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NPS Form 10-900
(Rev. 8-86)

United States Department of the Interior
National Park Service

NATIONAL
REGISTER

MAR 26 1992

JHP

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Pinkham, Captain George, House

other name/site number: N/A

2. Location

street & number: 529-531 Brown 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not for publication: N/A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>1</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>1</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.

Stade R. George
Signature of certifying official

May 12, 1992
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
Albert Byer 6/18/92

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: Stick/Eastlake

Other Description: N/A

Materials: foundation brick roof asphalt
 walls weatherboard other _____

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: B

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Maritime History
Commerce
Transportation

Period(s) of Significance: 1885-1914

Significant Dates : 1885

Significant Person(s): Pinkham, George Grafton

Cultural Affiliation: N/A

Architect/Builder: Lindsey, John and Voorhes, W. D.

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

X 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>562740</u>	<u>4238480</u>	B	_____	_____	_____
C	_____	_____	_____	D	_____	_____	_____

____ See continuation sheet.

Verbal Boundary Description: ____ See continuation sheet.
Napa County Assessor's parcel 003-281-11

Boundary Justification: ____ See continuation sheet.
The boundary includes the entire assessor's parcel that has been associated with the resource since 1910.

11. Form Prepared By

Name/Title: Donald S. Napoli

Organization: _____ Date: March 25, 1992

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

City or Town: Sacramento State: CA ZIP: 95816

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Pinkham, Captain George, House Page #1

Description

The Captain George Pinkham House is a narrow, two-story frame residence with a low-pitched hipped roof, horizontal board siding, and a raised brick foundation. The organization of the front elevation is asymmetrical, with a two-story bay window on the south and one-story entrance portico on the north, both topped by gable roofs. The building, which displays Stick/Eastlake detailing, has overhanging eaves supported by elaborate brackets and tall, narrow windows with decorative pediments. The exterior is largely unaltered. The interior, however, lost much of its detailing when it was converted into three rental units. The small front lawn has no landscaping except for a large cedar tree. In the rear is a non-contributing duplex constructed about 1940. The building, which retains a high degree of architectural integrity, is located approximately 100 yards west of the Napa River in a residential neighborhood of mostly small houses.

The building rests on a brick foundation and is set beneath a low-pitched hipped roof finished with asphalt shingles. A brick chimney protrudes through the roof on the south side of the building. The cornice, which has three string-courses, wraps around the roof and is supported by elaborate brackets that extend beneath the architrave. Between the brackets is a frieze of vertical board. The entablature is finished with a scalloped architrave.

All of the building's major windows are narrow, double-hung and surrounded by elaborate ornamentation. Each is topped by a panel with bas-relief squares, sided by casing with a set of raised bands near the top, and placed upon a banded sill with panels with triangular designs below.

The front (east) elevation is divided into two bays. The one on the south is marked by a two-story rectangular bay window that has two windows facing forward and one facing to each side. The bay window is capped by a gable roof with a sunburst in the gable. A narrow shed roof with decorative brackets below tops the first story windows. The other bay has a window on the second story and an entrance portico below. Four turned posts, two free standing and two engaged, support the gabled portico roof. The posts are capped by turned brackets. In the pediment is a stickwork design. Attached to the posts is a short wrought iron railing. The entrance, which is recessed, consists of a pair of wood and glass panelled double doors with a transom above. A flight of concrete stairs enclosed in brick leads to the porch. At the corners of the building are plain corner boards that match another vertical board that extends from the architrave to the roof of the portico.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Pinkham, Captain George, House Page #2

The back (west) elevation contains a two-story enclosed porch with a shed roof. The second story has stucco and wood siding and an aluminum sliding window. The first has horizontal board siding, a bracketed cornice, and a small double-hung window. The south elevation is dominated by a two-story slanted bay window that is flanked by one small window on the second story in front, and windows on each story in the rear. The north elevation has two windows, placed together at the center of the second story.

The house now has almost no landscaping. Existing features include one bush, a large cedar tree, perhaps planted 80 years ago, a small front lawn with sidewalk leading to the portico, and a dirt driveway on the north side. The nature of the original landscaping is unknown. The original lot was much larger, encompassing the current parcel and three others along Brown Street. On the lot were two other dwellings, both of which received separate parcels during subdivisions that occurred before 1910.

Most of the interior features disappeared in the conversion of the building to apartments. The chief exception is the main staircase, which is located a few feet away from the front doors and gently curves towards the second floor. Its original hand railing, balusters, and newel post remain. Some remnants of the 1885 interior plan, which consisted of a parlor, dining room, and kitchen on the first floor and three bedrooms on the second, are also still visible.

At the back of the lot is a two-story apartment building with side-facing gable and horizontal board siding. The building has three rental units on the second story and garages below. Two French doors open on a shallow balcony atop the garage porches. Constructed ca. 1940, the building does not contribute to the historical significance of the property. It is, however, an early example of the apartment-and-garage arrangement that typified much of multi-unit housing after World War II. The building is fronted by a gravel parking lot.

The Pinkham House is in good condition. Its setting has changed somewhat over the years, with a more recent structure (built ca. 1905 after the parcel was divided) on the south and the apartment building in the rear. Gone is the outhouse that originally stood in the back yard. A major alteration is the raised brick foundation, put in place in the 1940s, which lifted the building four feet above ground level. The front staircase and perhaps the chimney appear to have been installed at the same time. The second story of the back porch, the back door, and back stairs are not original. Despite these modifications, the Pinkham House, with its original design unchanged and almost all of its detailing still in place, displays a high degree of architectural integrity.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Pinkham, Captain George, House Page #3

Significance

The Captain George G. Pinkham House is significant in the maritime history of Napa for its association with Captain George G. Pinkham, one of the city's most important steamboat owners, masters, and warehouse managers during the last half of the nineteenth century. Because Pinkham was engaged in carrying goods and passengers vital to the growth of the town, the building is also significant in the areas of commerce and transportation. Despite the importance of river traffic in Napa's development, the Pinkham House is one of only a few remaining buildings with direct associations to the city's maritime history. Pinkham had the house constructed at the when still active in his career in 1885 and lived in it until his death in 1914.

The Napa River served as an important link to distant markets from the settlement of the town in 1848 until the 1920s. The river flows along the west side of town and another 20 miles into San Francisco Bay. For the city's first two decades riverboats were the virtually the only means for transporting produce to San Francisco, goods of all kinds to Napa, and passengers in both directions. Even after the coming of the railroad in the late 1860s, riverboats continued a brisk trade. As their numbers grew, wharfs and warehouses were constructed along the riverfront. The boats fell into two general types, schooners and steamers, of which a few of the latter sailed on schedules between Napa and San Francisco. Altogether at least 45 boats sailed the Napa River between 1863 and 1900. Steamers, which carried both goods and passengers, continued in regular service well into the twentieth century. Only in the 1920s did river traffic decline dramatically, giving way to rail and highway competition.

Captain George G. Pinkham had a long career on the Napa River. He was born in Maine in about 1835, took to the sea as a youth, and arrived in California in 1852. After working in San Francisco for a year, Pinkham bought a schooner and began transporting goods on the southern part of San Francisco Bay. He moved to Napa around 1857, where he became an important operator of steamboats. He owned several boats over the years, including those that were best known to the public because of their regular sailings to San Francisco. Pinkham apparently began his scheduled sailings with the Emma in 1871. He also expanded operations by building and managing a warehouse for the articles he shipped. He still stayed active as a captain, piloting his steamer, the Ellen, on the San Francisco run as late as 1890. The Napa City, the last of his steamers, made three sailings a week for another decade. It was one of two boats that alternated regular departures on the route. In 1902, after over 40 years as a key figure in Napa's maritime development, Pinkham sold his business and retired. He continued to reside in Napa until he died in 1914.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Pinkham, Captain George, House Page #4

The Pinkham House has close associations with Pinkham and thus with the maritime, commercial, and transportation development of Napa. He had the structure built in 1885, at a time a little more than halfway through his career when his importance was well established. The house was located only a block from the river and near his dock and warehouse. He lived there for the rest of his life. The building's importance is heightened because no structures directly related to Napa's maritime commerce--wharfs or warehouses, for example--remain from the nineteenth century. One other residence belonging to an important riverboat captain does exist nearby, however. The building has been altered a bit over the years but still retains its essential features and conveys important historical associations.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9

Pinkham, Captain George, House Page #5

Major Bibliographical References

Grieg, Jack R. The Vessels of the Napa River, 1844-1890. Gleanings, vol. 3, no. 2. Napa, California: Napa County Historical Society, 1984.

Gregory, Tom et al. History of Solano and Napa Counties. Los Angeles: Historic Record Co., 1912.

Napa, California. Fire Insurance Maps. New York: Sanborn Map and Publishing Co., 1886, 1891, 1901, 1910, 1924, 1941.

Napa County Reporter, 24 April 1885, 1887-1890, passim.

Napa Daily Journal, 1892-1906, passim.

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Additional Documentation

Pinkham, Captain George, House Page #6

Photographs

All photographs have the following information in common:

3. Thomas Schardt, Photographer
4. July, 1991
5. Napa City Planning Department
1600 First Street
Napa, CA 94559

Photo No. 1

6. View from the Southeast

Photo No. 2

6. View from the East

Photo No. 3

6. View from the North

Photo No. 4

6. View from the West

Photo No. 5

6. Apartment Building

DIVISION ST.

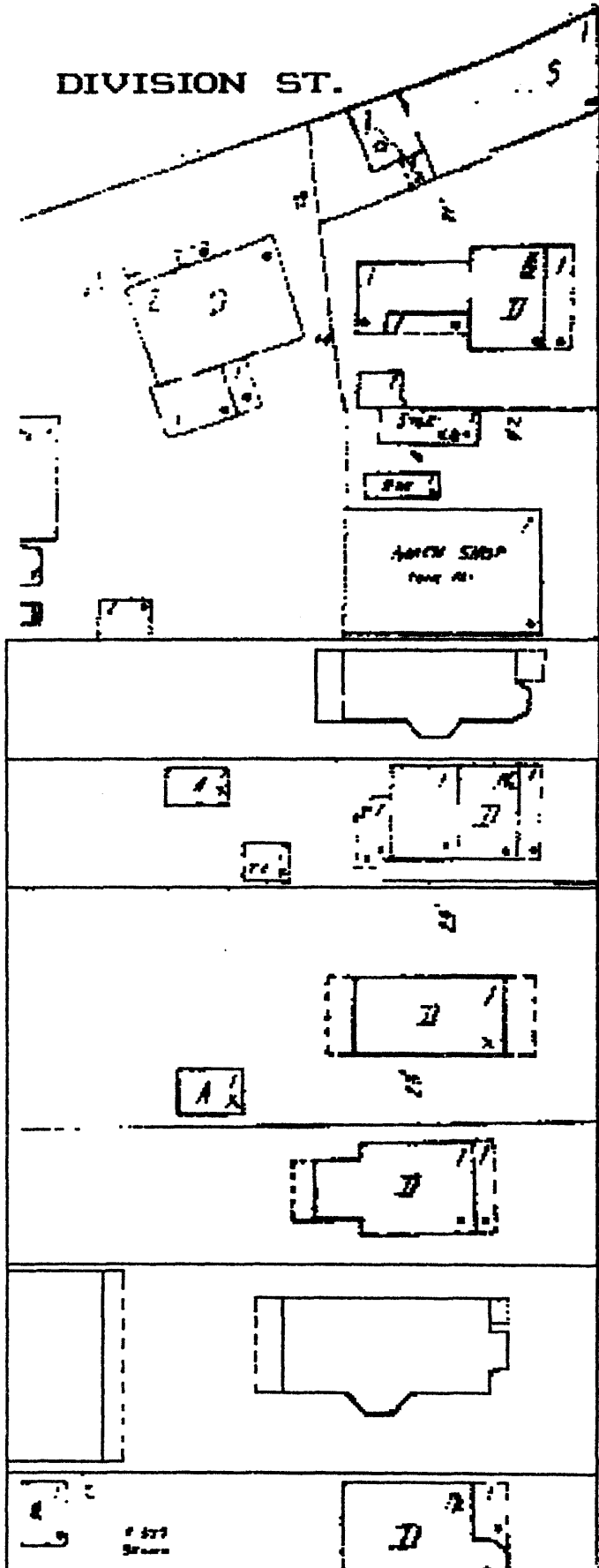
Pinkham, Captain George, House
529-531 Brown Street
Napa, California

Napa County

50'



BROWN ST.



PINKHAM HOUSE
(Apartment Building in Rear)