilings in the hallways. In 1966, the hotel was refurbished and renamed the Capitol Park Hotel, the name it continues to bear today. As part of the change, faux Western signs with the hotel's new name and the names of ground-floor shops were installed, the facades were painted white, and the lobby shifted from the two-story space at 1121 9th Street to a smaller new lobby at 1125 9th Street.⁷⁷ In 1968, the old lobby at 1121 9th Street was again remodeled as part of its conversion into a lounge for the United Services Organization (U.S.O.). At the same time, ventilation ducts were installed throughout the building.⁷⁸

Significant exterior modifications were carried out in the 1970s, likely in connection to changes in ownership. In 1973, the property transferred from the L.G. Siller Estate Company to B Street Associates—of which Donald G. Fisher, the founder of Gap, Inc. and a former president of the Park Hotel, was a general partner. In 1977, the property was sold again to Ronald A. and Irene V. Henry. The Henrys continue to own the property today under the name RAH Partnership LP.⁷⁹

The brick veneer cladding that remains visible on many of the building's commercial storefronts was added roughly between 1966 and 1971. Modifications were also made to the building's exterior fire escape ladders and balconies. In 1977, the fire escape balcony on the south façade

⁷² Sanborn Map Company, "Sacramento, California," Vol. 1, Sheet 37, 1915-1951, Sacramento Public Library.

⁷³ Advertisements, *Sacramento Bee*, November 15, 1959.

⁷⁴ "Alternate Cast Is Sought For Play," *Sacramento Bee*, July 23, 1952; "Off Campus Notes," *Sacramento Bee*, December 18, 1954; "VFW Rushes Plans for State Encampment," *Sacramento Bee*, June 13, 1955; "Brown Predicts Demos Can Win State In 1958," *Sacramento Bee*, January 23, 1957.

⁷⁵ Advertisement, *Sacramento Bee*, November 10, 1959.

⁷⁶ "Registrar Will Retire," *Sacramento Bee*, December 29, 1960.

⁷⁷ "Private Urban Renewal Project of Park Hotel Nears Completion," *Sacramento Bee*, June 12, 1966.

⁷⁸ Building permit records, Center for Sacramento History.

⁷⁹ Deed records, Sacramento County Clerk-Recorder.

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was extended, and the two fire escape ladders on the north façade were replaced with new “tele-stairs.” The following year, the hotel’s exterior mechanical room wall was covered with cement plaster.⁸⁰

1980s-2010s

The decades since the 1970s have been comparatively quiet in terms of physical alterations to the subject property. In the late 1980s, the guest hotel was converted into a residential hotel.⁸¹ Work to improve fire safety and seismic stability at the building—including installing wall bracing, new ceiling joists, one-hour fire corridors, and bracing fire walls—took place in 1989. In 1990, the commercial storefront at 1131 9th Street was remodeled with new stucco cladding and new wood exterior doors and windows. Between 2016 and 2018, new wood floors were installed, and 70 feet of plaster partitions were replaced in the tavern at 1117 9th Street.⁸² These are the most recent changes to the property that have been documented in building permits.

1117-1131 9th Street appears to be eligible for listing at the local level of significance under Criterion A (Events) for its association with the rapid commercial development of downtown Sacramento after the city achieved stability against flooding and secured its status as the state capital of California in the late nineteenth and early twentieth centuries. The buildings that comprise the subject property were constructed during Sacramento’s building boom in the first decades of the twentieth century, after the American River was redirected and the city’s street levels were raised to protect the city from flooding. The Siller Brothers’ decision to construct a mixed-use commercial and hotel development on a lot at the corner of 9th and L Street, one block from the State Capitol and half a block south of K Street, reflects the shift of the city’s commercial center east from the riverbank embarcadero to the blocks surrounding the Capitol, as well as K Street’s importance as one of Sacramento’s principal urban thoroughfares. Additionally, of the roughly 17 hotels that were located on the blocks between 3rd, I, 13th, and L Streets around the time of the subject property’s construction in the 1910s as the Hotel Sutter and Siller Building, all but five—the Regis Hotel, Clayton Hotel, Argus Hotel, Traveler’s Hotel, and the subject building—appear to have been demolished, making it one of the few surviving examples of the hotel development that dominated the area in the period. Thus, the subject property appears to be eligible for listing on the National Register.

Criterion C: Architecture

Architect: Seadler & Hoen

Both portions of the Hotel Lenhart were designed by the architecture firm of Seadler & Hoen. The firm was founded in 1903 as a partnership between architects James Seadler (1852-1923) and Ernest Martin Hoen (1872-1914).

James Seadler was born near Schaffhausen, Switzerland in 1852 and immigrated to the United States as a young man. In 1867, he settled in St. Louis, Missouri and began working as an apprentice architect. After almost a decade in the city, he moved to Oakland in 1876, where he

⁸⁰ Building permit records, Center for Sacramento History.

⁸¹ “A big homeless shelter could go in this historic downtown Sacramento building,” *Sacramento Bee*, April 18, 2019.

⁸² *Idem*.

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started an architecture firm in 1879. Seadler relocated again in 1887, this time to Sacramento, although he continued to maintain his office in the Bay Area. With operations in both Sacramento and the Bay Area, Seadler emerged as one of the most prominent residential architects in Northern California, with examples of his work appearing in Sacramento, San Francisco, and Fresno. Seadler dedicated much of his practice to designing residential properties, among them the Llewellyn Williams mansion in Sacramento and the Leland Stanford and Crocker mansions in San Francisco.⁸³ A sign of his reputation in the architecture field, in 1881, Seadler was appointed to the position of the Government Architect for the Pacific Coast. In 1903, he began a partnership with Ernest Martin Hoen and established the firm of Seadler & Hoen.⁸⁴ In 1912, he was elected as the vice president and secretary of the Sacramento Atelier at a meeting of all of the city's architectural draftsmen.⁸⁵

Ernest Hoen was born in Santa Rosa, California in 1872, the third of four children born to Berthold and Marie Hoen. Hoen's father had immigrated to Baltimore from Germany as a child and came in California in 1849, during the fervor of the Gold Rush. Berthold Hoen initially settled in San Francisco, but after losing his fortune in fires three times, he moved to Santa Rosa in 1852, where he manufactured wine and became known as "the father and pioneer of that city."⁸⁶ The Hoens were an artistic family. Berthold's brothers founded the lithography firm of A. Hoen & Company in Baltimore. Marie Hoen's stepfather was a prominent musical composer, and her brother was a noted author.

Ernest Hoen received his early education in the public schools of Santa Rosa before entering the Manual Training School of Washington University in St. Louis, Missouri when he was fifteen years old. After his graduation in 1889, he returned to California and began his career as an architect. For three years, he worked for the San Francisco firm of McDougal & Brothers. Subsequently, he began working with James Seadler, first independently for a period of five years, before the partnership was formalized in the founding of Seadler & Hoen.⁸⁷ The firm had offices in Sacramento, as well as San Francisco and primarily focused on residential projects. Among Seadler & Hoen's notable contributions were several houses in the Boulevard Park subdivision, including the Joseph Marzen House at 2100 F Street and Edward F. Dalton House at 2131 F Street, both of which are contributing resources in the National Register-listed Boulevard Park Historic District, and the Roan-Didion House at 2000 22nd Street in the Poverty Ridge neighborhood. The firm also designed several commercial and institutional buildings, including the Sacramento Bank Building in Oak Park.⁸⁸ The building was listed on the National Register of Historic Places in 1982.⁸⁹ According to a contemporary biography of Hoen, Seadler & Hoen "enjoy[ed] good patronage, having won a reputation that places them among the leading architects of the central portion of the state."⁹⁰

⁸³ William Burg, *Sacramento's Streetcars* (San Francisco: Arcadia Publishing, 2006), 65.

⁸⁴ William Burg, "Boulevard Park," National Register of Historic Places Registration Form, 8-15.

⁸⁵ "Sacramento Atelier," *The Architect & Engineer of California* 27, no. 3 (1912).

⁸⁶ "Earnest Martin Hoen," *History of the New California Its Resources and People*, Vol. I, ed. Leigh H. Irvine (Lewis Publishing Company, 1905), accessed July 17, 2019, USGenNet.org.

⁸⁷ "Earnest Martin Hoen."

⁸⁸ Burg, "Boulevard Park."

⁸⁹ "Sacramento Bank Building," National Register of Historic Places Nomination Form, 1982.

⁹⁰ "Earnest Martin Hoen."

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Hoer died in 1914 at the age of 43 after a short battle with pneumonia. At the time of his passing, he was considered “one of the best-known professional men in Sacramento.”⁹¹ Seadler continued the duo’s architectural practice after Hoer’s death until his own passing in 1923.

Italian Renaissance Style

1117-1131 9th Street is an example of a building constructed in the Italian Renaissance style. The Italian Renaissance style, sometimes referred to as the Italian Renaissance Revival or Renaissance Revival style, emerged in cities across the United States toward the end of the nineteenth century in response to popular architectural styles of the Victorian period. Much of the architecture of the Victorian era was dominated by free-flowing, picturesque styles—such as Gothic Revival, Shingle, and Queen Anne—that were inspired by medieval European precedents.⁹² In contrast, and as its name suggests, the Italian Renaissance style sought a return to the more formal architectural aesthetics of the Italian Renaissance and Baroque periods in France and Italy, which had in turn developed out of a rebirth of interest in the Classical civilizations of Greece and Rome in Florence in the fifteenth century. In this respect, the Italian Renaissance style was part of a long line of artistic and intellectual movements that were rooted in the art and architecture Classical Greece and Rome.⁹³

From the late nineteenth to the early twentieth century, commercial, institutional, and residential buildings across the United States were designed in the Italian Renaissance style. As techniques for creating masonry veneers improved, vernacular interpretations of the style spread throughout the country.⁹⁴ The style steadily declined in popularity through the 1930s, as the Great Depression enveloped the country and interests in modern architectural styles grew.⁹⁵

Common characteristics of the Italian Renaissance style include the following:

- Formal vertical composition, typically consisting of a base, shaft, and capital
- Low-pitched hipped or flat roofs, often accented by a crown with a colonnade, cupola, or cornice, frequently supported by decorative brackets or modillions
- Flat, symmetrical facades
- Walls constructed of or clad with stone, stucco, or brick (generally stone-colored)
- Horizontal bands of brick or stone belt courses to visually separate floors
- Rusticated lower stories with exaggerated joints
- Arched openings above door and window openings
- Upper-story windows smaller and less elaborate than windows below
- Classical Greek or Roman decorative motifs

Design of the Hotel Lenhart

The Hotel Lenhart is eligible for listing in the National Register under Criterion C (Design/Construction) as a building that “embodies the distinctive characteristics of a type and

⁹¹ “Death Cuts Off Local Architect,” *Sacramento Bee*, January 8, 1914.

⁹² Pennsylvania Historical & Museum Commissions, “Italian Renaissance Revival Style, 1890-1930,” Pennsylvania Architectural Field Guide, accessed July 8, 2019, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/italian-renaissance.html>.

⁹³ “Italian Renaissance,” *Architectural Styles of America and Europe*, accessed July 8, 2019, <https://architecturestyles.org/italian-renaissance/>.

⁹⁴ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 508.

⁹⁵ *Ibid.*, 498.

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period,” represents the work of a master architect, and exemplifies a distinctive method of construction. The building’s formal vertical composition with a rusticated lower story, multi-story shaft with varied window treatments, and smaller upper story; flat roof with wide eaves supported by decorative modillions; brick masonry walls; segmentally arched window surrounds; and use of belt courses to visually separate floors are distinctive characteristics of buildings designed in the Italian Renaissance style in the early twentieth century. Additionally, the building is readily identifiable in Sacramento as a work by master architect Seadler & Hoen. Seadler & Hoen designed many notable residential and commercial buildings in the city. They are included in a list of prominent architects whose work contributes to the National Register-listed Boulevard Park Historic District and also designed the Roan-Didion House, which is a local landmark, and the National Register-listed Sacramento Bank Building in Oak Park. As demonstrated by these properties, Seadler & Hoen often designed buildings in the Classical Revival and Colonial Revival styles. The high quality of the design of the two sections that now comprise the Hotel Lenhart at 1117-1131 9th Street and their careful expression of a Classically influenced revival style are indicative of Seadler & Hoen’s best work as uniquely applied to a mixed-use commercial building.

The building also exemplifies the use of a distinctive type or method of construction. The building was clad with sandstone brick from the Sacramento Sandstone Brick Company. At the time, the company was one of the only manufacturers of sandstone brick in the world. Although the material had been used to clad other buildings by the time the subject building was constructed, it was the first in which sandstone brick was used to face the entire building. Subsequently, the material was used to clad a number of prominent buildings in Sacramento, including the National Register-listed Travelers’ Hotel building, which was completed in 1914. Many of the other buildings that were constructed in Sacramento using this material have since been demolished, making the subject property an important surviving example of the use of this locally significant building material.

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Previous documentation on file (NPS):

 x preliminary determination of individual listing (36 CFR 67) has been requested

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- 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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 0.25 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 38.578726 Longitude: -121.495360

Verbal Boundary Description (Describe the boundaries of the property.)

1117-1131 9th Street, Sacramento, Sacramento County, California. The property is located on Lot 8 in the block bounded by 9th and 10th and K and L Streets in the Old City of Sacramento except for the east 35 feet and south 60 feet of the adjacent lot. The Assessor's Property Description is "LOT 8 BLK 9 & 10 K & L OLD CITY EXC E35FT OF AL S60FT LOT 8 AL." Assessor's Parcel Number 601020160000.

Boundary Justification (Explain why the boundaries were selected.)

The boundary corresponds with the legal and historic boundary on which the nominated building has been located since its construction in 1911-1912.

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11. Form Prepared By

name/title: Clare Flynn and Alicia Sanhueza, Cultural Resources Planners
organization: Page & Turnbull
street & number: 2600 Capitol Avenue, Suite 120
city or town: Sacramento state: CA zip code: 95816
e-mail: flynn@page-turnbull.com; sanhueza@page-turnbull.com
telephone: 916-930-9903
date: November 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: Hotel Lenhart

City or Vicinity: Sacramento

County: Sacramento

State: California

Photographer: Page & Turnbull

Date Photographed: 2019-2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

Exterior

- 1 of 42. The west façade. View northeast.
- 2 of 42. The west façade. View south.
- 3 of 42. Joint between the two portions of the building. View southeast.
- 4 of 42. Entrance to 1117 9th Street. View southeast.
- 5 of 42. Entrance to 1119 9th Street. View southeast.
- 6 of 42. Entrance to 1121 9th Street. View southeast.
- 7 of 42. Entrance to 1125 9th Street. View southeast.
- 8 of 42. Entrance to 1127 9th Street. View southeast.
- 9 of 42. Entrance to 1129 9th Street. View southeast.
- 10 of 42. Entrance to 1131 9th Street. View southeast.
- 11 of 42. The south façade. View northeast.
- 12 of 42. The metal awning at the south façade. View northwest.
- 13 of 42. Entry at the south façade. View northeast.
- 14 of 42. The south portion of the east façade. View northwest.
- 15 of 42. South façade of building ell. View northeast.

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16 of 42. Access path along the east façade. View northwest.

17 of 42. The north and west façades. View south.

18 of 42. The north facade. View southeast.

19 of 42. Lightwell in the north facade. View south.

Interior

20 of 42. Wood stairs and doors in the basement.

21 of 42. Reinforced concrete supports in the basement.

22 of 42. Wood panel door and siding in the basement.

23 of 42. Brick walls and wood shelving in the basement.

24 of 42. Purple glass skylights over the hollow sidewalks that adjoin the property.

25 of 42. Interior view of former hotel lobby at 1121 9th Street. View southeast.

26 of 42. The former hotel lobby at 1121 9th Street. View northwest.

27 of 42. The existing hotel lobby at 1125 9th Street. View west.

28 of 42. The existing hotel lobby at 1125 9th Street. View southeast.

29 of 42. The seating lounge, view northwest.

30 of 42. The first-floor elevator lobby, view northeast.

31 of 42. The second-floor mezzanine. View northwest.

32 of 42. The second-floor mezzanine. View southeast.

33 of 42. Stairs adjacent to elevator in the south side of the building. View southeast.

34 of 42. Standard corridor in the south side of the building. View southeast.

35 of 42. Standard corridor and elevator in the south side of the building. View southeast.

36 of 42. Side corridor at the far north end of the corridors at the south side of the building, view southwest.

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- 37 of 42. The elevator vestibule and stairs in the north side of the building, view southeast.
- 38 of 42. The stairs in the north side of the building, view northwest.
- 39 of 42. Standard corridor in the north side of the building, view northwest.
- 40 of 42. Interior of a typical residential unit. View northwest.
- 41 of 42. Interior of a typical residential unit. View southeast.
- 42 of 42. Interior view of the main room in the penthouse. View southwest.

Paperwork Reduction Act Statement: This information is being collected for nominations 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.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

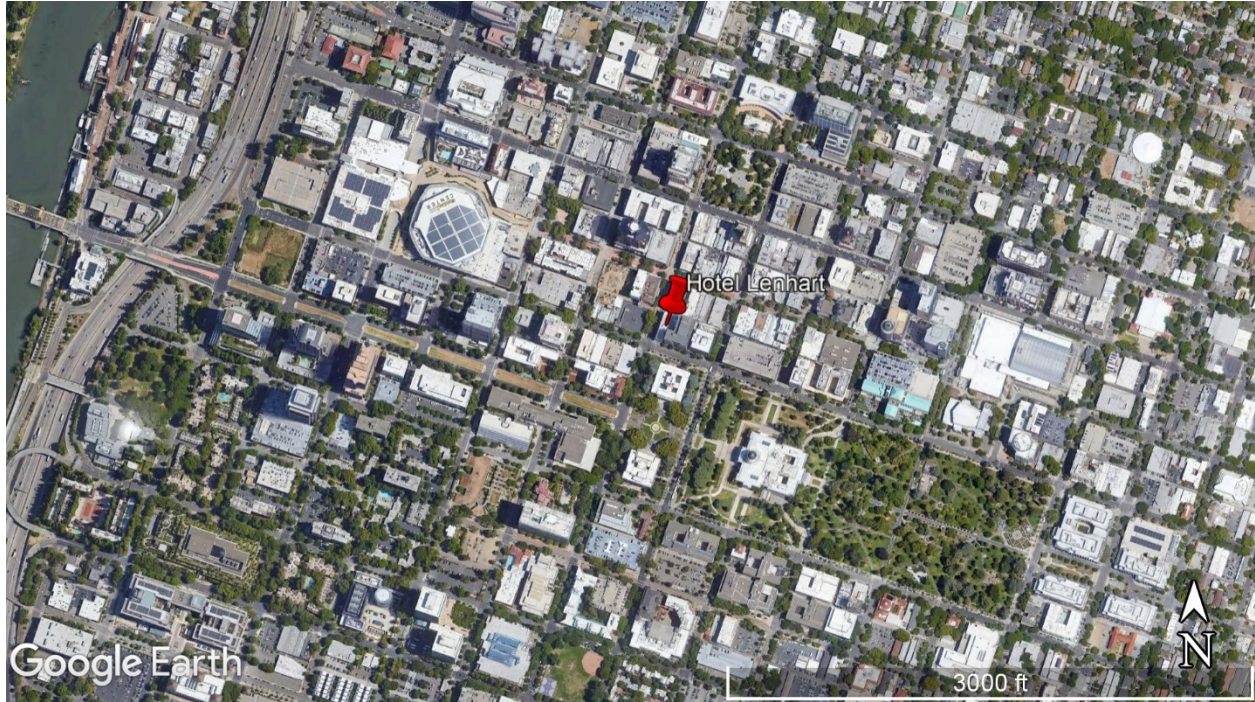
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Figure 1. Location Map. Source: Google Earth, 2020.

Latitude: 38.578726

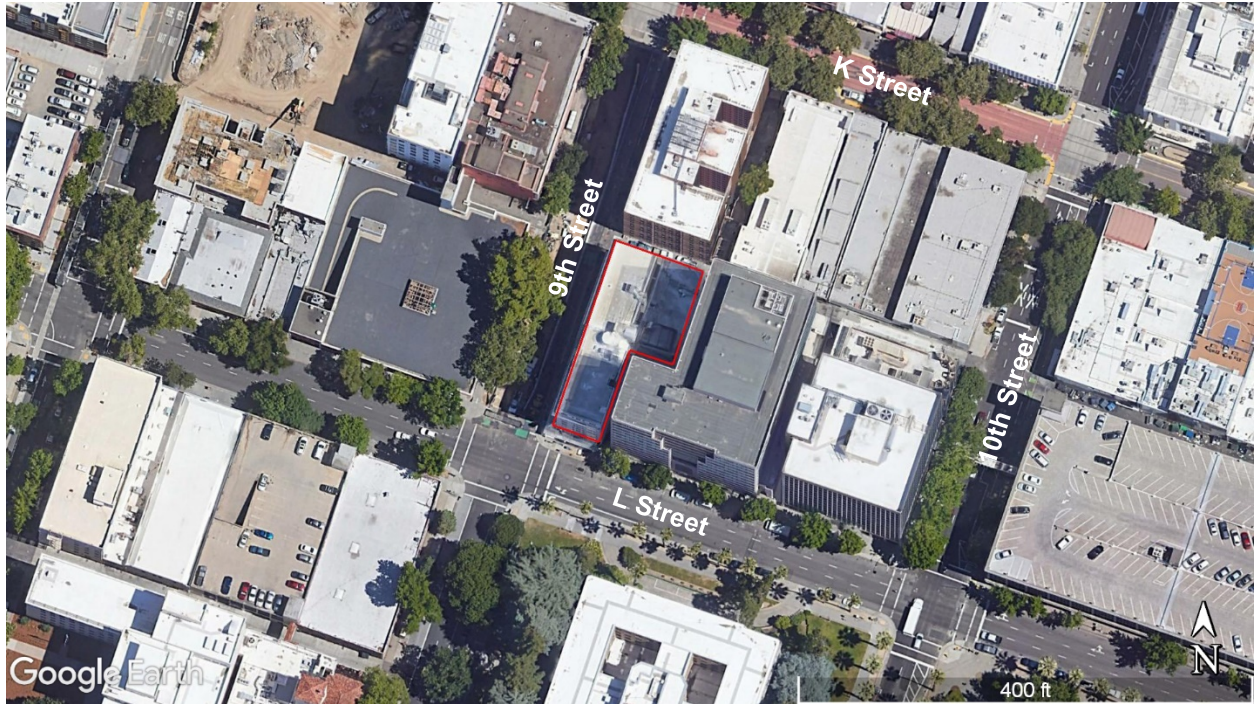
Longitude: -121.495360



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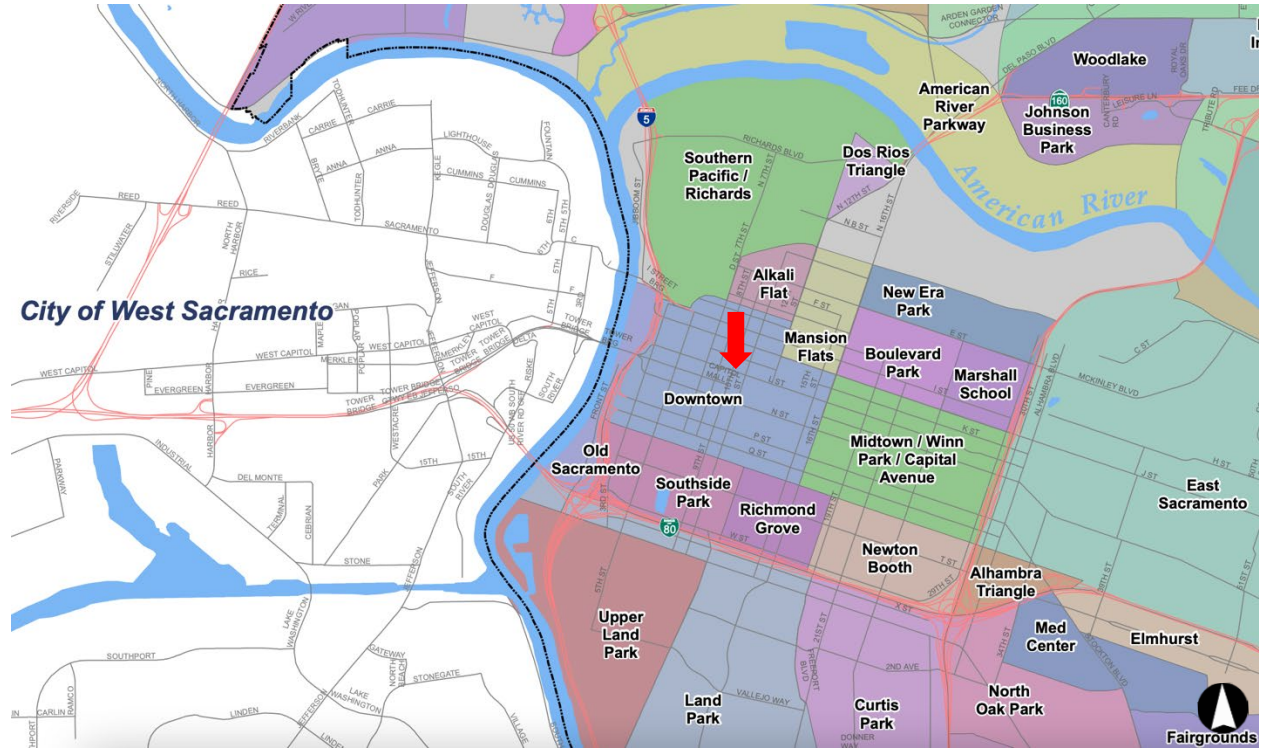
Figure 2. Site Map. Source: Google Earth, 2020. Street labels added by Page & Turnbull.



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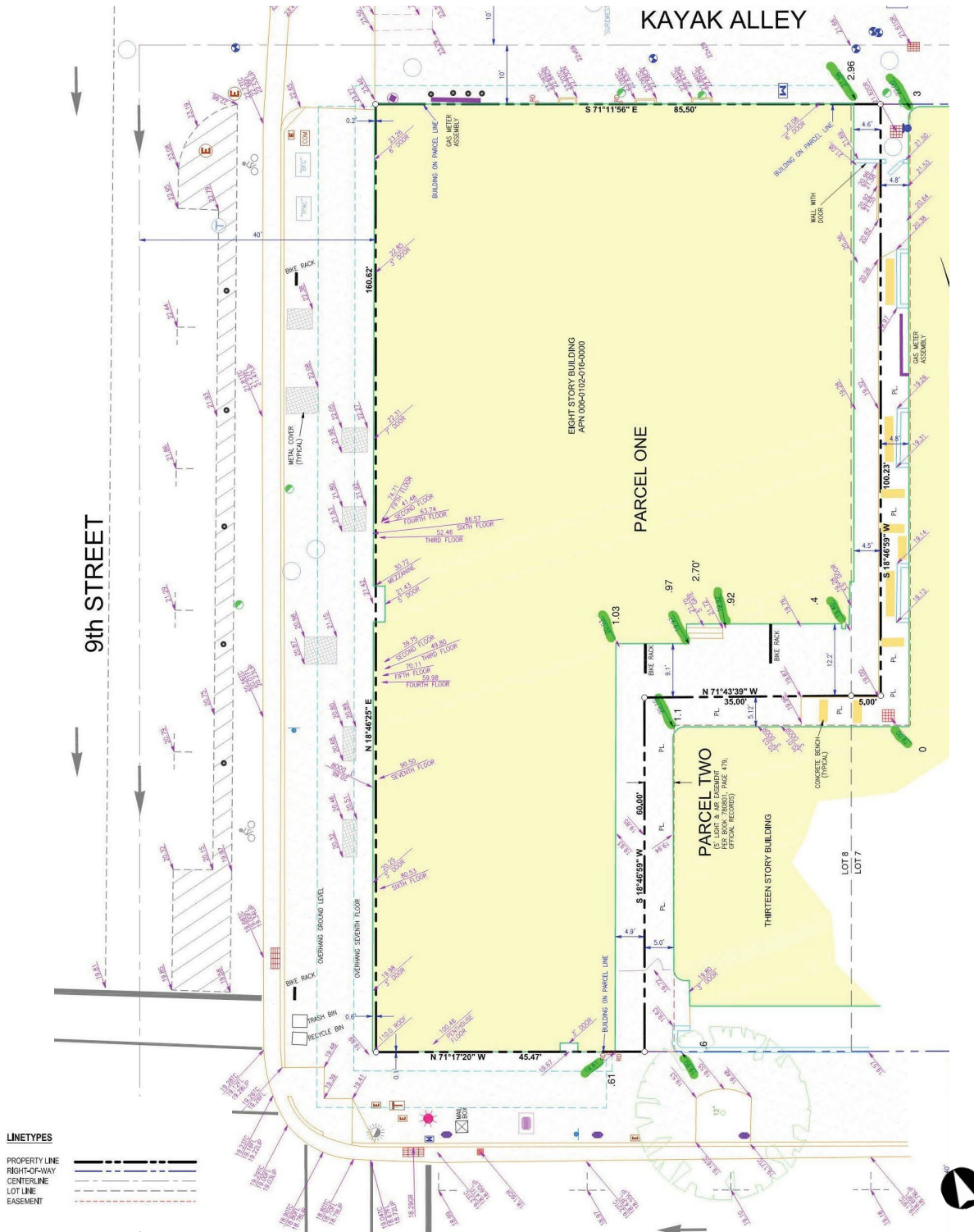
Figure 3. Neighborhood Map. Source: City of Sacramento, 2013. Edited by Page & Turnbull, 2020.



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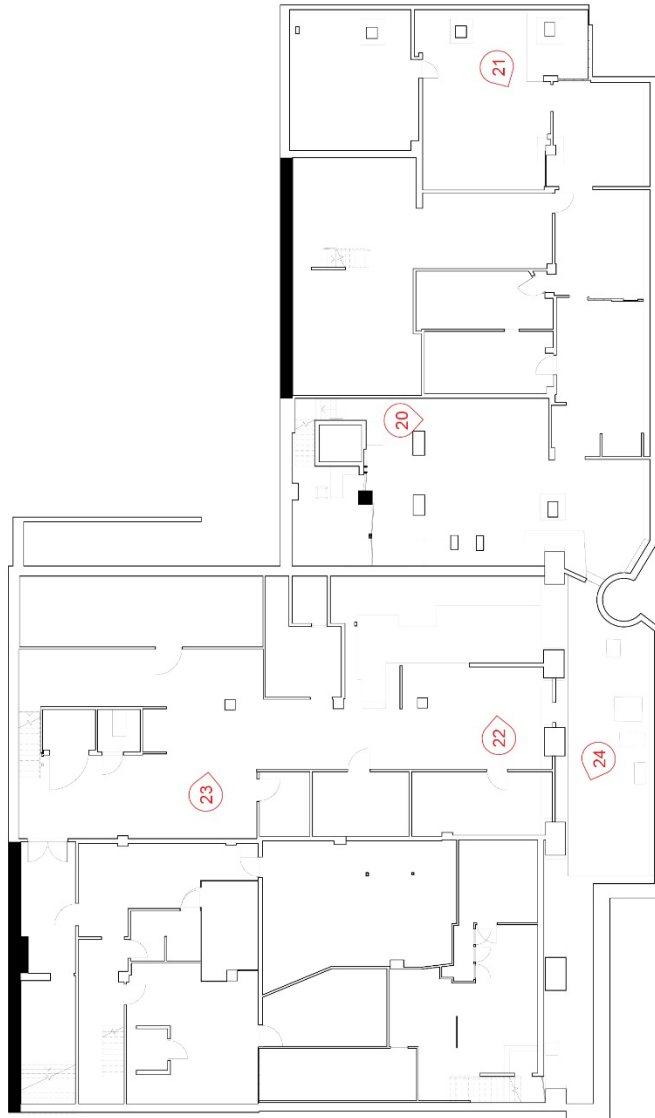
Figure 4. Property Boundary Map. The Hotel Lenhart is located on Parcel One. Source: Morrow Surveying, 2019. Edited by Page & Turnbull, 2020.



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Figure 5. Sketch Map/Photo Key 1 of 5 — Basement

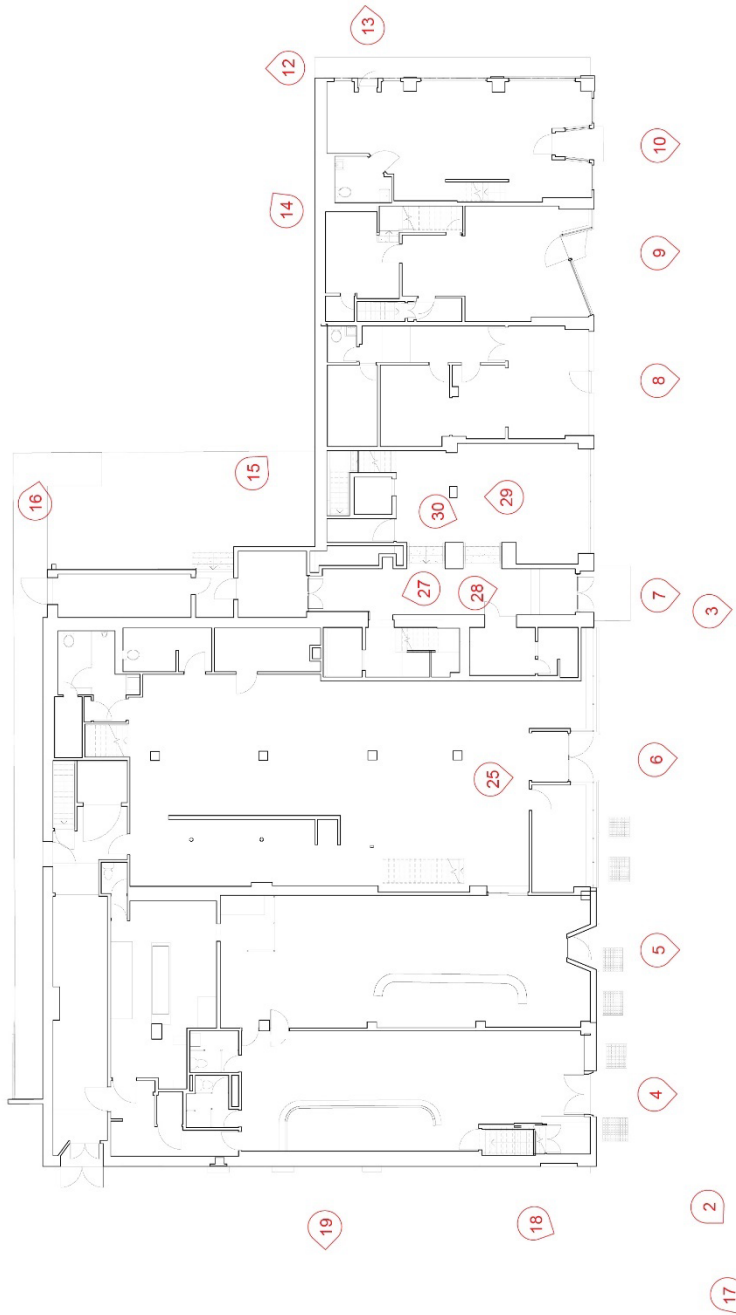


**Photo Key
Basement Floor**

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Figure 6. Sketch Map/Photo Key 2 of 5 — First Floor



North arrow symbol
No scale

**Photo Key
First Floor**

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Figure 7. Sketch Map/Photo Key 3 of 5 — Second-Floor Mezzanine

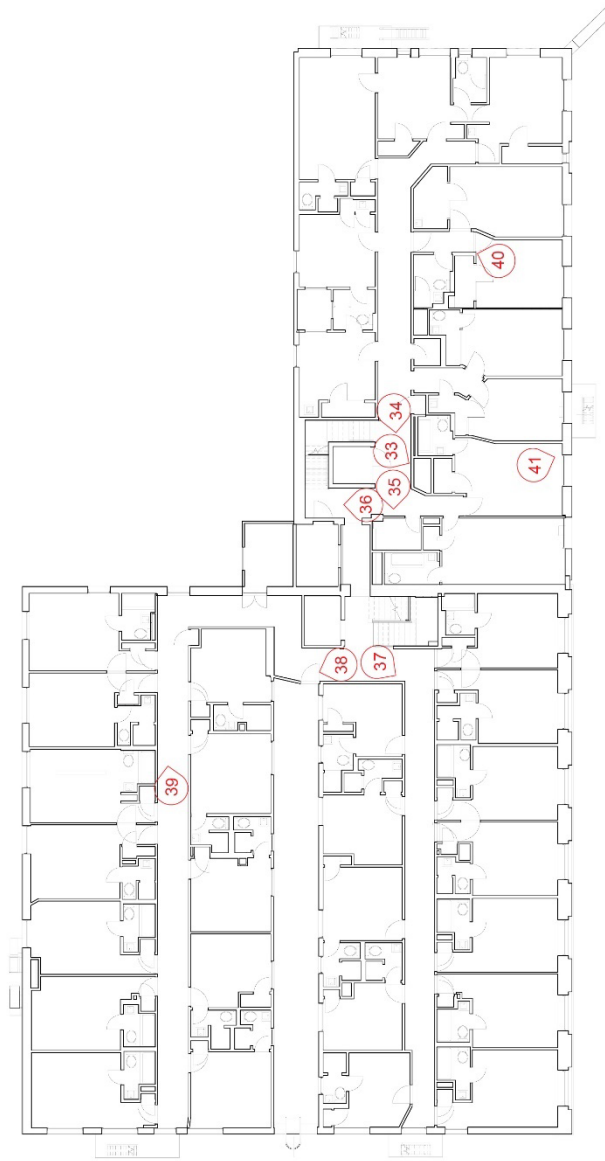


Photo Key
Second Floor Mezzanine

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Figure 8. Sketch Map/Photo Key 4 of 5 — Third to Eighth Floors

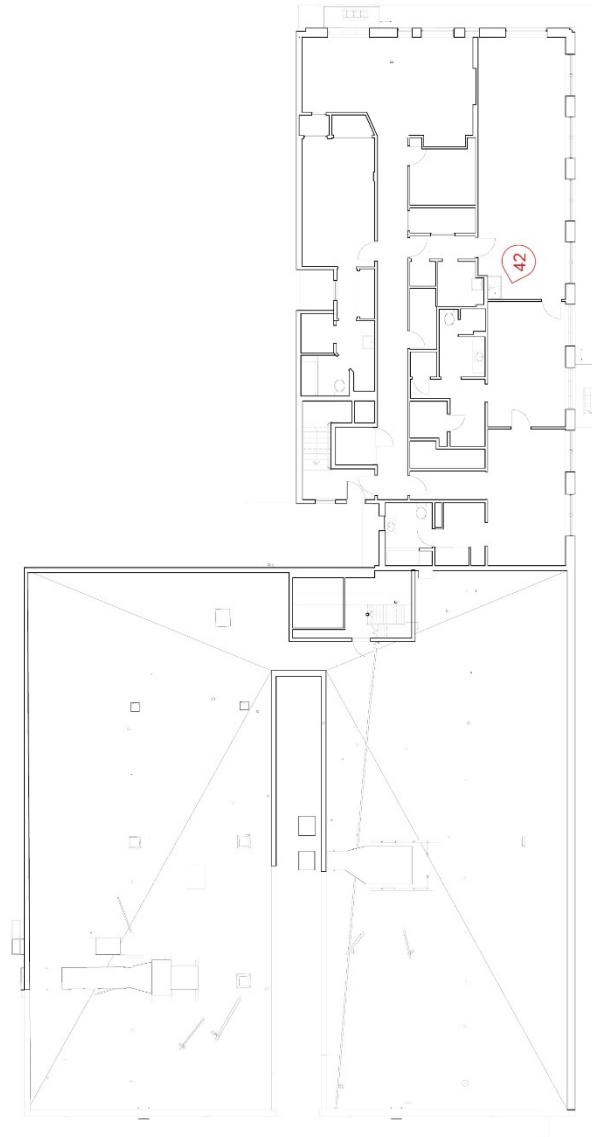


**Photo Key
Third - Eighth Floors**

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Figure 9. Sketch Map/Photo Key 5 of 5 — Penthouse Floor



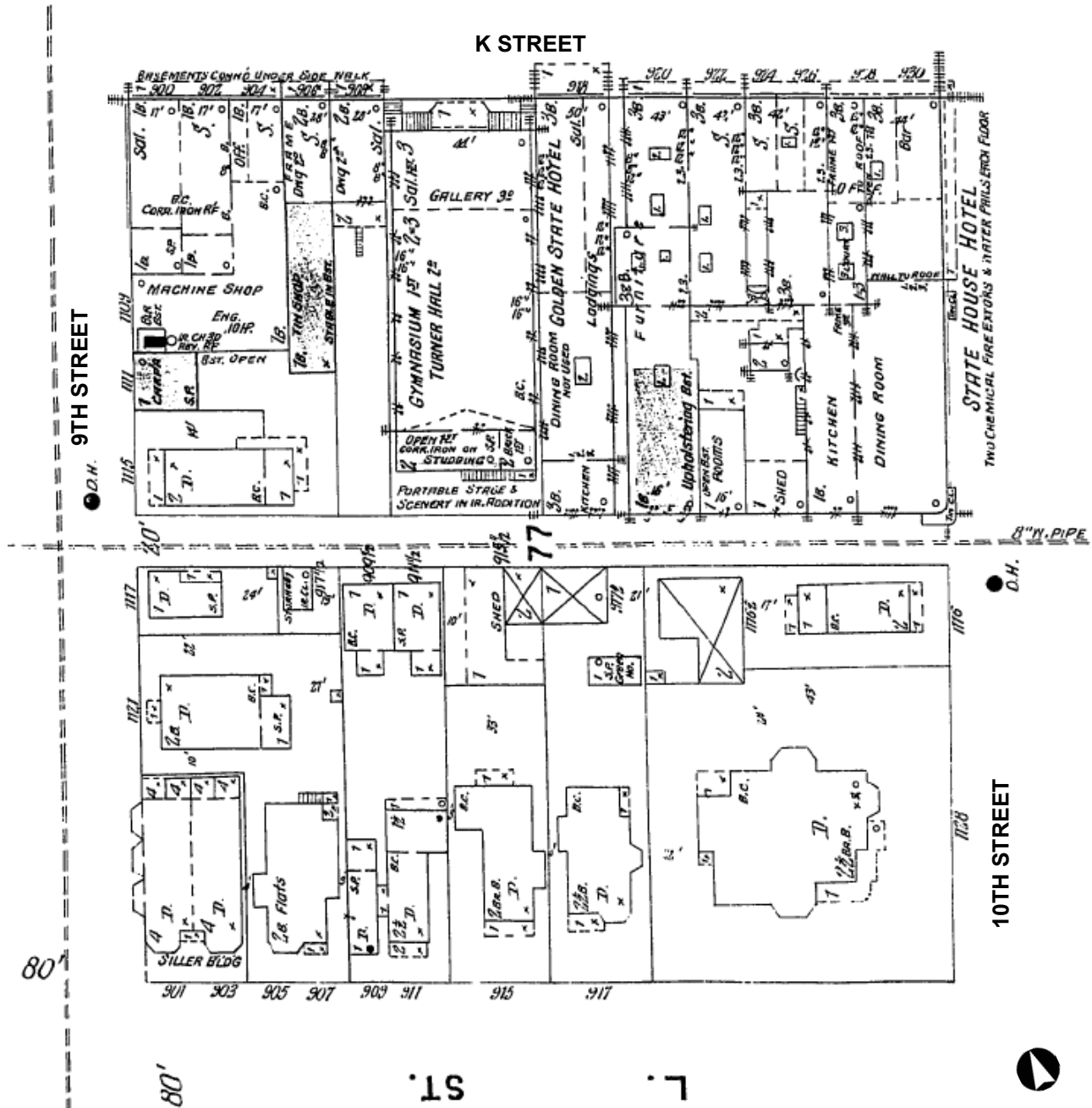

No scale

**Photo Key
Penthouse (Ninth Floor)**

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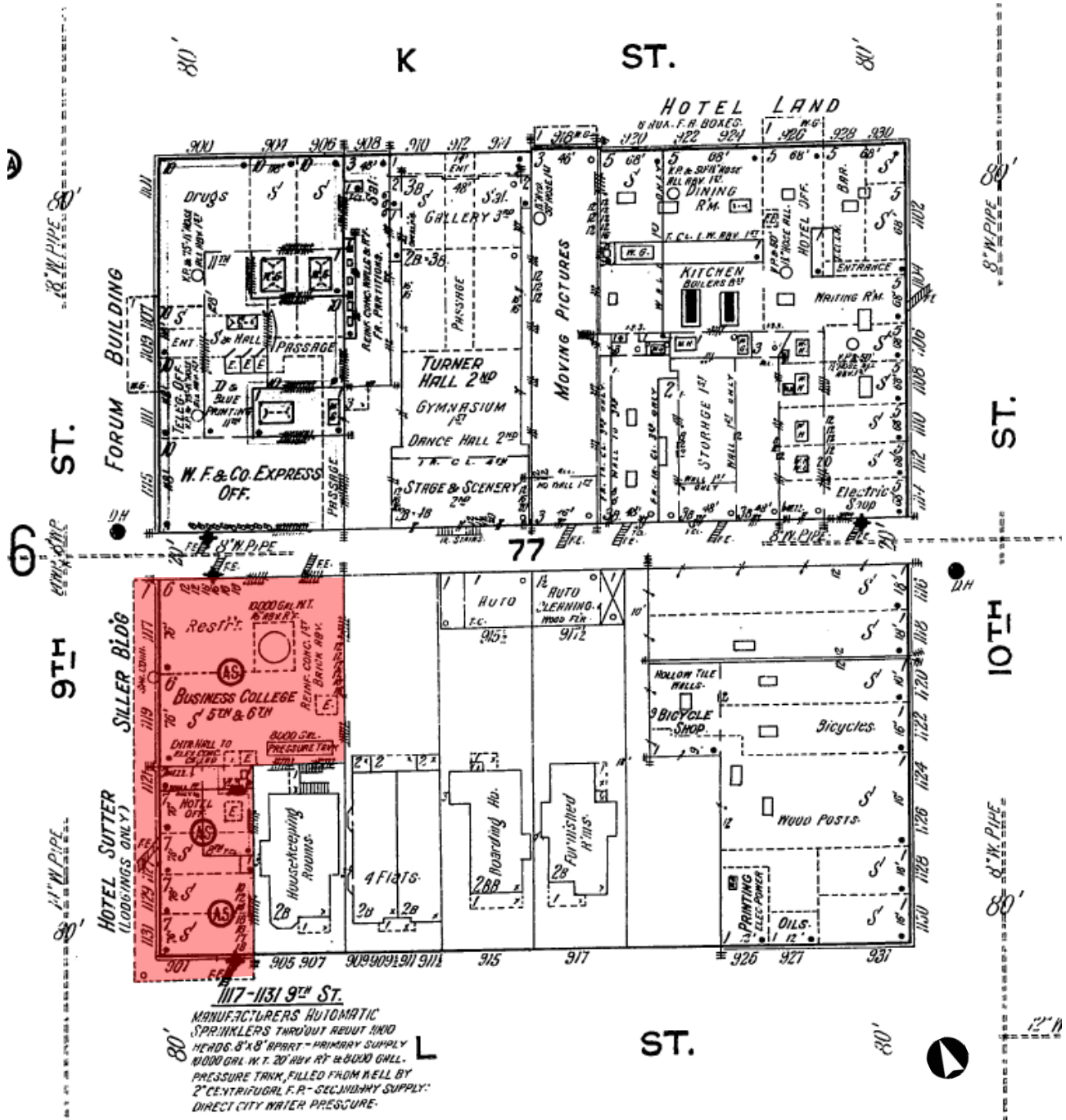
Figure 10. 1895 Sanborn-Perris Company fire insurance map. The future subject site is located at the intersection of 9th Street and L Street. Source: Sacramento Public Library. Edited by Page & Turnbull.



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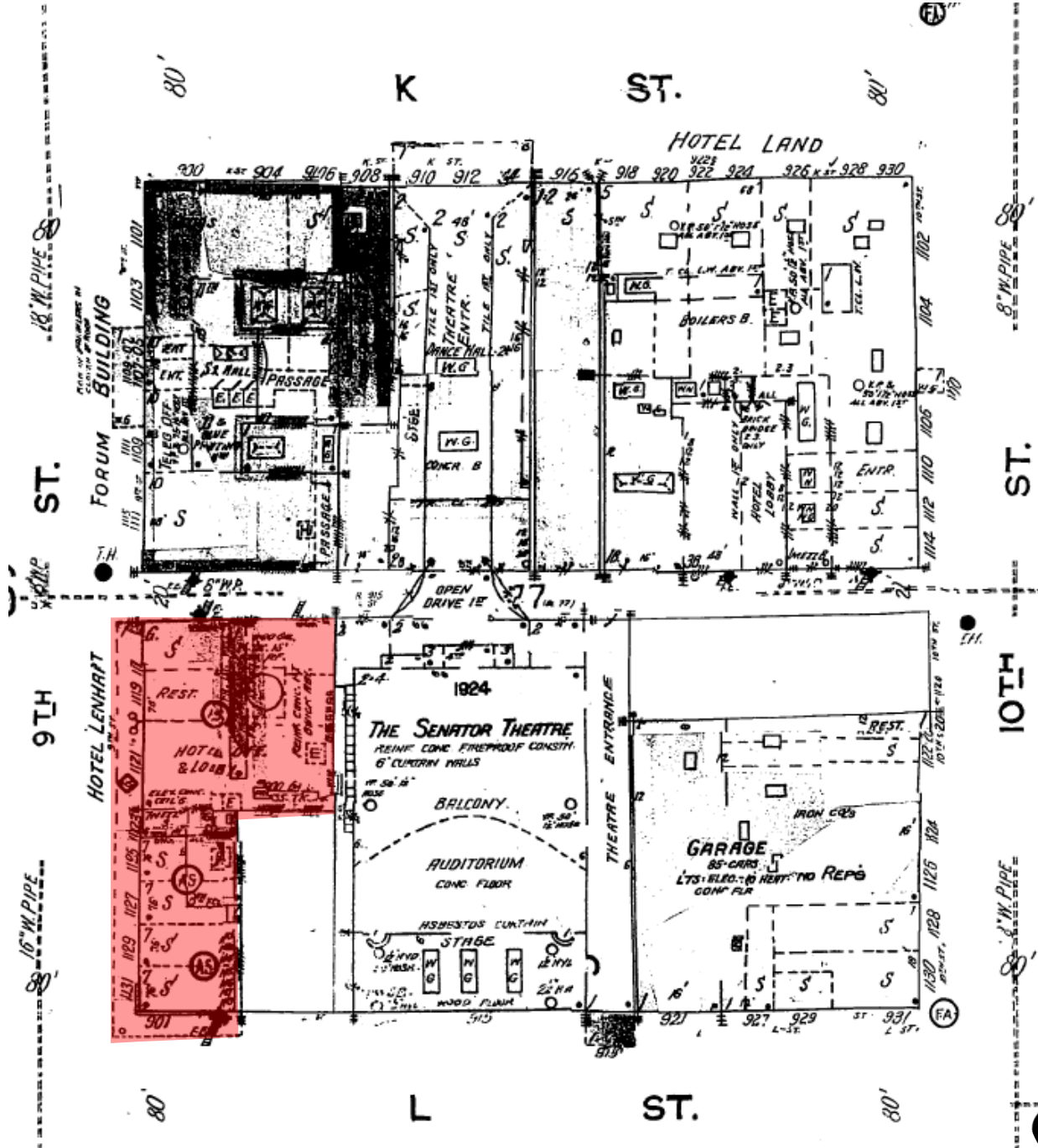
Figure 11. 1915 Sanborn Map Company fire insurance map. The subject building is shaded red. Source: Sacramento Public Library. Edited by Page & Turnbull.



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Figure 12. 1951 Sanborn Map Company fire insurance map. The subject building is shaded red. Source: Sacramento Public Library. Edited by Page & Turnbull.



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Figure 13. 1912 photograph, showing the first building on the north side of the lot completed, while the second building on the south side of the lot is under construction. View northeast. Source: *Sacramento Union*, June 23, 1912.



Figure 14. The subject building in 1913. View northeast. Source: *The Architect & Engineer* 33-35 (May-December 1913).



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Figure 15. The subject building, ca. 1915. View south. Source: California State Library.



Figure 16. The subject building, ca. 1916. View northeast. Source: California State Library.



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Figure 17. The subject building, ca. 1917 . View south. Source: California State Library.



Figure 18. The subject building, ca. 1920. View northeast. Source: California State Library.



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Figure 19. The subject building in 1922. View southeast. Source: California State Library.



Figure 20. The subject building in 1926. View east. Source: California State Library.



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Figure 21. 1913 photo of the interior of the Peerless Grill at 1117 9th Street. Source: *Sacramento Union*, January 1, 1913.

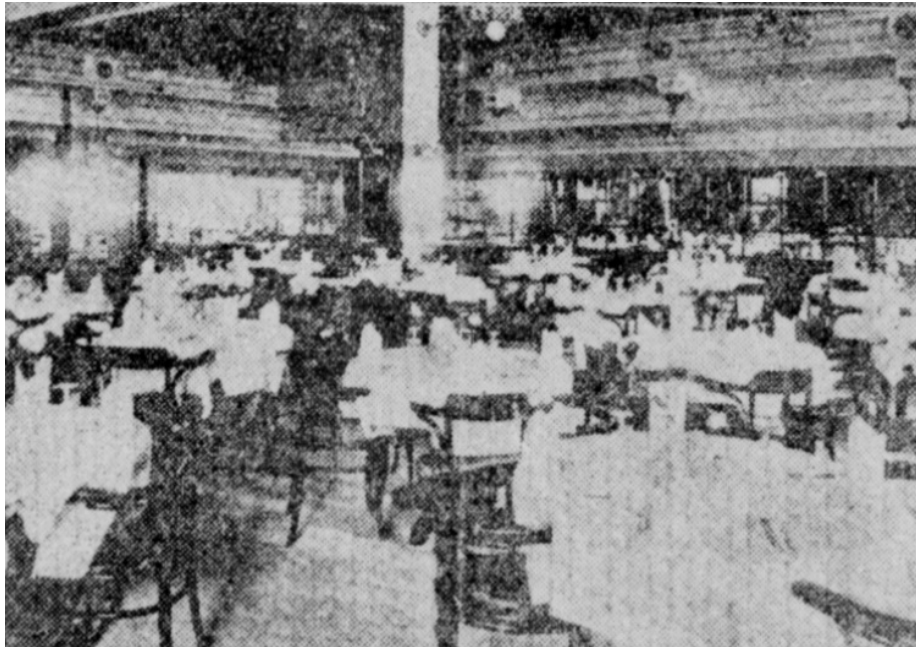
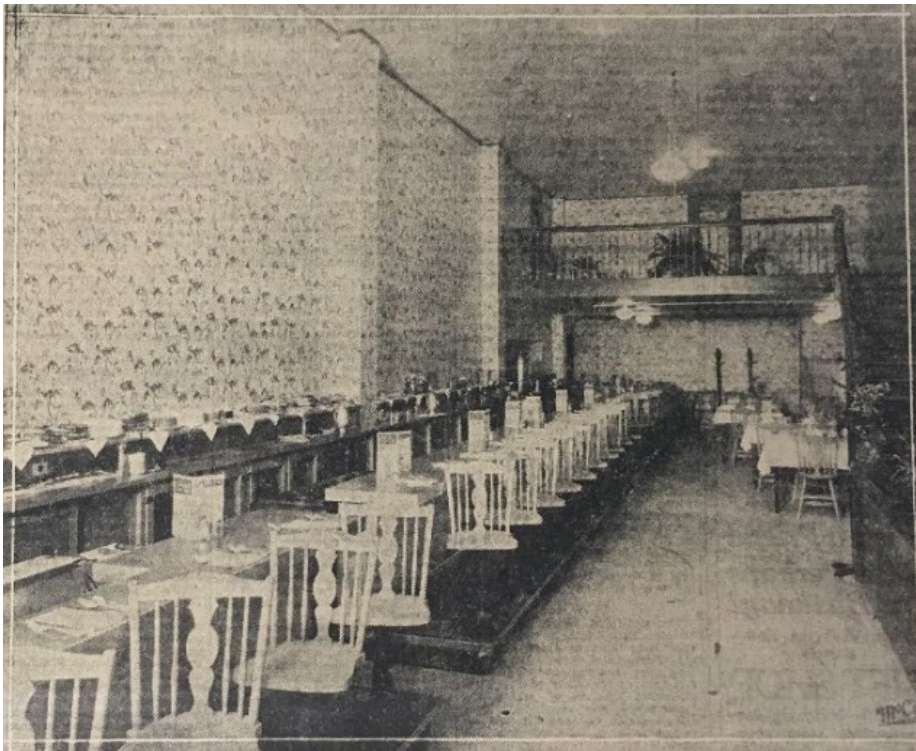


Figure 22. 1928 photograph of the Lenhart Café. Source: *Sacramento Bee*, April 19, 1928.



Hotel Lenhart
Name of Property

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Figure 23. The Hotel Lenhart, ca. 1933. View south. Source: California State Library.



Figure 24. The Hotel Lenhart in 1934. View northeast. Source: California State Library.



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Figure 25. The Hotel Lenhart in 1937. View north. Source: California State Library.

