

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: Mohr and Yoerk Market

Other names/site number: Ransohoff's/MAY Building

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: 1029 K 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Not For Publication: Vicinity: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>
<p>_____ Title : State or Federal agency/bureau or Tribal Government</p>	

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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

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

commercial/market
domestic/multiple

Current Functions

(Enter categories from instructions.)

vacant
domestic/multiple

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and early 20th century American; Prairie School

Modern: Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property: brick, wood, stucco__

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 Mohr and Yoerk Market Building constructed in 1911, stands on the corner of 11th and K Streets in downtown Sacramento. The square four and one half story brick building occupies the south one half of lot 5 located between 11th, 12th, J, and K Streets. The Prairie School-style Market building is located on the K Street pedestrian mall, surrounded by commercial district features that include several buildings similar in size and importance to the former Market, and across the street from the massive Cathedral of the Blessed Sacramento. The K Street Mall, redeveloped in 1969, is now primarily a pedestrian walkway, with Old Sacramento on the west and the Convention Center on the east.

The properties currently occupied by the former Market/Bon Marche/Ransohoff's combined buildings, and the west half of lot 4 across the alley to the north with its former meat retail facility fronting on J Street, were occupied by the Mohr and Yoerk Meat processing company for a number of years, with apartments above the first floor on K Street. The J Street retail store had been in business at 1024 J Street since 1862 a separate building from the Mohr and Yoerk Market. In 1888, the north half of Lot 5 (along 11th Street to K Street,) became the site of a large, almost five story, brick meat processing plant. The front (south) portion of the block on K Street in 1895 contained small bildings not-then directly related to meat processing work. There were small wood frame structures storing wagons, with horse stalls in the basement and first a windmill fan factory and later a cracker factory.

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Narrative Description

In 1911, Mohr and Yoerk cleared the small temporary structures on the south half of the K Street lot to construct a flat-roofed, four and one half story brick building. The expansive ground floor of the building was to serve as Sacramento's first combined meat and food product self-service market with many up to date features, and promises of highly sanitary updated food stuffs. The upper floors contained three and four room apartments with a separate street entrance and elevator. The opening was a grand affair with music, circulating fans, fresh flowers, a wide array of food displays and a 'modern' check out service, a very new convenience.

In 1912, after the company built their fine new multi-product Market, their real estate division decided to remodel/rebuild on the north half of lot 5, substantially modifying the existing 1888 brick Packing plant on that site. The 1912 remodeling project resulted in a four and a half story building with apartments upstairs like the Market building and a connecting roof line along 11th Street, with retail at ground level. This work was undertaken by architects Seadler and Hoen, and the differing design still resulted in the new work being the same height as the Market, but with the new east elevation apartments containing projecting bay windows. The existing Parkview apartments above the Market did not. The street level of the 1912 building housed a variety of individual sales, insurance or real estate companies, and beauty or barber shops over time.

In 1931, the Market was closed by owners Mohr and Yoerk, due to the change in the character of the surrounding neighborhood from one that supported a food market to one that supported the sale of clothing and merchandise. The Market became vacant.

After the closure of the Market in 1931, another remodeling of the Mohr and Yoerk property was undertaken in 1933. This work focused on the 1912 back building to the north. It shortened this building to two and one half stories and transformed the appearance of the combined pair of buildings to reflect architect George Sellon's style preference – Streamline Moderne design. The apartments were removed and space in the interior of the former 1911 Market and the 1912 back building was combined to accommodate the new use as a high end women's apparel store, Bon Marche. Some Streamline Moderne design features were also applied to the original Market building as was the "Bon Marche" title. The now combined building remained the Bon Marche until 1956 when that establishment was purchased by a San Francisco store with similar perspectives, Ransohoff's. It remained in service to that company until the 1990s when it too went out of business.

The Market building is currently comprised of the original 1911 four and a half story brick building, adjacent to the two and a half story 1888 building, remodeled in 1912, and again in 1933, to interface with the original Market structure. After the closure of Ransohoff's, a supper club became the tenant. After that, a brewery moved in with restaurant service, with an Art Gallery on the north. However, the former Market building is currently vacant, and the apartments above, which were remodeled into offices, are being returned to dwelling units.

The short space between the front (1911) and back (1912) buildings appeared to have been covered by an extension of the building wall from roof to ground, behind the three-level fire escape, apparently in 1933. Though they share a minimal amount of interior space on the street level, the back wall of the 1911 building has been relocated some 20 feet to the north of its original location. The buildings are completely separate above their original and separate footprints from the second floor up.

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After the occupation of the ground level and mezzanine by a restaurant, the building was retrofitted with some large structural steel beams and cross-bracing that is visible in the main floor interior. The small apartment lobby and second floor office that serviced the upstairs apartments has retained its original marble facing material and character, including an original and still functioning cage elevator.

Exterior

The tall square brick building exhibits Prairie School design influences in its form, horizontal emphasis, simplicity and proportion of windows, rusticated panels with abstracted dentils that wrap around the building corners, decorative patterns on the cornice that relate to the patterns in the soffits, and some modified classical references reflect the design essence of the building. An extra layer of brick has been added to the corners of the building. The east elevation of the shorter building displays dramatic Moderne motifs with a grouping of three tall narrow windows and applied horizontal strips. Some of these motifs have been applied to the Market building as well but the mixture of the architectural styles has been successful. The 1933 remodeling of the 1912 building was influenced by architect George Sellon's manipulation of Streamline Moderne motifs on both the original Market and the remodeled one, skillfully achieving a coordinated product. Sellon utilized the horizontal elements found in Prairie School design and in Streamline Moderne to advantage in referencing both styles.

South elevation

The brick primary building is a four and one half story square building form on K Street with an adjacent two-and-one-half story rectangle on the north along 11th Street. The building was organized visually into three horizontal 'zones': the ground floor with its sidewalk show windows and canopy, transom window strip above the show windows; then the middle portion containing two stories of windows on the south and three stories on the east; and the top level with its bank of windows alternating with patterned blocks between horizontal belt courses and beneath the decorative fascia and articulated projecting cornice. The show windows are curved, flanking the double-doored main entrance above curved bands of painted black mosaics. Flat show windows are divided by applied strips of Moderne-styled plaster pilasters. The areas above the south elevation windows hold shallow horizontal recessed panels beneath a long horizontal strip of small glass blocks in the transom strip. At each end of the transom strip (east and west) Sellon has inserted a decorative Moderne plaster square, filled with a composition of interacting Streamline elements executed in plaster. A separate entry to the apartments above is entered on the west end of the southern façade. It is elegantly faced with marble and the foyer has a decorative tiled floor and "cage" elevator.

East elevation including southern portion (Market Building)

The four central groups of windows on both south and east elevations are double hung and tripartite, flanked by a stack of single windows. The south and east elevations each contain four apartment window units per floor plus one smaller window per floor on each end of this grouping. The center sections of the windows contain six lites over one, as do the smaller single windows. The angled side window panels contain four lites over one. Spandrels between the top layer of windows on both south and east elevations contain square panels with a plaster diamond within a square outlined by brick. The frieze area above these windows contains small square cross-hatched vents recessed within a square outlined in plaster. These features occur on both the south and east elevations of the Market building.

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Northern portion of east elevation

The two and a half story segment to the rear (north) of the Market building contains three tall slender multi-paned windows with four horizontal louvers, a stylized arrow surrounding a grille marking the side entry, the second floor space between the two buildings covered by the east wall, a single window flanked by applied plaster rectangles, and a Moderne banding around the lower windows. The different wall treatment above the canopied east entrance covers the separation between the two buildings. The width of the canopy roughly reflects the space between the buildings at the second floor level concrete-paved patio. The 1895 Sanborn Map indicates a gap in between the Plant and the Windmill Factory which became the site of the Market construction in 1911, referred to as "Inclined Run." This gap may indicate the separation of the two buildings. Adjacent to this segment of the east elevation there are two windows at the second level that are flanked with applied horizontal bands to correlate with the other design elements introduced by Sellon. The book store windows beneath the large windows are shaded by angled canvas awnings.

West elevation

The lower part of the west elevation is covered currently by another building. There are two rectangular windows on the northern part of the second, third and fourth floors, and one on each of the second, third and fourth floors near the front (south) façade of the elevation, above the lower building.

North elevation of Market building above second floor

The northern back wall of the brick Market building is slightly irregular, with a portion of the east end projecting to the north about five feet further than the remainder of the middle section of the wall, and another short portion of the wall recessed back to the south from it on the west. There is a concrete surfaced outdoor patio at the second floor level between the two buildings at that level, and apartment window openings on the back wall on the two stories above this. On the western portion of the back wall, the windows are paired with six lites over one, beneath a shallow recessed wooden arch infill within an arched brick opening. There are two sets of multi-paned double doors to the interior. The eastern portion of this wall contains rectangular windows with six lites over one, a fire escape, and a door to the interior of the building on the north.

North elevation of brick wall back of former Bon Marche/Packing plant building from alley

This portion of the property is not a part of the project application, but noted due to its connection to the Project structure. The north elevation of the Plant can be viewed from the alley which extends from the street level on 11th Street down to the original level of the city in 1869. Just in back of it across the alley, the company had owned a retail outlet at 1024-1026 J Street since 1863. At one time in the past, research indicates, there appears to have been a physical connection above the alley between the meat retail store at 1024 J Street and the Packing plant at the back of the Market building on K Street, probably to coordinate meat packing activities. Any disturbance in the brickwork could indicate the former location of an accommodating opening.

The brick north wall contains a myriad of openings that, in comparison with an early photograph of the 1888 Packing Plant, appear to indicate that some of the original windows and building elements of this Packing Plant were incorporated into the 1912 remodeling of the structure into apartments. The current multi-windowed appearance on the alley suggests that in 1912 the original Plant rear elevation on the

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alley was only partly modified at that time. A careful comparison reveals that most of the existing openings appear to be visible in the earlier photo that shows the rear of the plant in probably the early twentieth century. The window styles inset into wood arches under arched brick openings are compatible with that general time period.

A wide canopy originally projected from just above the show windows to shade pedestrians. Currently there is only a canopy above the main entrance on the south and the east entrance. An awning is attached to the building on the east elevation.

Interior

In 2003, the Mohr and Yoerk Market building was reconditioned for a new use as a restaurant and brewery which required a structural rehabilitation of both it and the former Packing Plant. This resulted in the installation of a variety of steel crossbeams, girders, heavy pillars and steel posts to provide for public safety. This upgrade activity resulted in the installation of various support structures as determined needed.

Historically, the now partly combined buildings served three separate uses. The original Market on the southern portion of lot 5 served from 1911 to 1931 as a combined food product market with the first Sacramento self service functions, heralding now current supermarket food availability and convenience. The structure behind it on the northern portion of the lot, first served as a meat packing plant dating from 1888, and contained basic food processing, lard rendering, refrigeration, and packing equipment, becoming the provider of the meat products offered by the Market in front. The 1912 modification of the 1888 brick plant into apartments appeared to retain some processing activities, probably in the basement. Ground floor activities are presumed to have been retail or the real estate offices of the Mohr and Yoerk company which had generated the remodeling of the old brick building. The 1915 Sanborn Map notes on the building plan in the location of the former Packing plant "Sausage Factory" on the site of the former Plant, and "Ice Machine" further back on the north. These functional units could have been on either the first floor or the basement levels in order to serve their Market-related purposes. The 1933 remodeling of both buildings resulted in their being combined into a high end women's apparel store, which remained until the 1990s. The main portion of the former Market became a supper club and then about 2003, it became a restaurant/brewery. The northern portion became an art gallery and conference center, while the southern building is vacant with apartments above under rehabilitation.

Basement

The basement extends the full length of both buildings. Masonry bearing walls support the building and several corbelled brick foundations are visible. The floor is covered with concrete, and cement plaster on metal lath covers ceilings. There are bricked-in former windows with sills. The historic restroom floor area on the west is covered with historic mosaic tile on concrete. Wall and ceiling areas on the southeast corner are covered with blackened cork indicating an area that once contained cooling equipment.

Ground floor

Currently, the double height of the ground floor interior of the Market, reflects the grand open space it originally occupied commercially, according to an expansive drawing of the interior of the store when it opened. The main K Street entrance appears to located in the same general location, even though a

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photograph of the meat counter appears to have an entry substantially nearer to the southeastern corner. The apartment entrance on the west side of the façade remains as it was originally, with a small lobby on the second floor. The upper floor apartments were converted to office use after the closure of Ransohoff's, but are being rehabilitated to return to apartment use. The original Market had mezzanines on three sides, and there is currently a mezzanine on the east side of the interior that may be a remnant of the original. There is a modern elevator in the adjacent former Ransohoff's building.

The show windows along the building's east wall are not original, but were installed at some time in the building's past, probably to accommodate its use as an apparel shop..

The installation of brewery-related equipment and machinery caused further remodeling of the interior of the original 1911 building since that equipment was visibly installed on the southwest corner of the interior within its own glass enclosure and raised above floor level as a focal point. This equipment has been removed but the glass enclosure remains, its use to be determined by a future tenant.

The spacious interior contains some remnants of former restaurant furnishings including furniture cabinets and counter, metal framework for unknown uses, two stairways to the current mezzanine, (one on south wall, one on east wall), former light fixtures, balcony railings, and a variety of ceiling panels. The former kitchen has been stripped and there are restrooms at the rear of the main space, physically installed in the adjacent building. The ground floor space has been expanded into the north into that adjacent building. The rear (north) wall of the Mohr and Yoerk building has been removed on the first floor but continues on the second floor and above, to the 3rd and 4th floors and roof.

Apartments

There are one bedroom apartments on the second, third, and fourth floors. They contain tripartite windows, light wells, original wood paneling, wood floors and are reached by both stairs and an elevator in the Lobby. Murphy beds were used throughout but have since been removed. Several have sliding wood doors to section off different rooms or spaces. Originally apartments, they were converted into office use by previous owners, but now have been returned to residential use. The apartments have their own marble-faced entrance lobby from the street, leading to an original "cage" elevator. The second floor apartment 'lobby' contained the customer mail boxes and access to the elevator and a rear stairway.

The mailboxes have been relocated to the entry lobby. The rehabilitated apartments are well lit and provide interesting views of the city from above. The removal of some interior walls associated with the original kitchens has opened up the apartment spaces while retaining an awareness of the original spaces and enhancing the livability and appeal of the interiors. The apartments have retained original wood work, wood paneling, and historic character.

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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.)

Commerce/Trade
Architecture

Period of Significance

1911- 1931

Significant Dates

1911, 1931

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Hemmings, Edward
Sellon, George

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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 Mohr and Yoerk Market Building, constructed in 1911, stands on the northwest corner of 11th and K Streets in downtown Sacramento. The building is eligible for listing in the National Register under Criterion A, history, and Criterion C, architecture. The building is historically significant in supermarket history as one of the first grocery establishments on the West coast to combine both meat products as well as a wide variety of food from different departments, such as dry and canned goods, produce and baked goods—all in one location. They were also one of the early adopters in the grocery business of customer self-service. The Market used innovative product movement, via conveyor belts. Sanitary meat wrapping techniques were used during a period when food cleanliness became a highly important aspect of marketing. It served in this location as a multi-food source market for 20 years. Its period of significance extends from its construction in 1911 until 1931 when the Market was closed by its owners.

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

The original Market building was designed by a well-known and respected Sacramento architect, E.C. Hemmings. Hemmings was notable for the design of several notable Sacramento buildings including the Chamber of Commerce, the PG&E, and the Solano County Courthouse. He entered into partnership with prominent architect Leonard Starks in the completion of the Elks Club, additions to the Hotel Sacramento and the design of Nathan's Mercantile Building. After Hemmings' death in 1924, Starks went on to become one of the city's most successful architects, whose business firm survives today.

Mohr & Yoerk closed the market in the beginning of the Great Depression, 1931. In 1933 the Market and the mixed use building (apartments and retail) that was built in 1912 were remodeled by former State Architect George Sellon, another prolific Sacramento architect. His design removed the upper two floors of the back building and successfully utilized Streamline Moderne motifs to unify the two buildings into an attractive combined image. The new building tenant was the Bon Marche. The historic significance of the property is based upon the importance of the Market building on the south, which was one, if not the first, "supermarket" in Sacramento, and possibly the West Coast. The remodeled northern or back building to which it is now attached played a different role in the evolution of the city.

Overview

After the turn of the century, an atmosphere of prosperity and energy seemed to engulf the nation. The promise of a new century, economic health, a certain maturation of "frontier towns" into stable established settlements with some history of prosperity, and a national self-awareness generated a surge of interest in enhancing cities and towns both physically and functionally. Construction boomed, particularly of civic buildings, parks, monuments, and other public facilities. This atmosphere also

generated a mass of new consumers, interested in improving their life styles and domestic comforts. In answer to these calls, the department store, already evolving, became an important retail instrument. Stores, large and small, proliferated providing more and more choices to the fledgling crop of consumers

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which included the large number of Southern Pacific Railyard and Railroad workers and many employed in one aspect or another of agriculture.

Sacramento was no exception to this atmosphere of growth, and adapted to new ideas and issues; former mining outfitters evolved into millinery shops, haberdasheries, furniture stores and retail stores, both mercantile and grocery. In its early years, Sacramento's growth was focused in the early 'downtown' area, with Old Sacramento at the western end, and extending roughly to 12th Street between K and H Streets. The proliferation of flats and apartments in the downtown area, often above ground floor businesses, encouraged a substantial population growth, and the emergence of many small businesses to support the new urban public. Sacramento became a virtual cornucopia of marketable goods.

Small businesses grew into larger ones. Mohr and Yoerk evolved from the Hall, Luhrs & Co., Wholesale Grocers, of which both Mohr and Yoerk were senior partners. They established their business as a meat processing and curing company with an emphasis on cleanliness and good hygienic practices. The meat packing company had also had a retail store at 1024 J Street since 1863, the back of which stood on the alley behind the 11th Street Packing plant, and according to the 1895 Sanborn Map, was connected to the company's 1888 meat packing plant across the alley to the south by a bridge above the alley.

The 1895 Sanborn Map indicates that the almost five story brick 1888 Mohr and Yoerk Packing plant occupied the north half of the parcel to the alley at that time. The south half of the lot that fronted on K Street contained a stable for the company horses, a small building with wagon storage, and a wood frame windmill factory, later a cracker factory.

This portion of the lot became the site of a new combined meat and grocery Market when the grand new Mohr and Yoerk store opened in 1911. It was to become one of the earliest of its kind to combine for self-service and market sale different kinds of food products, maintaining its popular store on the main business artery of K Street until the early 1930s.

The four and a half story brick Market building was built in 1911 on the southern half of lot 5, fronting on K Street in downtown Sacramento. While there are now two buildings on this lot, and they were combined physically in a later day remodeling, this application is focused on the Market building on the southern portion of the K Street lot. The Market building is unique and was constructed specifically to house what the owners espoused as a uniquely hygienic facility which would provide the widest variety of met and groceries to the Sacramento public than any other facility in Sacramento or the region. This 1911 Mohr and Yoerk Market was the first 'supermarket' in Sacramento, and possibly in the west coast, a claim to history that the 1912 building currently minimally attached to it cannot share. The 1911 Market building established innovative ideas and marketing activities specifically related to its history. The 1912 building alternatively served as an apartment building with some retail activities that do not approach the significance of the 1911 Market. The period of significance for the Market building is 1911 to 1931. The period of significance for the 1912 building begins with its construction but is compromised somewhat by its original use of limited importance, its 1933 remodeling into another use and appearance, even though enough time has elapsed to evaluate its significance in a different role. Its role simply lacks the importance of the Market building. The two buildings have different histories.

The innovative establishment of a new kind of market with a wide variety of hygienic foods attracted city-wide attention in this era of new and exciting ideas. Sacramento Bee newspaper articles heralded the construction of the new meat market and combined product store when it was decided to construct it on 11th and K Streets on the south half of the block, in front of the Packing plant. The Bee on September 5, 1909 announced the anticipated removal of a Mohr and Yoerk company stable structure and the one story

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cracker company then located on the corner of 11th and K Streets to make way for construction of a” three-story reinforced concrete or brick building to house apartments above a ground floor market containing a wide variety of food products in addition to a full meat market. The first and top story will be class A, having a concrete walling.” Mursell & Haley were the contractors who completed the building's construction for \$84,090.

It was the first of its kind in Sacramento and probably, for its time, on the West coast. Current research has not located any earlier such a business in the country, including such nationwide market companies as “Piggly Wiggly” and “Skaggs,” later to become Safeway. The earliest “Piggly Wiggly” store appeared in 1916. These stores provided self-service but did not sell fresh meats or produce. The Astor Market in Manhattan founded in 1915 focused on inexpensive food for an expanded number of customers, sold meat, fruit produce and flowers in an open air mini-mall, but closed in 1917. The earliest Skaggs self-service market was one taken over from his father by M.B.Skaggs in 1915, but he did parlay the effort into a 418-store chain by 1926, that became the Safeway Company. Another notable combined-product shopping facility, the Sacramento Public Market, opened in 1923 at 12th and J Streets. That market contained a larger public area but was several years later in its establishment. It did maintain live chickens on site however. San Francisco’s Crystal Palace Market, similar to the Public Market in Sacramento, was also not established until 1923.

The much anticipated Mohr and Yoerk Market formally opened at 8 pm on Saturday, March 25, 1911, to the strains of sweet music and the service of light refreshments with a momentous open house. “The public in general and the housewife in particular is invited to be present on this occasion.” The Sacramento Bee article stressed “all that tile, glass, marble, paint, refrigeration and a thorough getting away from old ideas can do to insure a modern, sanitary market will be found...Leaving the sidewalk to enter the market, the visitor will note a current of air driven by a fan over each of the entrances on K Street.” An encased florist display will be on view. “Opposite the entrance, the bakery department with its line of bread, cakes and fancy pastry will be met, with the wine and liquor branch alongside. Back of these, the fruit and vegetable departments on pyramid-shaped stands will display their goods, and again to the rear the creamery, carrying fresh cream, butter, cheese, and eggs will be found.”

“As a substitute for the unsightly carrier system which entails the handling of meat by two or three people, a belt conveyor system has been installed to carry the purchase directly to a wrapper/ cashier – the only one in use in the butcher line on this coast.” This was an era of great attention to clean, sanitary food preparation and consumption, possibly a reaction to European wars and the sensitivity they generated regarding bacteria and sanitation. A delicatessen, meat market, and fish and poultry, tea and coffee departments were located on the eastern side of the store. A mezzanine extended along the sides and rear of the market space, for future use as a restaurant area. The Parkview, constituting the three floors of the building above the market, contained three and four room apartments with a separate street entrance on the west side of the facade.

Another Sacramento Bee article, March 22, 1911, included a quotation by the owners...“Our new market is unquestionably the finest establishment of its kind on the coast...we have been told by traveling men that there is nothing equal to it anywhere in the United States...Every modern sanitary device facility and equipment to insure the most perfect results has been installed.”

In 1912, additional Mohr & Yoerk construction on the parcel was announced for a building to replace the brick 1888 Packing house on the back of lot 5 behind the market. “The new structure may not be joined

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to the new building on the corner" according to the Bee, 3/4/12. Another article describes the work as a remodeling of the Packing plant which will be an apartment house. Architects Seadler and Hoen will provide a design "to resemble the market and apartment building now on the corner of 11th and K Streets, directly in front of the packing house." The work appears to have retained much of the existing brick north elevation of the former Packing plant building as evident on the alley, although the east elevation of the new building with its series of angled bays with windows is entirely different from the former east elevation of the plant building. It is currently unknown how much of the original Packing plant was incorporated, if at all, into the 'new' apartment/market building.

The 1915 Sanborn Map notes "Sausage Factory" in the southern portion of the 'new' building north of the Market and "Ice Machine" on its northernmost portion, both apparently in the basement, suggesting that some processing features of the Packing plant were retained in the remodeled building for use by the nearby Meat Market.

Over time and after a World War, the tastes and activities of the city somewhat changed, as did the centers of different kinds of businesses. In 1931, George Yoerk of the firm announced that the retail Mohr and Yoerk grocer would close its business, stating that "our present location in an expensive mercantile district does not warrant a food store." This may suggest that "high end" business was slowly moving away from the somewhat industrial hubbub of Old Sacramento, ships and transportation activity.

In 1933, the site was introduced to a new life. Former State Architect George Sellon remodeled the northern building to convert it and the former Market into a combined Bon Marche women's clothing store. Only the ground floor of the Market was affected since the Parkview apartments above it were retained in their original use. However, the apartments above the adjacent 1912 building were removed and the structure shortened to two and a half stories. Sellon also incorporated features of his favored Streamline Moderne design on the exterior of both buildings in order to unify them into a compatible overall design image – suitable for a high end women's apparel store. From the second floor up, the Market/Parkview remained a separate structure from the 1912 building north of it. On the ground floor interior, walls dividing the two buildings were removed and a communal sales area created with interior space from both buildings, in order to enhance its new use as an elegant women's clothing store.

In 1956, Bon Marche closed and was purchased and replaced by Ransohoff's, a San Francisco-based women's clothing store that moved into the location. This store also closed in 1990, possibly a result of the inner city's exodus to the suburbs. A supper club occupied the space until the Pyramid Brewery moved into the original Market/grocer space and an Art Gallery occupied the building site once held by Bon Marche and the Packing plant.

The Brewery is now gone and the Market building is vacant. The current ground floor interior space is essentially the remaining interior space of the grand original Mohr and Yoerk Market, and includes a small portion of the ground floor of the Bon Marche building due to the removal of the wall between the two buildings only at that level. The remaining Parkview apartments above are separated from the Bon Marche building by an outdoor concrete deck at the second floor level with the back wall of the former Market building extending upward for three stories to the roof.

The early twentieth century creation of the Mohr and Yoerk Market was a tremendous step forward in the preparation and presentation of consumer food products to the public in the Sacramento region and beyond. The interior design of the Market was remarkable for its time, and the combination of both provided service and self service was essentially unique. The property appears to meet eligibility criteria

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both as an unusual example of its type and as an architectural product of high quality, as the work of a master in the field of architecture.

The Mohr and Yoerk building has experienced the work of two important Northern and Central California architects: E.C. Hemmings, and George Sellon. They both achieved public note and peer admiration. Hemmings is responsible for the original building design and Sellon performed minor alterations of the original building, and converted/added to the adjacent building on the north, connecting the two structures and changing the use to a single business.

Edward Charles (E.C.) Hemmings

When his obituary was printed in the magazine Architect & Engineer of California, it referred to him as "...one of the best known architects in Northern and Central California..." Hemmings has not generally been given the same attention that some of his contemporaries have received. One reason has been that his career was cut short in 1924 when he died at the age of 46. Another 15-20 years would have greatly lengthened his list of major structures, but the list he still accumulated is impressive.

Hemmings followed a similar path to his contemporary, George Sellon. He received his architectural training in Chicago. Following the earthquake and fire he migrated to San Francisco. By 1907 however, he was in Sacramento and was a partner of George Sellon until 1913.

Hemmings major projects included the Sacramento Chamber of Commerce building, Solano County Courthouse, Pacific Gas & Electric, Theater Diepenbrock, Mohr & Yoerk Market and YMCA. In conjunction with Sellon he worked on the initial plans for the Hotel Sacramento. After forming his partnership with Leonard Starks in 1923, Hemmings worked on plans for the Elk's Tower, Pioneer Memorial Church, WP Fuller Warehouse [Fox & Goose] and Herman Davis office building. However, he did not live to see the completion of any of the commissions with Starks.

Hemmings was also involved in the design of many schools in Sacramento and the region, such as the Washington School (Yolo County). He was retained by the Sacramento School District in conjunction with Jens Peterson and George Hudnutt as the board of Architectural and Engineering Commissioners. They had initial planning input on several schools, such as Newton Booth, Leland Stanford, Jefferson, Highland Park, Fremont, El Dorado, Marshall and Donner.

Hemmings was active in local organizations and belonged to the Scottish Rite Masons, Elks Lodge, Sutter Club, Lions Club and was a director of the Sacramento Chamber of Commerce.

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Figure 1 - Solano County Courthouse, E.C. Hemmings

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Figure 3, PGE Building

E.C. Hemmings

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Figure 2 - Theatre Deipenbrock E.C. Hemmings



Figure 3 - YMCA E.C. Hemmings

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Figure 4 - Mohr & Yoerk Market E.C. Hemmings

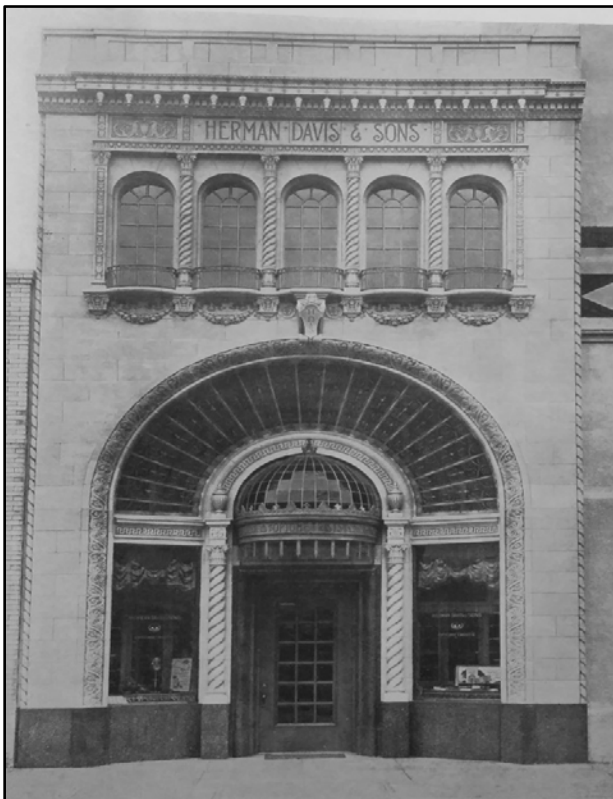


Figure 5 - Herman Davis & Sons E.C. Hemmings

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George Sellon

George C. Sellon gained initial acclaim as the first California State Architect, serving from 1907 to 1909. Sellon was an accomplished architect credited with dozens of public and commercial structures including some 100 public schools.

George Sellon was born February 9, 1881 into a prominent California Pioneer family. His grandfather was Judge Sellon, a 49er who served as Yuba County Recorder (1868-69) and died in office while serving as County Judge (1877-76). His father, Latrobe J., was born in Marysville in September, 1850. L.J. was the supervisor of a railroad mail route between Sacramento and Ogden, Utah. He was transferred to Chicago in 1894 as chief of the night wire. George subsequently graduated from Chicago High School in 1900.

From his boyhood, Sellon was interested in buildings and architecture. After graduation from high school he took a job in an architect's office and studied at the Armour Institute of the University of Chicago and the Chicago Art Institute. George Sellon was also known to have studied under Frank Lloyd Wright. It wasn't long before Sellon was in business for himself as an architect in Chicago from 1904-06. While in Chicago, Sellon married Margaret Hughes in 1904. They later had two children, Walter C. and Virginia.

Following the earthquake of 1906, Sellon returned to San Francisco and went to work for the state to helping to rebuild that devastated city. While in San Francisco, Sellon formed the partnership, Sellon & Hemmings, with E.C. Hemmings. By May of 1907 Sellon accepted an appointment as State Architect from Governor Gillet and he organized the state bureau of architecture. During these formative years, the office was under the supervision of the State Engineer and up until 1910, the fledgling department had only three employees.



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Figure 6 - El Dorado County Courthouse

After the '06 quake, the original (1888) buildings at Agnews State Hospital were severely damaged. Working with Dr. Leonard Stocking, superintendent of Agnews, Sellon took on the task of designing a whole new campus for Agnews. It became the first hospital facility in California designed to accommodate progressive, humane approaches to treating the mentally ill. Rather than large centralized blocks of buildings, they focused on decentralized pavilions, or cottages, to provide centers for specialized treatments and for patients with special needs. The small scale buildings were designed to bring light and air into the therapeutic mix. Agnews was thereafter recognized as a model facility for treatment of the mentally ill.

As State Architect, Sellon designed the main buildings for the State Normal School at San Jose (now San Jose State, \$400,000), Agnews (\$2.5 million), San Quentin Penitentiary (\$8 million), the California Building at the Alaska-Yukon Exposition, and the Administration Building at Sonoma State. During its time, San Quentin was recognized as *the model prison* in the U.S.

Sellon left State service in the spring of 1909 under some pressure from the State Engineer, Nathaniel Ellery, because he refused to devote all of this time the State's work. Both Sellon and Hemmings were living in Sacramento in 1909, but Sellon eventually purchased his partners interest in the business. Sellon is also credited as the architect for the following structures, most of which were located in Sacramento:

- Sacramento Hotel (\$420,000)
- Charlemagne Apartments (S.F., \$125,000)
- American Cash Store (Bel Vue Apartments 1117 8th Street)
- Sacramento News Publishing
- Hagelstein Building
- Inverness Building
- State Fairgrounds Buildings
- California Almond Growers Exchange
- Sacramento Hospital (Sacramento County Hospital)
- Caleb Greenwood School
- Dos Rios School
- California Western States Life Building (926 J)
- Bank of America, 6th & K Branch
- Realty Exchange Building
- Nevada County Courthouse
- Nevada City, City Hall (probable)
- Well Baby Clinic Oak Park



George Sellon was a member of the American Institute of Architects, Pacific Coast Architects League, Civic Architects League, Sutter Club, Scottish Rite Masons, and Woodland Park Masonic lodge.

George Sellon died in a Livermore sanitarium on October 13, 1954.

Figure 7 The Cranston-Geary House is on the National Register of Historic Places

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Figure 8 - The Well Baby Clinic in Sacramento's Oak Park



Figure 9 - Dos Rios School in the River District

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

References (Significance)

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Center for Sacramento History, Photo: 1024-26 J Street, 68/111/36; Interior of Market, 70/01/158, Exterior of Market, 70/01/310; Exterior of Market, ca 1915, 83/125/403; Exterior of Market, 70/01/323, ca 1910, Exterior Hall-Luhrs & Co, 70/001/0074, ca 1920;
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References (Sellon)

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Sacramento City Directories
Sacramento History Online: sacramentohistory.org/admin/photo/1408_2831
Sacramento Union: 7/5/07, p. 5, 9/5/09, p. 13; 2/17/10, p 1; 6/22/11, p. 6
Sanborn Fire Insurance Maps
Thomas Brothers Maps 1937-41
Woolridge, J.W., *History of the Sacramento Valley*, Pioneer Historic Publishing Co., 1931, pp. 192, 199-200

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- 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 _____ .14 acres _____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.579116 Longitude:; -121.492795
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The property occupies the south half plus 1' of lot 5, (80' x 160') between K Street, 10th Street J Street and 11th Street in downtown Sacramento. This portion of the lot was the site of the 81' x 77' 'Mohr and Yoerk Market, built in 1911. A meat packing building of brick was constructed on the northern half of this lot (5) in 1888, prior to this building. The Mohr and Yoerk building occupies slightly more than one half of lot 5.

The west portion of the original back wall of the building was removed to accommodate a previous tenant. The rear (north facing) wall of the building is visible above the second floor. The lower portions of the original building have been obscured and modified on the first floor and the basement.

Boundary Justification (Explain why the boundaries were selected.)

The above boundaries were selected based upon the original building's location and its boundaries, on the southern portion (81 feet) of lot 5.

11. Form Prepared By

name/title: Paula Boghosian
organization: Historic Environment Consultants
street & number: 5420 Home Court
city or town: Carmichael state: CA zip code: 95608
e-mail: historicconsultants1977@gmail.com

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telephone: 916 488-2887

date: October 2016

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.

Photo Log

Name of Property: Mohr and Yoerk Market/Ransohoff's

City or Vicinity: Sacramento

County: Sacramento

State: CA

Photographer: Donald L. Cox

Date Photographed: Various dates, listed with each photo

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

Mohr and Yoerk/Ransohoff's

Sacramento, California

Name of Property

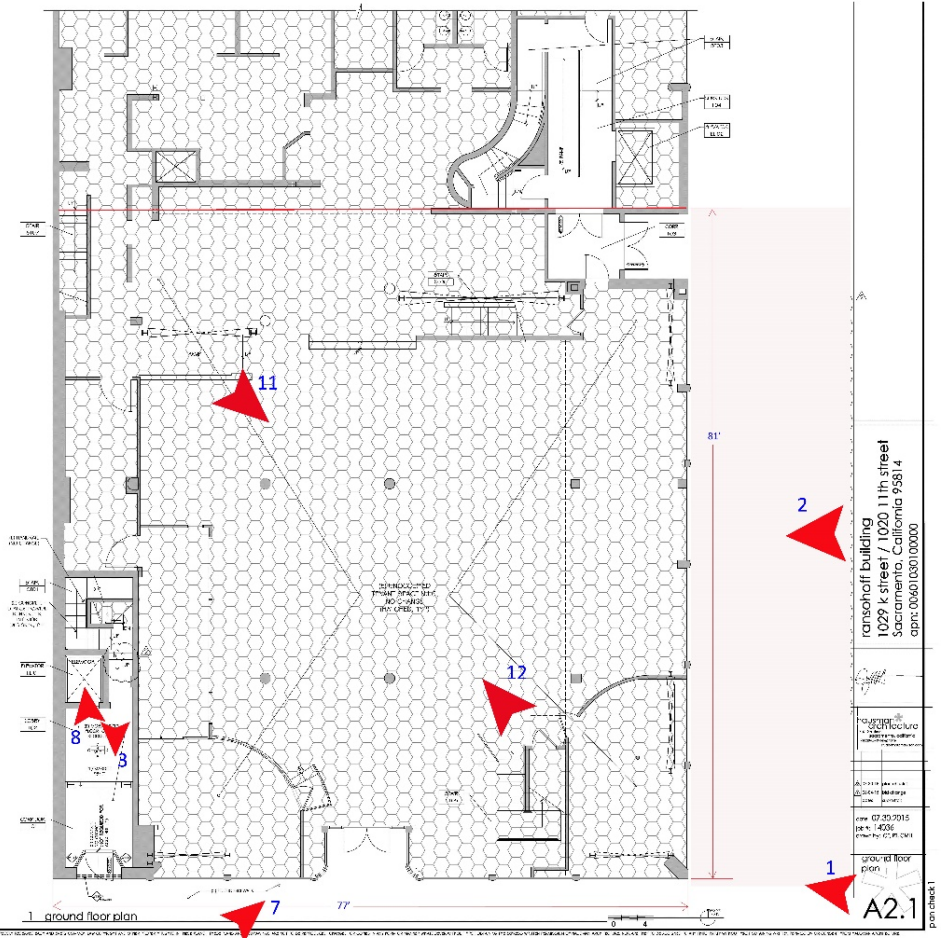
County and State

1. Façade/South and East Elevations, View to the northwest. Taken: August 2016.
2. South Elevation, View to the north. Taken: August 2016.
3. Apartment Lobby, View to the south. Taken: August 2016.
4. Partial North Elevation, View to the southeast. Taken: October 2015.
5. Detail of Pressed Metal Fascia and Soffit. North elevation, View to the east. Taken: October 2015.
6. Patio, 2nd Floor Apartment, North elevation, View to the east. Taken: August 2016.
7. South Elevation, Ground Floor, View to the northeast. Taken: August 2016.
8. Original Elevator Car, View to northwest. Taken: August 2016.
9. Dining Room, 2nd Floor Apartment, View to the East. Taken: August 2016.
10. Living Room, with Bedroom beyond and Pocket Doors. View to the southwest. Taken: August 2016.
11. Ground Floor Commercial, View to the Southeast. Taken: October 2015.
12. Ground Floor Commercial, View to the northwest. Taken: October 2015.
13. Basement, View to the north. Detail of brick wall from original 1888 Meat Packing Plant. Taken: October 2015.

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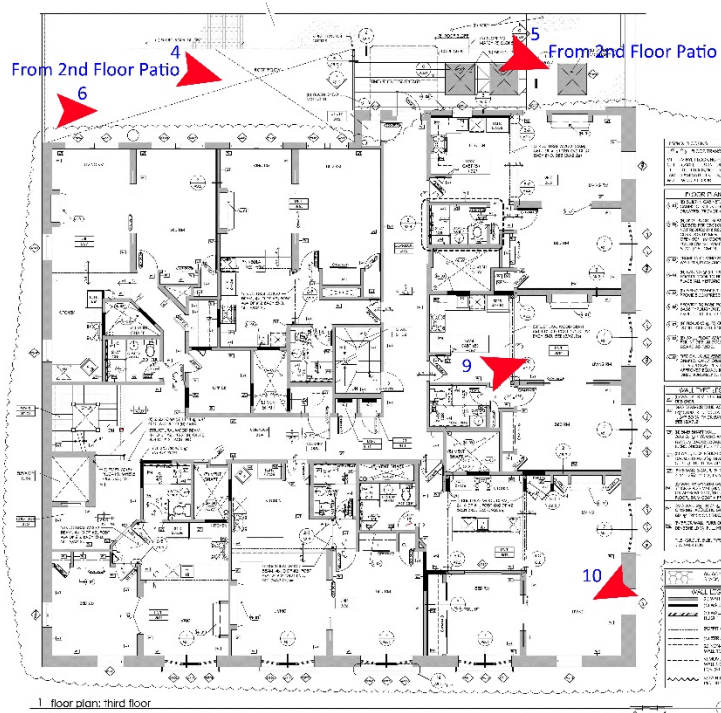
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Mohr & Yoerk/
Ransohoff's Building
Ground Floor Map &
Photo Key Map



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PROJECT TITLE
PROJECT LOCATION
PROJECT NUMBER
PROJECT DATE
PROJECT OWNER
PROJECT ARCHITECT
PROJECT ENGINEER
PROJECT CONTRACTOR
PROJECT CONSULTANT
PROJECT NOTES

ransohoff building
1029 k street / 1020 11th street
Sacramento, California 95814
apr:0960(0301)0000

DATE: 07/30/05
SCALE: 1/4" = 1'-0"
SHEET: 4036
PROJECT: 05-0011

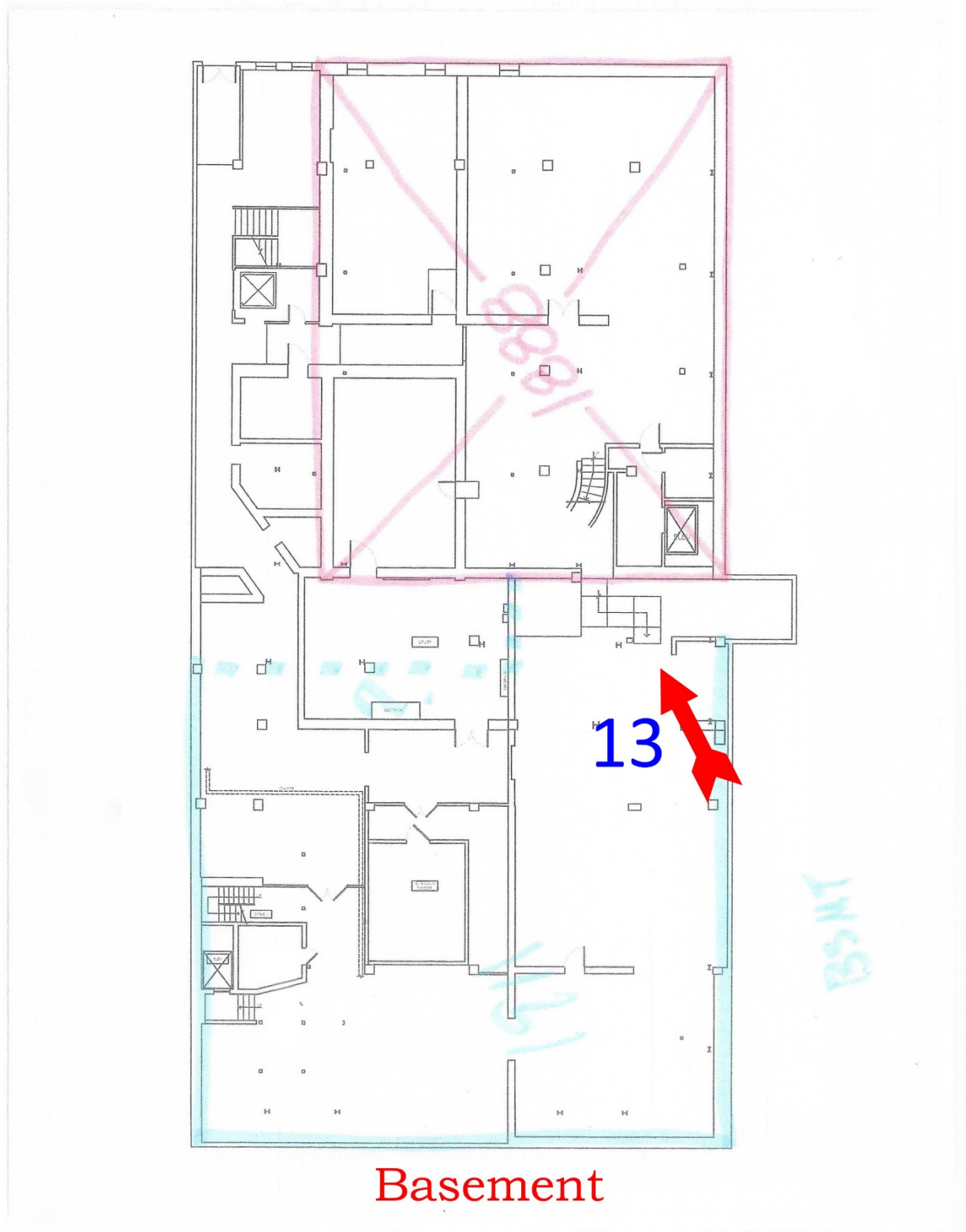
3rd floor plan

A2.3

pen check 1

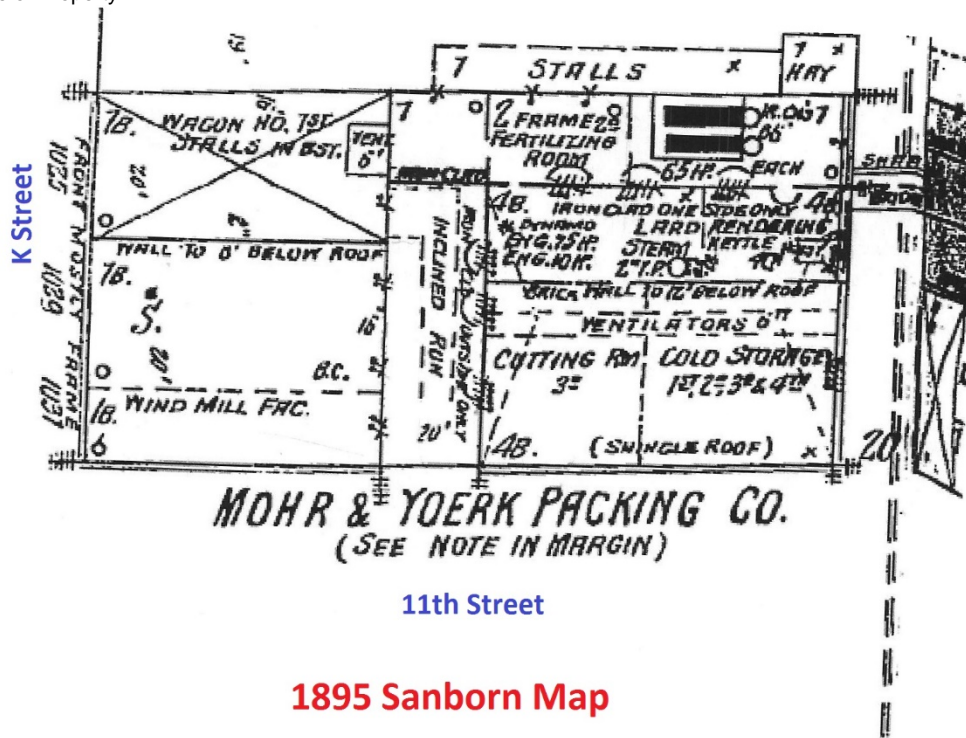
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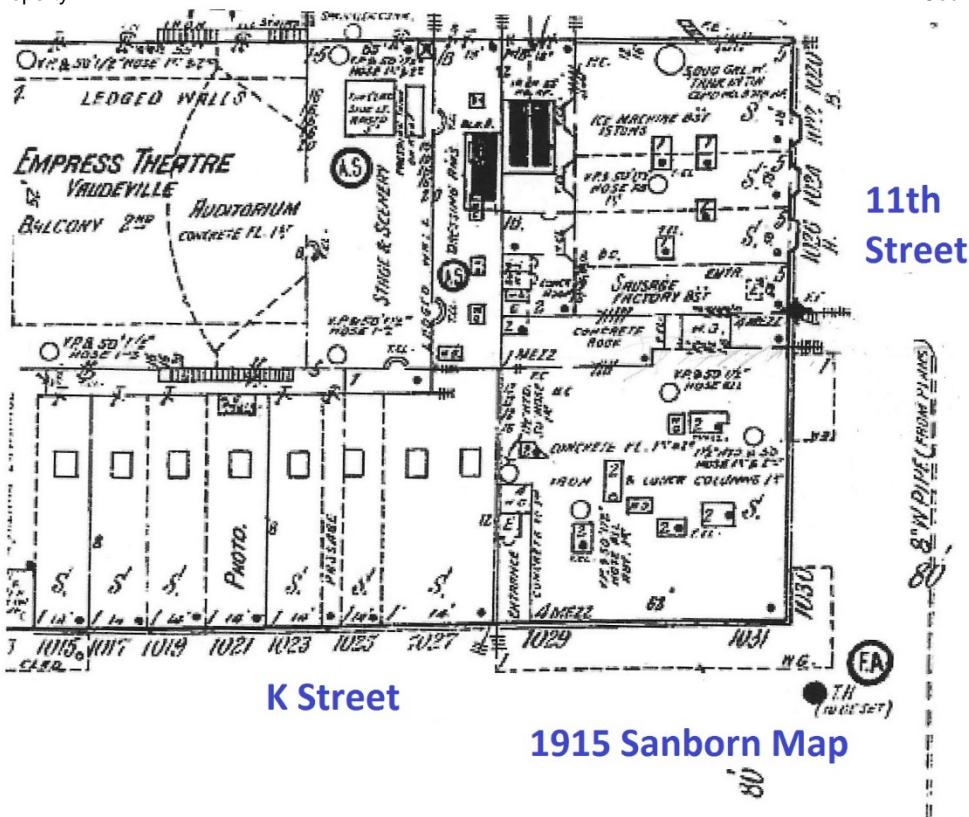
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.