

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

RECEIVED  
NOV 02 1992  
MAR 04 1993  
NATIONAL REGISTER

1. Name of Property

historic name: Goodman, George E., Jr., House

other name/site number: \_\_\_\_\_

2. Location

street & number: 492 Randolph Street

not for publication: N/A

city/town: Napa

vicinity: N/A

state: CA county: Napa

code: 055

zip code: 94559

3. Classification

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

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

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:  
N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this   x   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   x   meets        does not meet the National Register Criteria.        See continuation sheet.

Stead R. Cray 3/23/92  
Signature of certifying official Date

California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property        meets        does not meet the National Register criteria.        See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this 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):

entered in the  
National Register

Alton Byer 4/1/93

Signature of Keeper Date of Action

6. Function or Use

Historic: DOMESTIC Sub: single dwelling

Current : DOMESTIC Sub: multiple dwelling

7. Description

Architectural Classification:

Late Victorian: Queen Anne

Other Description: N/A

Materials: foundation stone roof shingle  
walls weatherboard other \_\_\_\_\_  
shingle

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: at the local level.

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Architecture

Period(s) of Significance: 1891

Significant Dates : 1891

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: J. Marquis

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. X See continuation sheet.

9. Major Bibliographical References

See continuation sheet.

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 -- Specify Repository: City of Napa Cultural Heritage Commission

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone Easting Northing    Zone Easting Northing

A	<u>10</u>	<u>562560</u>	<u>4238440</u>	B	_____	_____
C	_____	_____	_____	D	_____	_____

\_\_\_\_\_ See continuation sheet.

Verbal Boundary Description: \_\_\_\_\_ See continuation sheet.  
Napa County Assessor's parcel 005-053-01.

Boundary Justification: \_\_\_\_\_ See continuation sheet.  
The boundary includes the entire city lot that has been associated with the property since ca. 1905.

11. Form Prepared By

Name/Title: Donald S. Napoli

Organization: \_\_\_\_\_ Date: October 28, 1992

Street & Number: 1614 26th Street Telephone: (916) 455-4541

City or Town: Sacramento State: CA ZIP: 95816

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(8-86)

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7

Goodman, George E., Jr., House Page #1

DESCRIPTION

The Goodman House is a two-and-a-half-story wood-frame dwelling designed in the Queen Anne style. It has an asymmetrical plan, a hipped roof with cross gables, and a corner tower. Wide horizontal bands mark the tops of the first and second stories. The building is sided in shingles on the second story and horizontal board on the first. The stone foundation rises several feet above ground level to provide a raised basement. The building has a wealth of detail. Among the decorative elements are: a paneled chimney with banded cap, finials at the apex of each gable, dentiled cornices, patterned shingling, and leaded glass windows. The only serious alteration is the enclosure of most of the front porch. The building is prominently sited on a corner lot in one of Napa's early residential areas.

The roof has several planes. The main roof, which is hipped, is less prominent than the gabled sections that project to the front and sides. The gables are marked by wide bargeboard with finials at the apex. The gable ends are sided with fishscale shingles; each contains a small window surrounded by a curved casing. Behind the south-facing gable a paneled brick chimney with banded cap penetrates the main roof. A shed-roofed dormer faces the rear. Rising above the main roof is the conical tower roof, which extends the height of the building to 56 feet. Beneath the tower roof a banded cornice with a dentil course tops the shaft. Below the cornice the tower has decorative shingle siding and three double-hung segmental windows. The bottom of the tower tapers outward and joins the main cornice of the building. This cornice also features a dentil course. Beneath it a plain, wide band surrounds the entire house and marks the top of the second story.

Below the roofline the front (east) elevation is the most ornate. The second story is divided between the shaft of the tower on the left (north) and the area beneath the gable on the right. Both have decorative shingle siding and narrow, double-hung windows. A decorative panel separates the windows beneath the gable. Below are another wide band to mark the first story and a three-sided bay window topped by a dentiled cornice, paneled frieze, and curved brackets. To the left is the front porch. It once had five arched sections with turned posts and lattice-work which wrapped around the building to the left. Now only the section in front of the main entrance remains. It is topped by a gablet with dentiled cornice and sunburst. The double swinging door, which is recessed, has beveled glass panels in each section and a leaded glass transom above. A short flight of stairs leads to the porch, the remainder of which has been enclosed with horizontal board siding.

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The tower and porch take up the front third of the north elevation. A gablet marks the former location of a second set of porch stairs, now removed. To the left beneath the gable is a curved oriel window between the first and second stories. The window has prominent horizontal bands, below which is siding of crumbled rock and stucco. Further to the left is a single-story shed-roofed projection with narrow horizontal bands and decorative panels. The northeast corner of the building receives elaborate treatment. On the second story is a set of three double-hung windows. Beneath it is a pavilion with shallow gable roof, full pediment, and windows on all three sides.

The other side (south) and rear (east) elevations are less elaborate. Near the front of the south elevation is a single-story bay window with decorative wood panels flanking the center window and rock-and-stucco siding below. To the right beneath the gable is a flat bay with narrow double-hung windows. Further to the rear is a hipped-roof porch, which has been enclosed and extended. Its original dentiled cornice is still visible. The rear of the building has narrow windows with wide casings on both stories.

The house has a full basement that rises about five feet above ground level. The base is marked by a wide horizontal band. Most basement windows are segmented.

The interior suffered serious alteration when the building was converted into apartments ca. 1930. Interior spaces were closed off from one another to provide separate living areas. Some detail remains, however, including door moldings and leaded glass windows.

The building's immediate setting is its 100-by-140 foot corner lot, which represents a pre-1910 subdivision of the original parcel. A very low concrete wall extends along the north and west sides of the lot. No original landscaping appears to exist, although the palm trees in the front and side yards may date from the first decade of the century. Trees and bushes now grow near the house and obscure many of the architectural features. A driveway runs along the south side of the building. It once led to a garage that no longer remains.

The building is in moderately good condition and has undergone only minor exterior changes since its construction in 1891. The enclosure of most of the front porch, which resulted in the loss of one of the building's important architectural features, constitutes the most serious alteration. The other noticeable changes--enclosure and extension of the back porch and replacement of a few windows--are much less important. The house

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originally had no outbuildings. The garage that once stood to the southwest was constructed after 1910 and was not associated with the property's period of significance.

The architectural integrity of the Goodman House remains high. With the exception of the front porch, the building retains nearly all of its original features, including chimney, siding, cornice detail, and window treatment. The house remains in its original location and residential setting.

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SIGNIFICANCE

The Goodman House is one of Napa's most successfully executed examples of late nineteenth-century residential architecture. It embodies the aesthetic ideals of the Queen Anne style through its design and detailing and shows the type of house that attracted prosperous Napers at the end of the Victorian era. It also indicates the growing importance of family rather than personal wealth. When compared with the hundreds of other residences from the period in Napa, the Goodman House emerges as one of the ten or twelve most significant.

The building has most of the elements that typified the Queen Anne. They include: an irregular plan, in which the three-story tower on the northwest corner balances the shorter gables on north and west; varied roof shapes, including the main hipped roof, three intersecting cross gables, the conical roof atop the tower, and a shed roof over a small rear dormer; a variety of siding types, including variously patterned shingles on the tower, in the gables, and on the second story, horizontal board on the first story, decorative panels between windows, crushed rock and stucco beneath bay windows, and stone blocks for the raised foundation; and a profusion of detail, seen in the finials atop each gable, sunbursts decorating tympana, and dentil courses on main and auxiliary cornices.

One element is missing. Like many Queen Anne residences, the Goodman House originally had a wide, open porch with decorative woodwork. Most of the porch was enclosed ca. 1930 and its detailing removed. Nevertheless, the part that remains, which fronts the main entrance and contains a shallow arch surrounded by lattice-work and a single turned post, hints at the original appearance.

The Queen Anne aimed to replace the formality of classically derived styles with more picturesque design. One goal was to replace symmetry with equilibrium. The Goodman House achieves this purpose primarily through its corner tower, which soars above adjacent gables yet provides balance to both of the street elevations. The architect, J. Marquis of San Francisco, took advantage of the flexibility permitted by the style in his treatment of the northeast corner of the building. Here he designed a three-part window on the second story and a classically detailed pavilion on the first--two features that would have been completely out of place in any earlier style. His use of decorative woodwork, another Queen Anne trademark, was fairly subdued, however, and lends an air of calmness to the composition. All in all, the building provides a clear example of late Victorian aesthetics, especially when compared with the thoroughly classical Italianate houses that were built in Napa only a decade earlier.

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The building also makes a statement about the rigidification of class lines in Napa a century ago. Unlike the city's other large houses of the period, the Goodman House did not symbolize the successes of its first owner. Instead it showed the working of inherited wealth. The house was commissioned by George E. Goodman, Sr., one of Napa's most prominent businessmen. He had started his career in general merchandising in 1855, soon after the city's founding. He helped to organize the first local bank and later became involved in mining, real estate, railroads, and viticulture. In addition, he served as county treasurer from 1861 to 1870. His own house, an imposing Second Empire edifice a block away, is one of Napa's most significant early buildings.

The Goodman House, however, is named for George E. Goodman, Jr., youngest son of the successful entrepreneur. The junior Goodman had barely begun a career in his father's bank when at 23 he received the house as a wedding present from his father. He worked as teller for another dozen years. Had he not died of tuberculosis at 35, he might one day have rewarded himself with a large residence. This building, however, represented not his own success but that of his father. It showed that by the 1890s Napa had a second generation of wealthy residents who were able enjoy the trappings of affluence without doing anything to earn them.

Napa still has several hundred houses built during the last two decades of the nineteenth century. They range in size from two-and-a-half-story mansions on large lots to closely placed one-story cottages. Queen Anne and Stick/Eastlake styles are prominent, though many buildings defy stylistic characterization. The Goodman House stands out from this collection of residences. Only two or three substantially unaltered houses represent more carefully composed versions of the Queen Anne, and none has a more successful overall design. Many of the residences may represent to some extent the achievements of earlier generations rather than their first owners. The Goodman House, however, probably furnishes the city's most prominent illustration of this phenomenon.

The Goodman House is one of the most architecturally significant buildings in Napa. It remains virtually unaltered and retains all of its important historical and architectural associations.

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MAJOR BIBLIOGRAPHICAL REFERENCES

Napa, California. Fire Insurance Maps. New York: Sanborn Map and Publishing Co., 1891, 1901, 1910, 1924, 1941.

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Reynal, Carlotta. "Napa Valley." Overland Monthly 39 (April 1901): 700-821.

Sacramento, California. State Department of Parks and Recreation. Napa Historic Resources Inventory, 1978.

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Whiffen, Marcus. American Architecture since 1780. Cambridge, Mass.: M.I.T. Press, 1969.

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CONTINUATION SHEET

Additional Documentation

Goodman, George E., Jr., House Page #7

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PROPERTY OWNER

Charles Carroll Knill  
2327 Fargo Street  
Los Angeles, California 90039

PHOTOGRAPHS

All the photographs have the following information in common:

5. Napa City Planning Department  
1600 First Street  
Napa, CA 94559

Photographs 3-9 have the following information in common:

3. Donald S. Napoli, Photographer
4. August, 1992

Photo No. 1

3. Photographer unknown; copy by Donald S. Napoli
4. Ca. 1901; copy--September, 1992
6. North and west elevations, view from the northwest

Photo No. 2

3. Thomas Schardt, Photographer
4. July, 1991
6. North and west elevations, view from the northwest

Photo No. 3

6. West elevation, view from the west

Photo No. 4

6. West elevation window detail, view from southwest

Photo No. 5

6. Entrance, view from west

Photo No. 6

6. Entrance, view from northwest

Photo No. 7

6. North elevation, view from north

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Photo No. 8

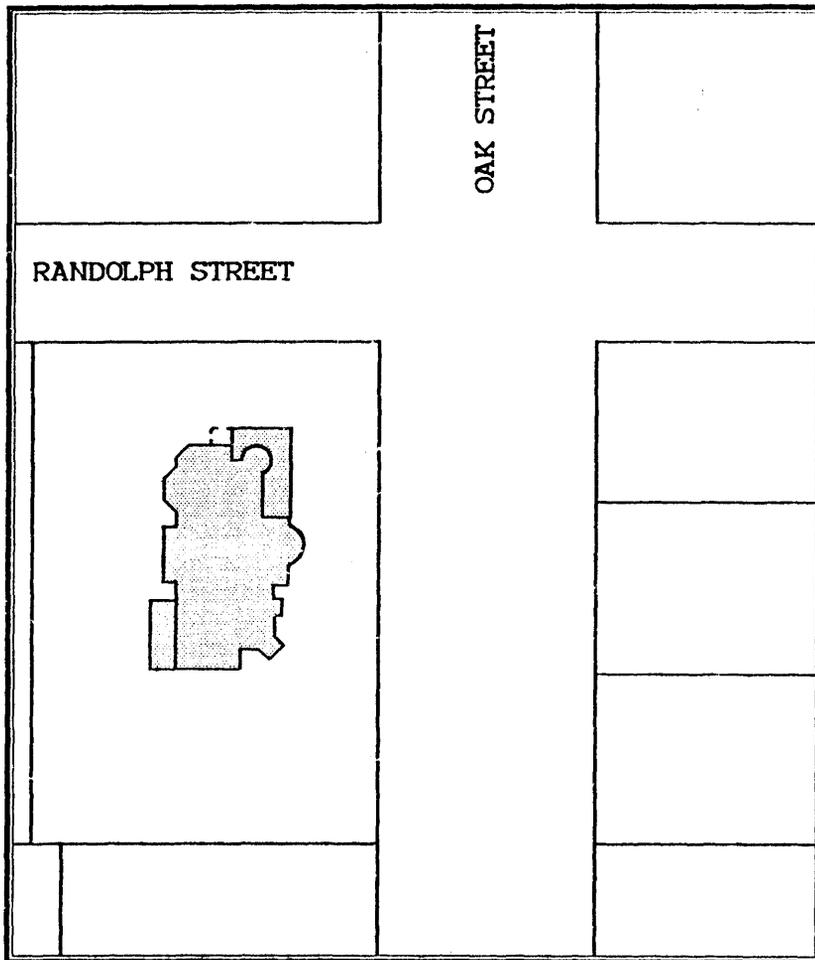
6. East elevation, view from northeast

Photo No. 9

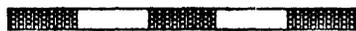
6. South elevation, view from southeast

GOODMAN, GEORGE E., JR., HOUSE  
492 Randolph Street  
Napa, Napa Co., California

SKETCH MAP



Scale:

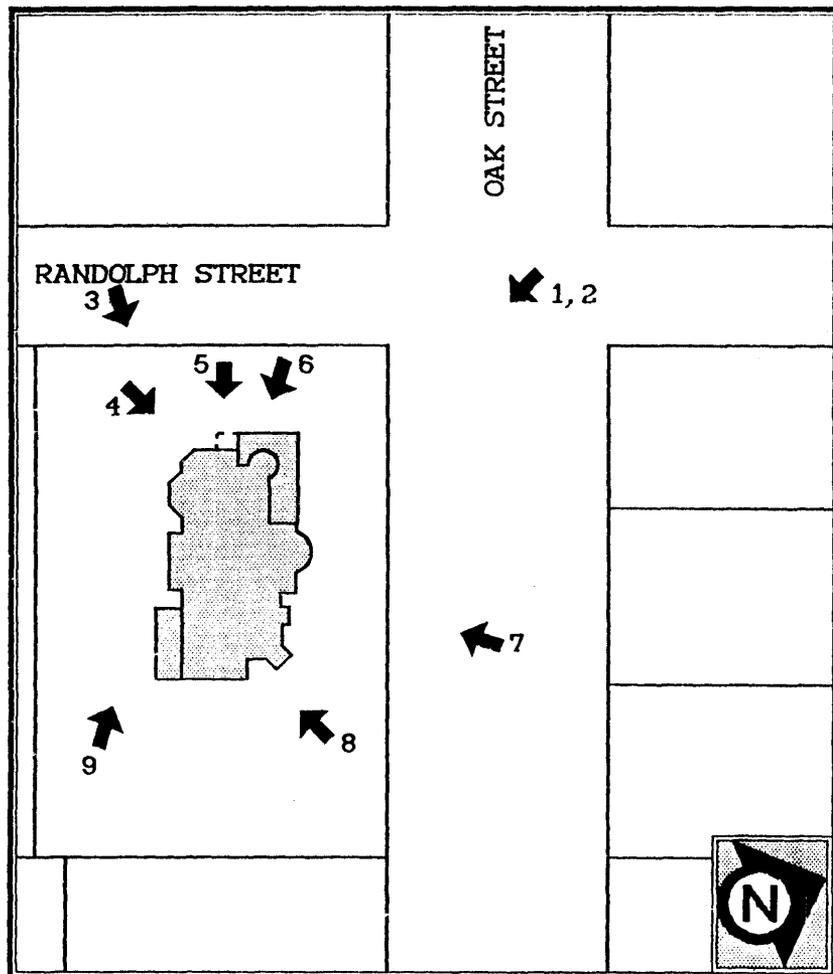


← 100' →



GOODMAN, GEORGE E., JR., HOUSE  
492 Randolph Street  
Napa, Napa Co., California

PHOTO KEY



1. North and west elevations, view from the northwest
2. North and west elevations, view from the northwest
3. West elevation, view from the west
4. West elevation window detail, view from southwest
5. Entrance, view from west
6. Entrance, view from northwest
7. North elevation, view from north
8. East elevation, view from northeast
9. South elevation, view from southeast