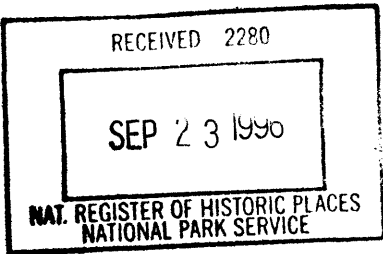


1175



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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bank Of Pinole

other names/site number _____

2. Location

street & number 2361 San Pablo Avenue not for publication N/A

city or town Pinole vicinity N/A

state California code CA county Contra Costa code 013 zip code 94564

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 nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] September 15, 1996
 Signature of certifying official/Title Date
State Historic Preservation Officer
 State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

 Signature of commenting official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other. (explain:)

[Signature]
 Signature of the Keeper
Edson H. Beall
 Date of Action 10-24-96

Entered in the
National Register

Bank Of Pinole
Name of Property

Contra Costa, Ca.
County and State

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Financial Institution

Current Functions
(Enter categories from instructions)

Work in Progress-Restaurant

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival

Materials
(Enter categories from instructions)

foundation Concrete

walls Cement Plaster

roof Asphalt

other Marble Foyer

Concrete Columns

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1915

Significant Dates

1915

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

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

Bank Of Pinole
Name of Property

Contra Costa, Ca.
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 0 5 6 24 20 42 0 6 48 0
Zone Easting Northing

3
Zone Easting Northing

4
 See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Robert William Petterson Architect

organization N/A date April 29, 1996

street & number 2308 Orleans Drive telephone 510-724-2606

city or town Pinole state Ca. zip code 94564

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Pinole Redevelopment Agency

street & number 2121 Pear Street telephone 510-724-9014

city or town Pinole state Ca. zip code 94564

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20519-0127, and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1 Bank of Pinole
Contra Costa County, Ca.

Description

The Bank of Pinole is a small, single story Neo Classic masonry building constructed in 1915 by banking pioneer Edward M. Downer Sr. In the classical tradition, the simple building aspires to, architrave, frieze and cornice encircling the building. A molded parapet, stepped and slightly pedimented on the front elevation, projects above the cornice. Two Ionic columns in antis flank the double door entry with fanlight. Sometime before 1930, a two story addition was added to the rear of the building. Each side elevation of the original building consists of three tall round headed windows with keystone. Pilasters which extend from foundation to architrave, separate the windows. Although the interior has been altered over the years to adapt to new uses, it does retain many original features: marble floor, wood windows and trim, plaster ceiling with crown molding and plaster wall relief, and the room's continuous volume. The exterior remains a high level of integrity.

The building is located in the historic downtown corridor of Pinole surrounded by semi-rural hills. There are vacant lots at either side of the building which were originally infilled with two story masonry buildings which created an alley at each side of the bank. Its rectangular footprint encompasses 2,380 square feet of a level 6,100 square foot site. The remainder of the lot consists of concrete walkway remains with no landscaping. The building fronts San Pablo Avenue and rests on a near level site. A cavity masonry wall and rusticated plaster veneer rest on an exposed concrete plinth. The exposed concrete foundation and exterior cement plaster show no signs of cracking. The flat wood trussed roof has an asphalt covering and is surrounded by a parapet. With the exception of new paint, one door and window being infilled on the addition, and a new cornice on the addition, the exterior has had few visible modifications. The original paint scheme is unknown. The exterior light fixtures and the pair of wood entry doors were added in 1964. The original doors were similar wood and glass paned doors. The two concrete planter boxes were added sometime after 1964. The bronze plaque near the entry was dedicated by The Pinole-Hercules Youth Memorial Inc. in 1964 and replaced the original bronze plaque which read "Bank of Pinole". Fire sprinklers, seismic upgrading which included steel reinforcements at the parapet, a new three color exterior paint scheme, and a pair of steel flag stanchions were added in 1991-92 by the Pinole Redevelopment Agency.

National Register of Historic Places Continuation Sheet

Section number 7,8 Page 2 Bank of Pinole
Contra Costa County, Ca.

Description (cont.)

In 1964 the interior was altered for use as a youth facility. The wood and marble wainscoting was removed from the East wall and infilled with gypsum board; the marble floor was covered with asbestos flooring; the six wall sconces and four pendant light fixtures were replaced with modern light fixtures; the vault was removed and stairway upgraded; forced air heating replaced an original stove and brick chimney and the exterior steel flue was removed at the roof. The building is currently undergoing remodeling for use as a restaurant. The asbestos flooring has been removed and the original marble floor has been exposed and is intact. The wood windows, trim, plaster ceiling, crown molding and North and West plaster walls are original and intact; and the original banking room is still a continuous volume.

Statement of Significance

The Bank of Pinole is significant at the local level under Criterion C in the area of Architecture as a good representative example of a classically influenced commercial building in the small community of Pinole and environs. The bank building is the only example in the community of Pinole of the classical-temple form which pervaded small town bank design across the country during the early 20th century. This style of architecture drew upon classical proportions, materials of permanence and ornament to achieve the monumental quality typically sought by financial institutions during this period. This building used each of these qualities to a level deserving of recognition.

Historical Background

In 1905, Pinole businessman Edward M. Downer Sr. built a small wood frame bank with a capital of \$12,000. Ten years later, Mr. Downer realized the growing community's need for a secure building to house their assets. His response was the fire resistant design of the Neo Classic Bank of Pinole located across the street from his original bank. Before construction of the Bank of Pinole in 1915, the property housed a single story, wood framed dwelling of unknown origin. The Bank of Pinole was used as a financial institution until October of 1939 when it was bought by Bank of America National Trust and Savings Association. In 1954, the building was purchased by the First Western Bank and Trust Company. Through an extensive volunteer effort, the building was remodeled by the Contra Costa Building and Construction Trades Council and purchased in July of 1963 and opened as a youth center in 1964. In 1975 the building was sold to the City of Pinole where it housed the Tiny Tots Program for many years. Its current owner is the Pinole Redevelopment Agency having purchased the building in August of 1992.

National Register of Historic Places Continuation Sheet

Section number 8 Page 3 Bank of Pinole
Contra Costa County, Ca.

Significance

The Bank of Pinole was the only Neo Classic building in Pinole in 1915 and with the exception of the first Catholic church in Pinole, it was also the tallest single story structure. Consequently, it made a statement of uniqueness and permanence which was a vision of the architecturally unique community of present day Pinole. The monumental facade of the Bank of Pinole evoked a significant sense of security and established a hub to the young and growing downtown core of Pinole.

Geometry was an important design tool in Classical architecture. The proportions derived from the Golden Section are found in both elevation and plan of the original Bank of Pinole. The perimeter of the portico creates a square. From that, a Golden Section was created to form the complete front elevation. The original plan also began as a square with its diagonal used to create the final rectangular plan. The proportions of the front elevation and the original plan are the same. The tall repetitive window bays also create a formality and rhythm similar to the solid/void rhythms of Classical collunades.

Secondly, The Bank of Pinole uses its building materials to portray its permanence. These include two 20" diameter concrete Ionic columns, a marbled entry foyer, 18" exterior cavity masonry walls with rusticated plaster veneer and plaster detailing. Scoring the exterior plaster gave the look of cut stone which gave the sense of security and formality indiginous of Neo Classic design. Similar to the overengineered Classical buildings, this building emphasized the vertical character and mass through the use of tall windows and oversized columns. The exposed concrete foundation can also be compared to the stone plinths that supported Classical buildings.

Finally, the building is rich in ornament. This includes a decorative keystone in each window hood, an original chisel cut building name above the entry portico and a dentil course and highly ornate entablature running the perimeter of the building.

National Register of Historic Places Continuation Sheet

Section number 8 Page 4 Bank of Pinole
Contra Costa County, Ca.

Significance (cont.)

The Bank of Pinole remains the only Neo Classic building in a community which consists of over twenty historically distinct architectural styles in a downtown core less than 1/2 square mile. It is structurally sound, well preserved and is a prime example of local architectural diversity. Eventually, 16 additional banks would be founded in Contra Costa County by decendants of this banking pioneer, Edward M. Downer Sr. Downer served as Mayor of Pinole from 1913 until his death in 1938. His banks are known as The Mechanics Bank with the central branch located in Richmond, Ca. managed by grandson Edward Downer

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9, 10 Page 4

Bibliography

- 1.) Clark, Jessie Howe. Historical Sketches
Pinole, 1979. pgs. 4-1 to 4-20.
- 2.) Plew, Jo Ann. Pinole History In Pictures
Richmond Blueprint, 1976.
- 3.) Pinole Historical Society
P.O. Box 285 Pinole, Ca. 94564
- 4.) Interactive Resources, Inc.
City of Pinole Historic Resource Inventory Survey
117 Park Place Point Richmond, Ca. 94801
- 6.) Edward Downer III
3170 Hilltop Mall Road Richmond, Ca. 94804
- 5.) Pinole Redevelopment Agency
2121 Pear Street Pinole, Ca. 94564

Verbal Boundary Description

Assessors Parcel Number 401-162-003

Verbal Boundary Justification

Boundary Description based on unchanged property lines of an interior city lot.

SAN PABLO AVENUE

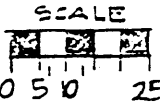
BUILDING LOCATION

A.P. # 401-162-003

D

A

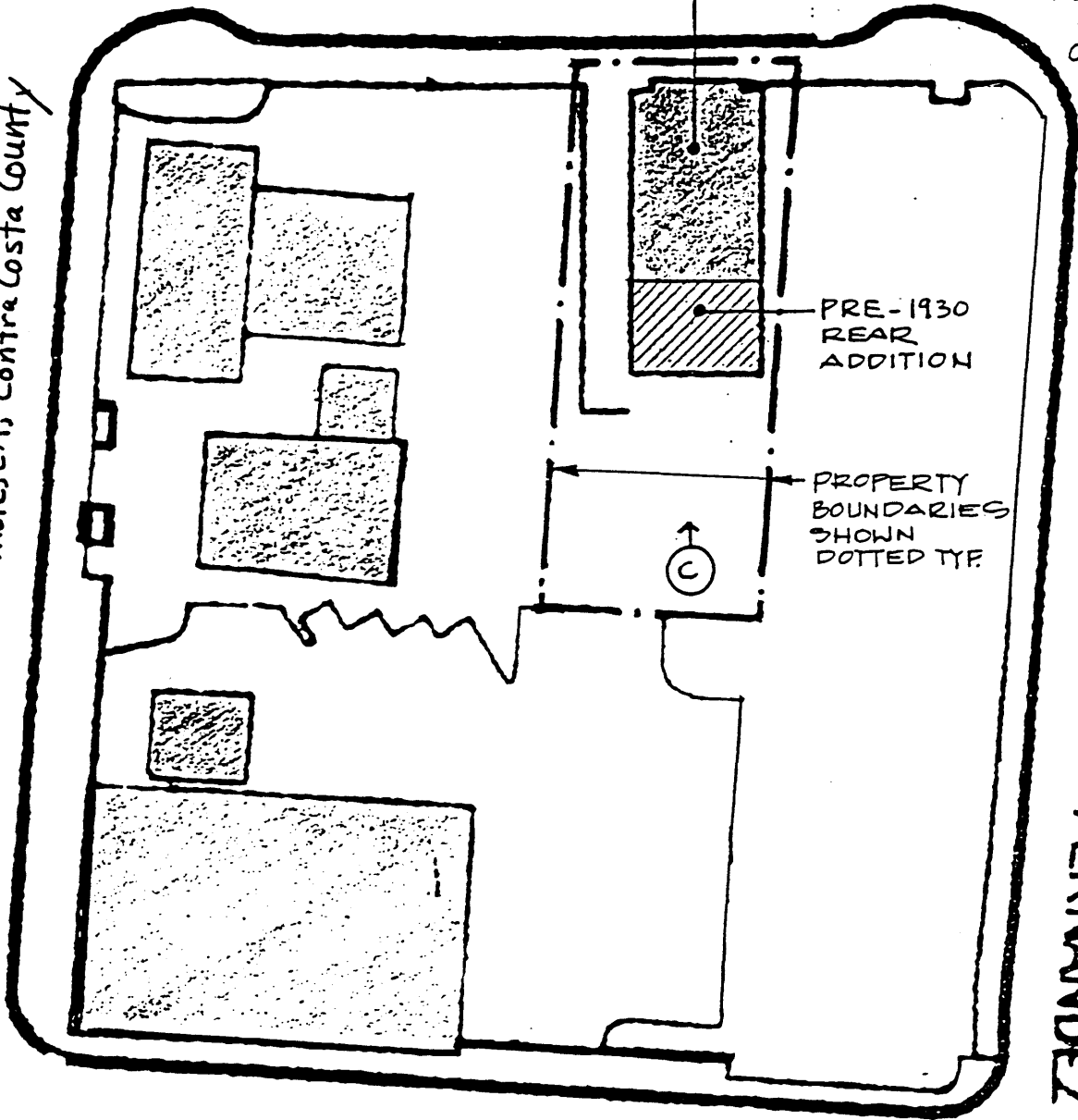
B



Bank of Pinole
2361 San Pablo Avenue
Pinole, CA, Contra Costa County

TENNENT

FERNANDEZ



PRE-1930
REAR
ADDITION

PROPERTY
BOUNDARIES
SHOWN
DOTTED TYPE

C

AVENUE

AVENUE

