

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAR 29 1978

DATE ENTERED SEP 20 1978

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

A. Coolot Company Building

AND/OR COMMON

Comstock Building

LOCATION

STREET & NUMBER

812 "J" Street

NOT FOR PUBLICATION

CITY, TOWN

Sacramento

CONGRESSIONAL DISTRICT

VICINITY OF

3

STATE

California

CODE

06

COUNTY

Sacramento

CODE

067

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

OWNER OF PROPERTY

NAME

Dan and Delores Mallicoat

STREET & NUMBER

2288 Glen Ellen Circle

CITY, TOWN

Sacramento

STATE

California 95822

VICINITY OF

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Sacramento County Recorder

STREET & NUMBER

901 "G" Street, Room 144

CITY, TOWN

Sacramento

STATE

California 95814

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None known

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

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 A. Coolot Company Building is a two-story rectangular brick building, built circa 1855-1863, located in the downtown commercial area of Sacramento. The building is 20 feet wide and 10 feet long and has a basement which provides a third floor.

It is a plain building except for the front which was decorated ca. 1920 with Ernest Batchelder arts and crafts tiles of muted earth tones. The brown tile facing is the most striking design feature of the building and its major contribution to the streetscape. These arts and crafts tiles surround the entry, the second floor windows, and form a cornice on the front wall. The twelve inch square molded tiles* form a floral design with a blossom in the center, a surrounding circle and oak leaves and vines in the intervening spaces. The tile is basically a subtle earth brown color with a turquoise blue glaze rubbed into the design background. On the corners of the entry there is a ceramic molding with a vine design and coloring similar to the tile facing. The second story windows are surrounded with the same tile arranged in quoin fashion. The tiled cornice is made from tiles with a geometric pattern. The plaster wall is painted off-white, a color which compliments the tile.

The second story has two rectangular wooden casement windows facing J Street. The first floor side walls adjoin the adjacent building on both sides. The second floor side walls have rectangular metal casement windows near the rear of the building. The building is accessible from the rear by an alley and has a rear door and two metal casement windows on the basement level and three framed windows each on the first and second floor.

The building's interior shows the many alterations and additions made during the past century. The basement was added when the buildings of downtown Sacramento were raised between 1863 and 1867 after a series of disastrous floods. The rear half of the building was added sometime in the late 19th and early 20th centuries. In 1886 the second floor of the original building was partitioned into additional rooms for the hotel on the adjoining property. This portion of the building was closed during the 1920's and was not reopened until the recent restoration; consequently, it retains the original hard wood doors, wainscoting, and transoms. The present owner has added a staircase from the first floor interior to allow access to these second floor rooms which are now used for offices. This alteration supplements the already appealing division of interior spaces. In the 1920's a bank vault was built on the first floor which was used by a number of savings institutions until 1968. Although there have been many alterations and additions to the original building, they do not detract from the building's historic significance; rather, they are consistent with the building's significance. Furthermore, the present owner is rehabilitating the building and restoring many of its 19th century interior features.

* The tile was authenticated by Dr. Robert Winter of Occidental College, a leading authority on Batchelder and the California Arts and Crafts movement.

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 type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input checked="" 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 checked="" 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 **Unknown**

STATEMENT OF SIGNIFICANCE

The A. Coolot Company Building's 1920's tilework facade is artistically significant as a fine example of the influence of the California Arts and Crafts movement on a Sacramento commercial building front. Furthermore, the facade tilework is the only known example of an artistically significant facade incorporating Ernest Batchelder tile in Sacramento, and remains as a unique statement of the Arts and Crafts art ethic on the Sacramento streetscape.

It is not known precisely when the A. Coolot Company Building was constructed because Sacramento city records for the period 1856-1860 were lost. The building was built before 1863, when a local history gives credit to its brick construction for preventing the spread of a major fire and saving a portion of the city. Records indicate that Leland Stanford, one of the Central Pacific Railroad "Big Four" and Governor of California, owned the land. Stanford presumably built the Coolot Building and then rented it to Anthony Coolot who opened a variety and notion business, which he continued to operate until his death in 1900. Coolot expanded his business and eventually established the Young Ladies Segar Factory. In 1885 Coolot purchased Stanford's interest in the property and the following year concluded an agreement to lease the second story of the Coolot Building for hotel rooms. In 1902 the Coolot firm was dissolved and Anthony's daughter Clara Diepenbrock assumed ownership of the Coolot Building. Between 1902 and 1929 Diepenbrock leased the building to several commercial firms.

The Ernest Batchelder tiles were probably added sometime between 1915 and 1925, and created a strong artistic statement for that period. The Arts and Crafts movement had begun late in the nineteenth century and by 1910 was well established in California. The Arts and Crafts ethic, expressed by the seminal thinkers of the movement, Thomas Carlyle, John Ruskin and William Morris, held that art was a necessity of life and that ideally even the mundane objects necessary to life should bear the mark of the craftsman's hand. Further, the Arts and Crafts adherents believed the craftsman should pursue their individual aesthetic ideal. This ethic admitted a wide range of styles and techniques in virtually every creative field.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Sacramento's First Families," Sacramento Valley Magazine, (July - August, 1976), p. 38
Sacramento Bee, January 31, 1953, p. 3, col. 4.
 Willis, William L., History of Sacramento County California (Los Angeles: Historic Record Company, 1913), pp. 1053-1055.
Sacramento City Directories, 1857 - 1902
 See continuation sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 20' x 120' *N 1/2 HERE*

UTM REFERENCES

A	1 0	6 3 1 1 2 0	4 2 7 1 1 4 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The property nominated is the west 1/2 of the east 1/2 of lot 2 in the block bounded by 8th and 9th and "J" and "K" Streets of the City of Sacramento and in the County of Sacramento according to the official plat thereof.

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

Albert L. Hurtado, Historic Preservation Specialist

ORGANIZATION

Office of Historic Preservation

DATE

October 20, 1977

STREET & NUMBER

P.O. Box 2390

TELEPHONE

(916) 445-8006

CITY OR TOWN

Sacramento

STATE

California 95811

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

Knox Mellon

TITLE **State Historic Preservation Officer**

DATE **3/14/78**

FOR NPS USE ONLY

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

R. B. Rettig

DATE

9/20/78

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

William LeVovich

DATE

Sept 14, 1978

KEEPER OF THE NATIONAL REGISTER

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The ceramics master, Ernest Batchelder was one of the finest California craftsmen. Batchelder specialized in exquisitely handcrafted ceramic tiles which often incorporated California scenes and plant forms. Batchelder's motto was "no two tiles the same". He was born in Nashua, New Hampshire, in 1875, and educated at the Massachusetts Normal Art School. Batchelder wrote two books on design theory, The Principles of Design (1904), and Design in Theory and Practice (1910). From 1904 to 1909 Batchelder was Director of Art at the Throop Polytechnic Institute. He also taught at the Handcraft Guild Summer Schools in Minneapolis. In 1905 Batchelder visited the centers of the Arts and Crafts movement in England. In 1909 he established his Pasadena kiln and began turning out the tiles which are now famous. His tile business experienced great success and expanded until the Great Depression when it failed. Until that time Batchelder turned out beautiful hand-made tiles like the handsome ones which adorn the Coolot Building. The tiles on the Coolot Building incorporate the California floral patterns and brown and blue tones which are the Batchelder trademarks. Batchelder tiles have become renowned among art collectors and are highly prized collector's items when they are found.

The present owner, Dan Mallicoat, is rehabilitating the Coolot Building and restoring many of its 19th century and early 20th century features including the arts and crafts tile. Mallicoat intends to lease the building for office and alternative uses, which will not substantially disturb the pleasing division of spaces on the building's historic significance.

Many of the surrounding buildings were also constructed during the 19th Century, although some of their facades have been "modernized" and covered with stucco and panels. Several adjacent property owners have expressed interest in restoring their historic buildings and thus eliminating some of the contemporary facades which are historically incompatible.

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Batchelder, Ernest, Design in Theory and Practice (New York: The MacMillam Company, 1910).

Anderson, Timothy J., Eudorah M. Moore, Robert W. Winter, eds., California Design 1910 (California Design Publications, 1974).

Correspondence and telephone conversations with Dr. Robert Winter, Department of History, Occidental College, January 1978.