

PH036268X

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY
RECEIVED OCT 18 1976
DATE ENTERED DEC 12 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Heilbron House
 AND/OR COMMON

LOCATION

STREET & NUMBER 704 O Street
CITY, TOWN Sacramento
STATE California
VICINITY OF CODE 06
COUNTY CODE 067
CONGRESSIONAL DISTRICT 3

CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE |
|---|---|---|---|
| <input type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC | <input checked="" type="checkbox"/> OCCUPIED | <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM |
| <input checked="" type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED | <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK |
| <input type="checkbox"/> STRUCTURE | <input type="checkbox"/> BOTH | <input type="checkbox"/> WORK IN PROGRESS | <input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE | PUBLIC ACQUISITION | ACCESSIBLE | <input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS |
| <input type="checkbox"/> OBJECT | <input type="checkbox"/> IN PROCESS | <input checked="" type="checkbox"/> YES: RESTRICTED | <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC |
| | <input type="checkbox"/> BEING CONSIDERED | <input type="checkbox"/> YES: UNRESTRICTED | <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION |
| | | <input type="checkbox"/> NO | <input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER: |

OWNER OF PROPERTY

NAME San Diego Federal Savings and Loan Association
STREET & NUMBER 1265 6th Avenue
CITY, TOWN San Diego
STATE California

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. County Recorder
STREET & NUMBER 720 9th Street
CITY, TOWN Sacramento
STATE California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Sacramento Old City Significant Structures Survey
DATE August 18, 1976
DEPOSITORY FOR SURVEY RECORDS City Hall, 9th and I Streets,
CITY, TOWN Sacramento
STATE California

7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|---|---------------------------------------|---|---|
| <input checked="" type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____ |
| <input type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Heilbron House is an Italianate styled residential structure with a mansard roof, slanted bays, and an ornate balconied porch. The main cornice extends entirely around the building just below the hooded dormer windows of the mansard. The front porch is topped with a balustraded balcony supported by Corinthian columns, and matched by the stair railing down to the street. Massing of the building is rather square and compact.

The 11-room house is four stories tall, 42 feet by 55 feet in dimensions, and cost \$10,000 to construct. Two front bay windows flank either side of the main portico. The main floor of the house was built 8 feet above the street level due to the frequent and devastating floods that plagued early Sacramento. The bedrooms were built with walk-through closets between in order to provide extra egress in case of fire, Sacramento's other major danger.

On the main floor of the house were two parlors, a dining room, library, kitchen, pantry, and toilet-closet. Three fireplaces had marble mantels, originally costing \$75 each. Ceilings were 13 feet high.

The second floor had 12 foot tall ceilings and included the master suite and nursery, three more bedrooms, a small room for the cook, a bathroom with an 8 foot copper tub, and two sleeping porches (since enclosed). The attic had a small 'extra' room for Louisa's art work, and a generous dance floor - scene of balls and children's play. In a room above the bathroom was a large tank, the water reservoir that made possible the modern indoor plumbing. On rainy days, children skated all over the enormous floor of the attic. In the summer, cooking was done in a summer kitchen in the basement. Marble shelves kept the food cool. The basement also housed the servants.

While the exterior remains almost wholly intact (building codes dictate an extra railing up the center of the entry stairs), the interior has undergone some modifications to suit it to its current use as a Savings and Loan branch office. A vault was installed in the basement. An elevator was installed in the rear portion of the building. The walls from the entry hall into the front parlor have been opened in order to provide better access to 'tellers' windows in that room.

The rear portion of the first floor is essentially the only portion of the building changed and interior elements have simply been rearranged in order to provide an elevator and extra rest rooms. Rear interior and exterior stairs remain identically located. A small gazebo was constructed to the side of the house in the manner of the day. Care was taken to render it compatible with the House.

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American Association of University Women, Significant Residence List
July 1973

Sacramento Museum and History Commission, Significant Residence List
1972

8 SIGNIFICANCE

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES

BUILDER/ARCHITECT

Nathaniel Goodell

STATEMENT OF SIGNIFICANCE

The Heilbron House was built in 1881 for August Heilbron and his family. This High Victorian-styled structure was designed by the well-known early Sacramento architect, Nathaniel Goodell to be similar to, but less pretentious than the Albert Gallatin Mansion (the Governor's Mansion).

August Heilbron was a wealthy rancher and community figure, whose elegant home reflected his position and financial success.

Heilbron was born in 1835 in Bohmte, Germany and emigrated to the United States in 1852, close on the heels of an older brother, Adolph. August arrived in Sacramento in 1855, worked for awhile for a half-brother, Frederick in his Columbia Market grocery, and later opened a store of his own.

In 1858, Heilbron went into the butchering and stock-raising business with his brother, Adolph. He subsequently became one of California's "cattle kings". He owned a 69,000 acre ranch in Fresno, Rancho Laguna de Tasha, where he ran some of his herds.

Court action regarding this business helped determine California riparian rights laws. The numerous cases involving the Heilbron partnership brought before the courts helped form the basis for California riparian rights laws.⁴

Heilbron's interests also extended to the San Francisco butchering firm of Hawley, Heilbron and Co., and the Sacramento hardware business of Schaw, Ingram and Batcher, which supplied pipe to the early miners in addition to making agricultural equipment.

In 1865, after August became a successful businessman, he went back to Germany to find a bride. He soon returned to California with his wife, Louisa, and subsequently raised a family of eight children.

August Heilbron was an active member of the Sacramento community. He belonged to the Knickerbocker Volunteer Fire Department, at a time when such volunteer squads were not only a necessity, but played a strong social-cultural role in the community as well. He was an early and devoted member of the Turnverein, a German social and athletic club. He helped found the Hussars and was a member of that semi-military group for the entire 33 years of its existence. The Hussars was a predecessor organization to the California National Guard and for awhile, was even a part of the Guard. After it withdrew, August continued in both groups. He was a Captain of the Hussars,

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Vanishing Victorians, a Guide to Sacramento's Historic Homes, by Sacramento branch of American Association of University Women.
Sacramento and the Heilbron House, A History by Ted Baggelmann .
History of Sacramento County by Thompson and West .
 Results of Efforts by the Historically Significant Building Committee, by Historically Significant Buildings Committee.
 (See continuation sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .119 acres

UTM REFERENCES

A

| | | | | | | | | | | | | | | |
|------|---|---|---|---------|---|---|---|----------|---|---|---|---|---|---|
| 1 | 0 | 6 | 3 | 0 | 8 | 0 | 0 | 4 | 2 | 7 | 0 | 6 | 0 | 0 |
| ZONE | | | | EASTING | | | | NORTHING | | | | | | |

B

| | | | | | | | | | | | | | |
|------|--|--|--|---------|--|--|--|----------|--|--|--|--|--|
| | | | | | | | | | | | | | |
| ZONE | | | | EASTING | | | | NORTHING | | | | | |

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

11 FORM PREPARED BY

NAME / TITLE

Gerald Price

ORGANIZATION

Student

DATE

December 6, 1975

STREET & NUMBER

P.O. Box 542

TELEPHONE

209-794-2595

CITY OR TOWN

Thornton

STATE

California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

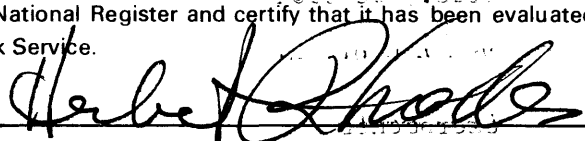
NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE **DIRECTOR**

DATE **OCT 13 1976**

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Cary A. B...
 DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE **12/12/91**

ATTEST:
 KEEPER OF THE NATIONAL REGISTER

DATE **12/10/76**

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and a Major in the National Guard.

August's activities in the Turnverein, the Hussars, and the fact that he sent most of his children back to Germany for their education, shows the strong associations he retained with his homeland. His wife Louisa, matriarch of was also very German and very old country". For instance, she insisted that the entire family assemble each day in the parlor for morning and afternoon coffee.

August Heilbron died in 1893, at the age of 58. He had a military funeral, and was buried in his California National Guard uniform. Referred to as "one of the Empire builders", his house was a symbol of his achievement. In 1953, the house was sold to be operated as a restaurant. In 1973, it was purchased by San Diego Federal Savings and Loan Association and is currently restored and utilized as its Sacramento office.

San Diego Federal, whose restoration efforts have cost between \$600,000 and 700,000 has been formally commended by the California Historical Society, the San Diego County Board of Supervisors, the Sacramento Old City Association and the California State Assembly for preserving this important structure.

The Heilbron House possesses considerable significance, both as the work of a master architect/builder and as a notable example of architecture.

The Heilbron House was designed by Nathaniel Dudley Goodell, an early emigrant to Sacramento who became a highly respected architect. Goodell designed the sumptuous Albert Gallatin Mansion that served as the California State Governor's Mansion from the early 1900's until 1967. Goodell's Governor's Mansion is itself both recorded by HABS and listed on the National Register of Historic Places.

Goodell began his career as a carpenter and joiner. He learned his trade at Amherst, and later went to Springfield for a year to continue his studies. His early works included the City Hall for Belchertown where he was born, 3 factories and several hundred houses for the largest cotton manufacturing firm in the state.

Goodell's first architectural work, the Wachhorst Jewelry store, was built in 1863. Although employed in the design of other buildings in the 1860's he did not list himself as an architect in the city directories until 1869.

From 1878 until he retired, Goodell's office was located in the basement of Pioneer Hall, 1009 7th Street, a building he designed himself. Goodell was very active in the Sacramento Chapter of the Society of California Pioneers, his client for this work. He was president of the Pioneers 1877-8, and

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served as a director for 20 years.

By 1873, Goodell had amassed a considerable amount of property in Sacramento and a house in San Francisco. His own house was an elegant Victorian containing eleven rooms, a copper bath tub and a marble sink.

Some of Goodell's notable accomplishments included the Sacramento Grammar School, the County Hospital, the Armory Hall, a home for Mrs. Crocker, a number of stores and residences, and the Masonic Hall in Woodland. He also designed alterations and additions for prominent Sacramentans including Leland Stanford, Hale Brothers, and Huntington and Hopkins. The list of his works in the area is very extensive.

Goodell took his former student, Frank Schardin, as a partner into the practice four years before his death in 1895 at the age of 81.

Goodell's earliest structures reflect his New England origin. His later designs such as the Heilbron and Gallatin houses, reflect the Victorian Italianate styles popular during the 1870's and 1880's in California.

Goodell's residential architecture had several distinguishing characteristics. The most notable is his use of the mansard roof. By far, the majority of houses constructed with mansard roofs in Sacramento during the 19th century were the work of Goodell. All four of the only remaining mansard roofs in Sacramento were the work of Goodell.

Another characteristic was his use of an ornate version of the Italianate style. Goodell's works are generally highly decorated. Many of his structures have extremely ornate exteriors with bracketed cornices, deep hood mouldings over dormer windows, distinctive shingle patterns on the mansard roofs, slanted two story bays and elaborately decorated porches. He had a tendency to repeat the use of particular decorations on different buildings and thus developed some "trademarks" that serve to identify his work. His creative and facile use of wood most certainly stems from his background of carpentry.

The massing of the Heilbron House is more compact and lacks the tower of the Governor's Mansion, but its ornamental detail is rich and varied. Its only possible counterpart in Sacramento, the Governor's Mansion, is much larger and differently treated in terms of massing, if not in ornamentation. The proportion of the Heilbron House is squarer, the outline of the building more compact. The interior is equally impressive. It is an elegant, articulate and distinguished work, unique in Sacramento.

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Goodell's work symbolizes the best of Victorian architectural work in Sacramento and has influenced the design and construction of many structures within the city and the region as well.

The building is remarkably well restored and intact. It has recently been listed in the official Sacramento Old City Significant Structures Survey as an Essential Structure, the category of highest significance, and one that will assure its preservation.

¹The California Law of Water Rights by Wells A. Hutchins.

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"Nathaniel Goodell," by Lawrence Micheli.

Interviews and documentation -- Sarah Heilbron Faustman, granddaughter of
August Heilbron.

Illustrated History of Sacramento County by Winfield Davis.