

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 any 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 Navarro

other names/site number Navarro-by-the Sea

2. Location

street & number Navarro Beach Road not for publication N/A

city or town Albion vicinity N/A

state California code CA county Mendocino code 045 zip code 95410

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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] 3 NOV 2009
Signature of certifying official/Title 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 for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. 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): _____

Signature of the Keeper [Signature] Date of Action 12/21/09

Navarro
Name of Property

Mendocino County, 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	
2	6	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
2	6	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

None

6. Function or Use

Historic Functions
(Enter categories from instructions)

Hotel, single dwelling, domestic

Current Functions
(Enter categories from instructions)

Park, State

7. Description

Architectural Classification
(Enter categories from instructions)

Mid-19th Century
Vernacular Massed-Plan Type

Materials
(Enter categories from instructions)

foundation Wood
roof Wood
walls Wood

other

Narrative Description

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

See Continuation Sheet Section 7 Pages 1-5

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 7 Page 1 of 6

Navarro
Mendocino County**7. Description:**

The Navarro Inn property consists of two mid-nineteenth century buildings, the Navarro Inn and the Mill Manager's House, both located at the mouth of the Navarro River in Mendocino County, California, approximately seven miles south of the town of Mendocino. The buildings are of wood construction with side gable roofs. Constructed in the early period of Mendocino County settlement, they are best categorized as examples of vernacular architecture; specifically variations on the traditional New England house with massed plan (two rooms deep).¹ The Inn is a plank frame building, a vernacular form of building technology, with single wall construction on the interior. The Mill Manager's House is wood frame, also with the incorporation of single wall construction on the interior. Further physical examination of the building may reveal evidence of plank wall construction, based on the fact it is contemporaneous with the Inn. The buildings are sited along a narrow spit of land on the south side of the river and are accessed by a single lane road leading from Highway 1 to the ocean beach. Both buildings are oriented to the river front with the ocean beach on the west. There are additional secondary buildings and small guest houses, dating from the 1930s, or earlier, scattered between the Mill Manager's House and the Inn. These are functional in design and generally in poor condition. The Mill Manager's House has been intermittently occupied as a residence from circa 1861-4. The Navarro Inn, which became a fishing resort in the early 1900s, and later a popular beach resort in the 1920s, operated continuously from 1865 until the 1970s. All of the buildings are now the property of the California Department of Parks and Recreation. The Mill Manager's House is in good condition, while the Inn is deteriorated, but now stabilized as the result of a "Save America's Treasures" grant in 1999 and State Park funding in 2004. A metal roof was placed over the shingle roof in 2000-2001 as the result of a CCC project. "Save America's Treasures" funding supported the completion of a Historic Structure Report (Carey & Co, 2003) and State Park Funding 2004 supported the "mothballing" of the building to prevent further decay. Both buildings have undergone some alterations, but overall retain integrity of location, setting, design, workmanship, materials, feeling and association.

Navarro Inn (Contributing)

The Navarro Inn was constructed by Captain Charles Fletcher circa 1865. It served as a boarding facility for single male mill workers at the Navarro Mill which was established in 1861 and as a stopping place for sailors whose cargo vessels laid-over at the narrow anchorage of the Navarro River to take on timber shipments.

The building is an example of a vernacular massed-plan building in the New England tradition.² Rectangular in plan, the building is one and one-half story in height. The front elevation consists of six bays and faces north. Of redwood construction, it is an example of plank frame construction, a building technique that has few remaining examples in California. It is set on a raised wood foundation with a wooden sill. It is surmounted by a moderately pitched side gable roof which is now covered with a metal covering installed as part of a stabilization project to protect the building from further deterioration. The *Historic Structure Report*, prepared in 2003 by historical architects, Carey & Company, verified that the roof under the protective covering is composition with a partial

¹ The stylistic designation used here is drawn from the classifications used by McAlester for pre-railroad folk houses. Other architectural historians and folklorists use different terminology to describe what is essentially a building of one or two-story rectangular massing, a side gable roof, and generally symmetrically arranged openings. All agree that this type of house originated in the British Isles and migrated to the eastern seaboard from where it was dispersed across the U.S.

² McAlester, Virginia and Lee, *A Field Guide to American Houses*, (New York: Knopf, 1986), 79; Harris, Cyril, *American Architecture: An Illustrated Encyclopedia*, (New York: W.W. Norton, 1998), 5.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2 of 6

Navarro
Mendocino County

underlayment of redwood shingles. Gables and eaves present a small overhang. An internal brick chimney pierces the roof ridge at the western end of the building. Fenestration is generally arranged symmetrically. On the upper front and rear elevations, it consists of six small, six-over-six double hung windows. On the first story there were originally five double-hung windows and an off-center entry door. In the 1940s a second entry was created by extending one of the window openings on the northeast end of the building. The windows and entry at the north east side of the front façade are now on the interior of the bar which was created by partially enclosing the front porch. The window on the remaining porch area is replacement. A single story shed roof porch was added to the front elevation sometime between 1890 and 1930. This porch was partially enclosed circa 1948.³ The building is clad with a narrow redwood lap siding.

The east façade (side) consists of the main building and the side walls of both the porch enclosure and a rear single story shed roof addition. There are three original double hung window openings on the wall of the main building. In the upper story there are two six-over-six windows and a single centered opening which originally led to an exterior stair that is no longer present. Two small nearly square windows and a door open into the bar (porch) enclosure. The west façade (side) exhibits two six-over-six double hung windows on the second story. There is a single window opening at the first floor level which is similar to that found on the front porch and probably dates from the 1940s.

The lower portion of the rear façade is taken up with single story shed roof additions probably executed at different times in the Inn's history. These provided storage and kitchen facilities. These additions, of a type common to vernacular buildings, are closely abutted to the steep slope behind the building. At the upper level the rear elevation exhibits six symmetrically arranged double hung windows.

On the interior, the lower story of the Inn was always a public space. In the early period of its operation this consisted of at least two large rooms.⁴ These have been remodeled several times to accommodate the changing operations of the Inn. In 1948 the interior space of the first floor was enlarged by enclosing a portion of the porch to create a separate bar accessed through one of the original Inn entry doors. On the upper floor a double loaded corridor is centrally located with a series of small rooms opening off both sides. These roughly finished spaces served as accommodations throughout the Inn's operations. The second story was accessed by both an interior and exterior stair (no longer present). The exterior stair predated the interior. However, evidence of square nails in the abandoned part of the interior stair suggests that it too has a 19th century construction date.

Mill Manager's House (Contributing)

The Mill Manager's House was constructed circa 1861-4 as a part of the development of the Navarro Lumber Mill Company. It first appears in a circa 1868 lithograph of the mill.⁵ It is an example of a traditional New England vernacular house of the "Cape Cod" type.⁶

³ Dates are estimated based on photographs. Available 19th century illustrations and photographs show the building without a covered porch. Photographs from the early 1930s, particularly a HABS photograph of 1934, show an open porch which is still intact in 1947. A photograph in the collection of the Charles Fletcher Society labeled "1948" is the first to show a bar enclosure.

⁴ Levine, Bruce. *Mendocino County Remembered, An Oral History*, (Ukiah: Mendocino Historical Society, 1976), 137.

⁵ 1868 Lithograph in the collection of the Charles Fletcher Society.

⁶ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3 of 6

Navarro
Mendocino County

The residence is rectangular in plan with small set-back additions on the northeast and southwest sides of the building. The main house is one and one-half story, while the additions are single story. The building is set on a replacement wood pier foundation installed in the 1940s to correct subsidence. The roof is a moderately pitched side gable with closely clipped gables and eaves. Two small gable roof dormers are symmetrically located in the front roof slope. Two symmetrically placed brick chimneys pierce the roof ridge. The roof and porch roof are clad with composition shingle.

Fenestration is symmetrically arranged across the front elevation with two long narrow windows flanking each side of the central entry. Historic photographs indicate that these windows were originally six-over-six double hung.⁷ These have been replaced by vertically divided wood casement windows in a craftsman mode. These were probably installed in the double hung openings as a part of the rehabilitation undertaken by the Hobb family who purchased the house in 1939. Upper story fenestration on the gable end walls, dormers, and the northeast side addition remain six-over-six double hung. The entry door is a modern panel replacement with original sidelights and inset panels. An elevated full-length shed roof porch extends across the front elevation. The roof is supported on posts with square capitals. The porch is enclosed with a simple open rail. A wide wooden stair that was built by the last resident of the house provides access to the porch. The existing rail and stair are replacements. A 1930s photograph of the house shows both the porch rail and stair in severely deteriorated condition. The building is clad with a narrow redwood lap siding.

The side additions are set well back from the front façade and are one-story in height. Both have side gable roofs and fenestration of the same type as the main house. The dating of these additions is speculative. The 19th - century illustration, circa 1868, does not show any additions. Unfortunately heavy vegetation obscures most of the features of the house in an 1880 photograph. A 1930s photograph of the house shows the deteriorated front porch wrapping around the west side of the house, with no addition. However, the southwest addition is present in the HABS recording of 1934. Marge Fraga, the Hobb's granddaughter, says that this wing was present when her grandparents owned the house (1939 and later) and contained a kitchen and dining room.

The plan of the main house is a typical "Cape Cod" vernacular with four rooms on the main floor; the rear rooms of smaller size than in the front.⁸ The entry leads into a narrow hall with a steep stairway with a wood newel post to the second or attic story. Doors on either side of the entry hall lead into two front rooms, one on each side of the hall. These rooms have their own fireplaces. Marge Fraga recalls that doors from each of the "front" rooms provided access to the rear rooms. These entries have now been obscured.

Non-Contributing Features

In addition to the two mid-19th century buildings, the property retains three sheds directly across the Navarro Beach Road from the Mill Manager's House. These primarily date to the Hobb family's occupation, circa 1939-19. They are in good to poor condition. There are two rustic guest bungalows and a "motel" unit in the immediate vicinity of the Inn. These latter buildings belong to the period 1930-1960 when the Inn was operated as a resort and road house. They are in very poor and dilapidated condition.

Sheds (Non-contributing)

⁷ Photograph, Charles Fletcher Society Collection, 1930.

⁸ McAlester, 78.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4 of 6

Navarro
Mendocino County

Shed #1 is a simple, rectangular plan outbuilding with a gable roof that has an extended slope on the southwest side. The roof has overhanging eaves and gables with exposed rafter tails and purlins. The roof is covered with long redwood shakes. It is wood frame single wall construction with vertical board cladding. The shed was constructed after 1934, although Marge Fraga does not attribute it to her grandfather.⁹

Shed #2 is in a serious state of deterioration and is near collapse. It is rectangular in plan and has a slightly gabled roof, part of which is missing. The walls were clad with vertical board on wood frame, but most of the siding is now gone. This building served as a coop where the Hobb family raised a small number of chickens.¹⁰

Shed #3 is much larger than the other two. Rectangular in plan it has a low pitched side gable roof which is clad with composition shingle. Gables and eaves overhang and the eaves exhibit exposed rafters. Fenestration consists of six-light fixed wood frame windows arranged asymmetrically. A garage door of vertical planks is located on the northeast side of the front elevation. Marge Fraga refers to this building as the "new garage" and says that her grandfather constructed it.

Guest Facilities (Non-Contributing)

There were originally four guest bungalows or rustic cabins used for guests of the Inn. It is possible that one of these cabins was constructed in the period between 1902 and 1920 when the Fletcher's ran the Inn as a fishing resort. However, the first available documentation of the cabins is in a 1934 photograph. By 1934 there were two bungalows present northeast of the Inn. By 1938 two more had been added, one to the southwest of the Inn and one in the existing cluster of 1934 buildings. Of these structures, two remain on the property, both in poor condition. A circa 1930s duplex cabin was constructed directly southwest of the Inn. In the 1950s or early 1960s this was replaced by a "motel" which is present, but in poor condition.

Bungalow #1 is a square plan hip roof one-story building. The roof has wide overhangs with exposed rafters. There is an extended "porch" covering which is now stabilized with wooden brackets. The porch is missing. The guest cottage is frame construction on a pier and wood sill foundation with clapboard siding. Entry and windows are covered with plywood as part of a stabilization effort.

Bungalow #2 is a rectangular plan front gable roof one-story building. The roof is moderately sloped with wide gable and eave overhangs and exposed rafters. It is wood frame construction with novelty siding.¹¹ Entry and windows are covered with plywood.

The motel is a multiple unit building with three guest rooms. This structure is rectangular in plan with a moderately sloped composition side gable roof. Cladding consists of clapboard on the side and rear elevations. On the front elevation the lower wall is brick veneer with plywood covering the upper wall to protect the window openings. The building has a partial cinderblock foundation.

⁹ Oral history interview with Marge Fraga, on file Charles Fletcher Society Research Files. Fraga refers to the building as the "old garage," implying that it was on the property prior to the Hobb occupation. However, the building is not present in the 1934 HABS photograph of the property.

¹⁰ Fraga recollected that her grandparents ordered thirteen chicks every spring from Mendosa's Store in Mendocino.

¹¹ Novelty siding refers here to a type of drop siding which is rabbeted and overlaps so that the edge of each board interlocks with the board immediately below it. McAlester refers to it as a false bevel. This type of siding was popular in the teens and 1920s.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5 of 6

Navarro
Mendocino County

Integrity

The Navarro Inn and the Mill Manager's House retain essential aspects of its integrity, despite having been altered in several details. The buildings retain their original location and setting. They are sited between the river and the high bluffs that rise directly above the river on the south. The buildings were situated on the spit of land occupied by the Navarro Mill. The Inn was located west of the bridge that linked the mill to the wharf on the north side of the river. The narrow road that provides access to the Inn and the house has been in existence since the 1860s. Redwood lapped siding (clapboard), six-over-six double hung windows, and single wall construction on the interiors are significant materials and methods of construction for mid-nineteenth century buildings.

The design of the Navarro Inn building has undergone a number of changes. The primary one and one-half story building has had three single-story rear sheds added at indeterminate dates. Rear shed additions were a common feature of vernacular buildings, and were often torn down and replaced over the life of a house for functional reasons or to incorporate new uses. Although the sheds are add-ons, they occur on so many buildings of this type that it is a question if they seriously compromise the original design intent. A number of studies of this type of folk architecture consider rear shed additions as an expected element of the vernacular form.¹² In the case of the Inn, the rear additions are located in a very narrow space between the primary building and the bluff, so that they are not visually intrusive. However, the alterations to the front elevation detract from the integrity of the building design. The partially enclosed porch obscures approximately three-quarters of the lower front elevation. Fortunately, much of the front wall of the building is retained inside the enclosed space. Neither the windows, entry door, nor exterior siding was removed when the bar addition was made in 1948. Although the full width of the front elevation of the Inn is no longer visible from the exterior, it remains intact.

It should be noted that most of the changes discussed above are of an additive nature, and did not substantially affect the primary Inn building constructed in the 1860s. The types of additions that were made, the rear sheds and the porch enclosure, though visually intrusive, did not significantly alter the core design, remove original materials, or obscure workmanship. The vernacular plank construction of the building remains intact, an important factor relative to its significance for this type of construction.

The feeling and association of the building retains integrity. Despite the changes to the front elevation, the vernacular form of the building continues to have a strong visual presence. The fenestration, roof line, siding and building form clearly display the building's vernacular and its origins in the early frontier settlement of the region. In conjunction with the siting and natural setting, it communicates a strong feeling of the isolated and somewhat forbidding Mendocino Coast as it existed at the time of Fletcher's settlement. The Inn, even in its altered condition, remains one of very few buildings on the Mendocino Coast that is directly associated with the timber and cargo trade of the mid-to-late 19th century. Although changes to the building compromise its integrity in some regards the types of alterations and changes that have been made do not overwhelm the building's essential appearance and are largely reversible.

The Mill Manager's House retains a high level of integrity. It has retained its original location and large elements of its setting. It retains its design characteristics, including its steeply gabled roof, dormers, upper-story original fenestration, cladding and symmetrical arrangement. The major changes to the building include the replacement of the lower windows in the 1930s and the side additions, of unknown date. The additions are both small and substantially stepped-back from the main building. They are visually unobtrusive and do not detract from the

¹² Hubka, Tom, *Big House, Little House*. (Hanover: University Press of New England, 1984).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6 of 6

Navarro
Mendocino County

primary building. The lower story fenestration was changed sometime in the 1930s and the porch was rebuilt or replaced at approximately the same time. The replacement windows are casement in the Craftsman style and are over fifty years old. The window openings are original. The porch, although a replacement, appears to be similar in size and design to the original. These replacement elements do not detract from the historic appearance of the house. The current stair was constructed by the last owner and the rail was installed by State Parks.

The workmanship in the house is embodied in exterior and interior finish details including the entry sidelights and panels, upper-story fenestration, interior stair and fireplaces. The interior vernacular plan is essentially intact. Some alterations have been made in the openings between rooms and bathrooms have been installed. Overall the house conveys a feeling and association consistent with the early settlement of Mendocino County.

Although the integrity of the Inn is problematic, the building dates from the 1860s and is one of the few sites directly associated with early settlement and industry of the region. Very few buildings of this vernacular type survive, particularly that can be clearly dated to the 1860s. While the town of Mendocino retains some residences and public buildings from this era, these are more sophisticated in design and embellishment than the more remote rural buildings at Navarro. Overall the complex retains its integrity and continues to convey a sense of time and place and the reasons for which it is significant.

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: N/A

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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.

Narrative Statement of Significance

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

See Continuation Sheet Section 8, pages 6-12

Areas of Significance

(Enter categories from instructions)

A. Exploration/Settlement

Commerce

Lumbering

C. Building Technology

Period of Significance

1861-1893

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

Charles Fletcher

Cultural Affiliation

Architect/Builder

Fletcher, Charles

Tichenor & Company

9. Major Bibliographical References

(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

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8

Page 1 of 8

Navarro
Mendocino County

8. Significance:

The Navarro Inn and the Mill Manager's House are significant under Criterion A for their association with the early settlement and economic development of the Mendocino Coast of California during the period of significance, 1861 to 1893, spanning the establishment and growth of Navarro and the active operation of the Navarro Mill. Both the Inn and the mill were interconnected in that they played important roles in the prosperity and prominence of the mill town during the second half of the nineteenth century. The Inn is also significant for its association with the establishment of the lumber town of Navarro by Captain Charles Fletcher, who owned the original landholding and constructed the Inn in 1865, as well as the development of the north coast shipping and ship-building industry. In addition the Inn is significant under Criterion C as an example of plank frame construction, a vernacular building method that was widely used over several centuries, but has now largely disappeared. A simple and low cost form of construction, few examples remain in California. Based on structural engineering studies and investigation associated with the "mothballing" of the building, the Navarro Inn represents a transitional example of this technology. Both buildings independently meet National Register criteria (page 16, *National Register Bulletin 16A*).

Criterion A: Associations with a pattern of historical events and historical trends

The Navarro Inn and the Mill Manager's House are associated with the settlement and growth of Navarro that occurred with the establishment of the Navarro Lumber Company, an early redwood mill along the Mendocino Coast. Related to the mill, Navarro was also the location of the economically important coastal logging trade and the associated ship building that provided vessels to transport timber from the forests of Mendocino to their principal market in San Francisco. Captain Charles Fletcher, who constructed and operated the Inn, was the first European settler on the Navarro River, and one of the earliest pioneers of Mendocino County. Fletcher variously operated a ferry, built ships for the lumber coastal trade, and ran an Inn that provided lodging for sailors in that coastal trade and for single mill hands who worked for the Navarro Lumber Co. The Mill Manager's House is associated with the Navarro Lumber Company, owned by Tichenor & Company, one of the earliest lumber mills in Mendocino County.¹ On land acquired from Fletcher, Tichenor & Byxbee of San Francisco established a mill in 1861 and built a mill town on the river flats. The Inn and the Mill Manager's House are rare surviving buildings from the period when logging dominated the northern coastal area of California. The logging, production, and transportation of redwood building materials along the North Coast was a unique chapter in the history of the California lumber industry, employing technologies that were used no where else. These mills supplied much of the lumber that built the state's 19th century population centers, particularly San Francisco, Sacramento, San Jose and Stockton.²

The Mill Manager's House and the Navarro Inn are surviving examples of vernacular building in California. The buildings represent architectural forms, building types, and in the case of the Inn, construction technologies, that were common in the early settlement of Anglo California. Such buildings had their origins in rural, folk English

¹ Alley and Bowen, *History of Mendocino County California*, (San Francisco: Alley, Bowen & Co. Publishers, 1880), 141.

² Carranco, Lynwood, *Redwood Lumber Industry*, (San Marino: Golden West Books, 1982); Cox, Thomas, *Mills and Markets: A History of the Pacific Coast Lumber Industry to 1900*, (Seattle: University of Washington Press, 1974); Sullenberger, Martha, *Dogholes and Donkey Engines: A Historical Resources Study of Six State Park System Units on the Mendocino Coast*, (Sacramento: California Department of Parks and Recreation, 1980).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

Page 2 of 8

Navarro
Mendocino County

architecture and migrated to the Atlantic Coast in the 18th century and subsequently across the American Frontier. Some of the earliest examples of this type of vernacular building in California were actually shipped around the horn. The vernacular origins of the buildings enhance their association with the early settlement history of the Mendocino region. The form and design of these buildings is characteristic of the first generation of construction in the region which, because of its simplicity and rustic character, has only survived in small numbers.

Redwood Lumbering on the North Coast of California

Coastal redwood, *Sequoia sempervirens*, has provided commercial lumber in California since the 1770s. Unique to the western coastal forest, redwoods find their habitat primarily between the Monterey Peninsula and the Oregon border. The first documented lumber trade in California was undertaken by Father Junipera Serra who sent an expedition to the Monterey Peninsula in 1776 for the purpose of providing lumber for the settlement in San Diego.³ The first commercial saw mill in the state was established in 1844.⁴ Redwood production in the Mexican and early Anglo period centered near Monterey, Santa Cruz and, north of San Francisco, in Marin and Sonoma counties.

The discovery of gold in 1848 sent the demand for lumber soaring. The more remote redwood forests of Mendocino and Humboldt counties were opened up to lumbering as a direct response to the sudden demand for building materials. The first timber operation on the Mendocino coast was established at Mendocino City in 1852. Under the auspices of San Francisco merchant, Harry Meigs, mill manager, J.B. Ford, traveled overland from Bodega with eight yoke of oxen. He was met at Mendocino by the brig, *Ontario*, which carried on board all of the machinery necessary for the construction of a saw mill. Within a year, Meigs built a second mill, known as the California Lumber Company. Both of these mills, which operated through the 1850s, logged in the Big River basin. A number of other mills were quickly established along the major rivers and streams that flowed into the Pacific. By 1880, Alley and Bowen's history of Mendocino County listed nineteen saw mills in the country with an average capacity of 29,000 feet per mill per day.⁵

In their history, Alley and Bowen provide a description of the typical 19th-century coastal lumber mill. These mills were always established along rivers and streams that allowed the logs to be "floated" to the mill. The mill building, with its various types of steam-powered saws, was the center of an industrial complex that included a number of wharfs and sheds. In addition they noted that:

Quite a village is always built up around a mill, consisting of the homes of the mangers, some of which are quite palatial; stores, saloons, blacksmith shops, hotel, and the host of small houses occupied by families of the lumbermen. Things flourish as long as the lumber lasts in the vicinity, but when it becomes hard of access, it is found to be cheaper to move the mill to the timber than the timber to the mill, then comes a collapse of the town.⁶

³ Ibid.

⁴ Cox, 22. Although there were some earlier pit saw mills, Cox credits the steam mill established by Stephen Smith six miles from Bodega Bay as the first commercially viable mill.

⁵ Alley and Bowen, 142.

⁶ Ibid., 143.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8

Page 3 of 8

Navarro
Mendocino County

The Mendocino coast line is characterized by high bluffs and a rocky shore line with no natural harbors between Bodega and Humboldt Bay. With few roads and no railroad that connected the coastal mills to inland transportation prior to 1912, transport between the north coast mills and their urban markets necessitated a number of innovations in lumbering and transportation technology.⁷ Using teams of oxen, the enormous felled trees were dragged and "skidded" along primitive tracks to a stream where they were deposited, waiting for seasonal flooding or dam releases, to push them downstream to the mill. Once processed at the mill, the timber was shipped by cargo vessel. The transport of north coast lumber was entirely dependent of these slim sailing vessels through the 1880s. In his history of the Pacific Coast lumber industry, Thomas Cox describes the dangers of the typical loading port:

Along California's redwood coast...so-called out-ports dominated. Though these anchorages presented no dangerous bars to cross, they provided scant protection from storms and surf; if vessels were to receive their cargoes, they had to put in close to the rocky shoreline where a slight miscalculation on the part of the captain, an unanticipated swell, or a sudden lull or shift in the wind might spell disaster.⁸

The Navarro Mill differed from many of these loading ports in having a wharf, rather than a long chute that characterized many of the other leading ports.

Settlement of Navarro

The Navarro Inn and Mill Manager's House are located on land which was originally a part of "Rancho Albion," a 50,000 acre tract of land for which William Richardson petitioned the Mexican government in 1844.⁹ Richardson, who owned the Rancho Saucelito (sic) in Marin County and a large lot at Yerba Buena (later San Francisco), constructed a rough house at Albion and ran stock on the land. In 1853 he began to cut timber and contracted with a Mr. Scharf to construct a power saw mill on his property.¹⁰

Charles Fletcher was the first Euro-American to settle at Navarro and one of the earliest settlers of Mendocino County. Fletcher listed his birth place as "the China Sea." The son of a Scots mariner, Fletcher became a sailor and ships carpenter during his youth. In 1849, like thousands of others, he sailed to California in the wake of the gold rush and abandoned his maritime occupation. It is not known if he actually went to the gold fields, but, if he did, he must have quickly tired of them, because by 1850 he was listed in the Marin County census as living in a Sausalito boarding house near William Richardson's Rancho Saucelito.¹¹ Fletcher listed his occupation as "farmer" and may have been working for Richardson. In Sausalito Fletcher made the acquaintance of George James, another boarder in the same house, and Nathaniel Smith, an African-American servant employed a few houses down the street. In 1851, these three set out sailing up the north coast of California. According to Fletcher family lore, they set sail on a

⁷ Carranco, 107.

⁸ Thomas, 162.

⁹ This petition appears never to have been officially recognized. Richardson filed a description and diseno in 1846, only months before the Bear Flag Rebellion. Rancho Albion is not listed as one of the Mexican land grants in either Beck and Haase or W.W. Richardson, standard references regarding Mexican land grants in California.

¹⁰ Adams, Hillary, "Captain Fletcher: Seaman, Ship Carpenter and First Settler of Navarro, Mendocino County," Navarro-by-the-Sea website, www.navarro-by-the-sea-center.org.

¹¹ Adams, Hillary, "A Brief Account of Captain Fletcher's Tavern and Inn," unpublished paper, 2000, Charles Fletcher Society Research Files.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

Page 4 of 8

Navarro
Mendocino County

whaling boat.¹² James and Smith settled on the Mendocino Headlands, while Fletcher established himself at the mouth of the Navarro River where he built a rough cabin and began operating a ferry across the river. The exact nature of Fletcher and Richardson's land dealings are unclear, but it is evident that Richardson was aware of Fletcher's presence. In 1853, defending the Albion claim in the District Court of Appeals, Richardson's son, Estaban, cited Fletcher's settlement at Navarro as evidence that the required "improvements" had been made on the Rancho grant.¹³

Fletcher's land claim extended well beyond his homestead and included a large tract of forest land extending up the river. In 1860 Fletcher sold this land to Henry Tichenor and Robert Byxbee, San Francisco businessmen and lumber dealers. For the sum of \$1860.00 Fletcher transferred one square acre of his land for purposes of building a mill or mills. Fletcher exempted his own house and adjacent lot from the sale and remained at Navarro where he continued to reside until his death.¹⁴

In 1861 Tichenor and Byxbee built a lumber mill on the flats adjacent to Fletcher's house. It was the fifth lumber mill built in the county.¹⁵ An etching from the late 1860s or early 1870s shows the main mill building sited at the edge of the large flat on the south side of the river. A compound plan, gable roofed building, it was constructed of wood with a high chimney and chutes extending down to the water where the logs were lifted from the river into the mill. Northeast of the mill there were a number of other wood frame buildings including barns, sheds, and a large number of worker's houses or cabins. On the south side of the entry road there were three, and possibly more, larger houses for the managers and supervisors of the mill. The Mill Manager's House appears in the circa 1868 etching surrounded by a fenced yard with trees planted in front of the house. On the east side of the house there were two shed buildings in the yard. In 1868 Tichenor and Company constructed the first bridge across the river and in the same year constructed a wharf on the north side of the river, later replaced by another and larger wharf in 1878.

The settlement at Navarro and the mill that operated there from 1861 until 1893, fit very closely with the description of a typical regional mill provided by Alley and Bowen. The Navarro Mill was the center of a thriving community of approximately 200 residents. The mouth of the river provided a stopping place for cargo ships with a wharf and a breakwater. The establishment of the mill opened new opportunities to Fletcher. In partnership with Captain Thomas Kennedy of San Francisco and James Kennedy of Navarro, he employed his skills as a ships carpenter and began to build lumber schooners. In 1862 the partners constructed the "Sea Nymph," considered the first ship built in Mendocino County.¹⁶ According to Alley and Bowen, Fletcher was a well known ship builder who built ships for

¹² Elsie Schaeffer Nystrom, Fletcher's granddaughter, related a version of the story in which Fletcher captained a whaling vessel with a crew of Kanaka sailors. Another version of the story is contained in a letter from Jim Skiffington to Ray Wolfe which Wolfe published in the Mendocino Beacon in 1948. In this version Fletcher was accompanied by a Francisco Faria, known locally as "Portagee Frank." Census records indicate that Frank actually arrived in Mendocino three to four years after Fletcher.

¹³ Miller, Robert Ryal, *Captain Richardson: Mariner, Ranchero, and Founder of San Francisco*, (Mendocino Berkeley: La Loma Press, 1995).

¹⁴ City of Mendocino, *Book of Deeds*, Book 1, pages 124-125. In 1861, the Mendocino Herald in Ukiah, published a notice regarding Charles Fletcher's application to renew his license to keep a toll ferry, indicating that Fletcher continued to carry on his business as the mill was established.

¹⁵ Alley and Bowen, 432. The first mill in Mendocino County was built on the Mendocino Headlands. The other early mills included one on Big River, Captain Richardson's mill at Albion, and a mill on the Noyo River.

¹⁶ Adams, Hillary, "History of Captain Fletcher's and Navarro," www.navarro-by-the-sea-center.org.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

Page 5 of 8

Navarro
Mendocino County

the lumber cargo trade as well as for more general commerce. Alley and Bowen list the schooners Nevarra (sic), Ocean Pearl, Ocean Spray, Ino, and Maggie Johnson as the work of Fletcher. All of these ships were built with local lumber and were still in service at the time the county history was published in 1880.¹⁷ In *Memories of the Mendocino Coast*, D. Warren Ryder credits Fletcher with eight lumber schooners.¹⁸ The shop/shed in which the ships were constructed was located on the edge of the river across from the Inn. It is visible in historic photographs from the turn-of-the-20th-century. Fletcher is also credited with building the breakwater across the mouth of the river circa 1870s.

In 1865, for the sum of \$1.00, Fletcher purchased back one and one-half acres adjacent to his house. In partnership with the Kennedy's he constructed an Inn, a store, tavern, blacksmith shop and a stone storage shed. According to Fletcher's granddaughter Elsie, the tavern and store were in the main Inn. However, the deed from 1870, in which Fletcher bought out his partners, places the store and tavern in a building separate from the Inn.¹⁹ The Inn was constructed to the northeast of Fletcher's house. The earliest picture of the building complex, the circa 1868 etching, shows a number of small buildings to the east of the Inn, however, their functions are not distinguishable in the illustration. Fletcher operated the Inn himself from 1865 to 1902. In the 1871 Pacific Coast Business Directory he listed himself for the first time as the owner of a general merchandise store and saloon, although he was still engaged in ship building.²⁰ The Inn served a mixed clientele of sailors who stopped-over while cargos were being loaded and single mill hands who were not accommodated in the company's cabins. As roads developed in the remote coastal area, the Inn also became a stage stop and served coach travelers. Navarro was on the coastal road leading from Gualala to Mendocino and at the terminus of an overland road to Cloverdale through Anderson Valley. In a period when travel was difficult and the distances that could be covered in a day were relatively small, inns played an important role and were found in many towns and remote locations. They often served as stage stops, mail stations, and as temporary housing for newly arrived migrants. Fletcher's Inn was one of several along the Mendocino Coast which included seven inns just in the Greenwood/Elk vicinity.²¹

The upper floor of the Inn provided sleeping rooms of small proportion situated directly under the roof eaves. The double hung windows extended from the ceiling to the floor in these low rooms. The *Historic Structure Report*, 2003, suggests that access to the upper floor was probably originally provided by a stair on the exterior east elevation. This was later replaced with an interior stair. The lower floor was a public space with a dining area and, according to Fletcher's granddaughter, a billiard table and tables where the resident's played cards.²² The interior arrangement is essentially the same today.

By the 1880s with continual improvements to their facilities and increased production capacity, the Tichenor and Byxbee operation was declared "...up to the average [production] of first class mills along the coast." Charles Yale, who wrote a sailing guide to the ports of the Mendocino and Humboldt coast in 1878, described the "new" (1878) wharf at Navarro as the "best and most substantial on the north coast."²³ In 1880 the mill cut approximately 35,000

¹⁷ Alley and Bowen, 439.

¹⁸ Ryder, D. Warren, *Memories of the Mendocino Coast*, (San Francisco: 1948), 24.

¹⁹ Adams, Hillary, "A Brief History of Captain Fletcher's Tavern and Inn."

²⁰ Ibid.

²¹ A list of inns in the immediate vicinity was compiled in the Carey report, 2003. No information is available as to whether any of these inns survive.

²² Ibid.

²³ Alley and Bowen, 432; Yale, Charles, *Pacific Coast Harbors: A Description*, (San Francisco: 1879), 31.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8

Page 6 of 8

Navarro
Mendocino County

feet of timber, employed 200 men and had a company town that consisted of 35 cottages, a store, telegraph office, a hall, and a Protestant and Catholic church, as well as the Inn, saloon and blacksmith shop run by Fletcher.²⁴

The Mill operated until 1890 when a devastating fire destroyed it and part of the town. The company responded by immediately rebuilding, locating the Mill upstream. Having gone deeply into debt to effect the rebuilding, the company was devastated by the financial panic of 1893 and was forced to declare bankruptcy. The San Francisco papers headlined "The Navarro Mill Company Embarrassed," and "Valuable Assets Not Negotiable."²⁵ Byxbee made extensive efforts to negotiate a sale to an English buyer, but in the end the transaction fell through and the Mill remained vacant. In November, 1902 the second Navarro Mill burned down under mysterious circumstances. Another fire, circa 1913, burned down the remaining buildings that had been associated with the mills, leaving the Mill Manager's House as the sole surviving element of the Navarro Lumber Company's thirty years of operation at Navarro.²⁶ After this time, the house continued to be owned and occupied by a number of families, until the state of California purchased it in 1996.

Despite the loss of the Mill and its employees, Fletcher continued to operate the Inn until his death in 1902. For the next twenty-three years the Inn stayed in the Fletcher family. In 1903 Nellie Fletcher Schaeffer, Charles' daughter, took over the Inn which she and her husband ran primarily as a hotel and fishing resort. In 1920, Nellie's daughter, Elsie Schaeffer Nystrom, purchased the Inn from her grandparents. In 1923 she sold the Inn to Maggie and J.D. Gilmore. They continued to run the Inn as a room and board fishing resort. As automobile travel became more common, the Inn served not only for fishing, but as a summer retreat for families from Ukiah and Willits who wished to escape the summer heat. During the period of its operation as a resort, additions were made to the property in the form of cottages, a store and gas station. In 1948 the owners enclosed a portion of the front porch of the Inn to create a separate bar area as the establishment became a popular dinner and roadhouse. This operation continued under a series of owners until the 1970s when the Inn ceased to operate. The last private owner, Robert Wingo, purchased the Inn with the intention of restoring it, but was never able to accomplish this goal. The closed and deteriorating Inn was purchased by the California Department of Parks and Recreation in 1996.

The period of significance of the property is 1861 to 1893, a period that covers the establishment and active operation of the Navarro Mill along with the economically important coastal logging trade. Both the Inn and the Mill Manager's House are associated with the mill town era and the early history of redwood lumbering along the Mendocino coast. Further, the Inn represents Fletcher's integration from initial settler to active participant in the major economic trends of the period, capitalizing on the lumber company's economic and social contributions to the mill town as evidenced in his successful production of cargo trade vessels.

Criterion C:

The Navarro Inn is also significant as an example of plank frame, sometimes called "box-frame," construction. This vernacular building technique was employed throughout the U.S. from the 18th through the mid-20th century. While most forms of wood construction rely on a frame of some type for structural support, plank frame buildings utilize a

²⁴ Adams, Hillary, "The Navarro Mill Company 1860-1893," unpublished paper in the files of the Charles Fletcher Society.

²⁵ San Francisco Chronicle, Aug. 5, 1893.

²⁶ Adams, "The Navarro Mill Company."

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 8

Page 7 of 8

Navarro
Mendocino County

family of building techniques that use no true frame.²⁷ Although this form of construction could be employed anywhere there was a local source for timber and a saw mill to supply planks, information on the building technique is scarce and examples are hard to find.²⁸ In part this is attributable to the fact that plank construction was an inexpensive means of providing housing, particularly in rural areas. Like many other examples of low-cost construction, buildings of this type tend to survive at a lower rate than more elaborate, high-style buildings. Also, plank construction cannot be readily recognized. It only becomes apparent when walls are opened either when replacing siding or undertaking remodeling.

R. W. Brunskill in the *Illustrated Handbook of Vernacular* architecture traces the origins of the plank form of construction in England to the middle ages and finds that it was transplanted to New England by settlers from East Anglia and the South East of England in the 17th century. It was first introduced in the U.S. in New England, but spread rapidly to the South and then to California and the Pacific Northwest where it was popular as an inexpensive form of tenant and farm housing.²⁹ It was also used in areas of new settlement where timber was plentiful but skilled labor was in short supply. In addition to the knowledge of plank construction being passed through folk tradition, it was chronicled in popular architectural pattern books and trade magazines. Among some of the better known publications that included plank construction were Gervase Wheeler's, *Homes for People in Suburb and Country* (1855) and George Palliser's *New Cottage Homes* (1887).³⁰

Plank construction employed a number of variations that were influenced both by builder and location. The most basic form used heavy corner posts with either vertical or horizontal planks providing both the walls and the structural element that supported the roof. Cyril Harris defines plank framing as a form of "frame construction consisting of girts, plates, posts and sills as bearing members and heavy planks as nonbearing partition walls."³¹ Windows and doors were cut after the walls were erected. The planks were attached to the sill and plate, in early examples with wooden pegs, later with nails. In more sophisticated examples the sills and plates were rabbetted or mortised to receive the planks and to provide better weather proofing. Plank construction was used in both one and two-story buildings. However, many variations on this basic pattern existed. Most of these employed some degree of framing, but framing that did not conform either to the conventions of traditional heavy timber, or with the 19th-century innovation of balloon framing. At the other extreme, some plank construction eliminated the corner posts, relying strictly on planks for the entire structure.

The Inn was built using a form of plank frame construction. The building was investigated as a part of the preparation of the *Historic Structure Report* (2003) and the mothballing of the building (2004). Based on these investigations, the Inn represents a transitional form of plank construction. In this case, heavy corner timbers and widely spaced studs shift the structural load while using wide vertical planks between the studs. The framing timbers are lighter and less massive than in New England braced timber construction, but the studs are heavier and more widely spaced than in balloon framing. The planks are random width 1" rough-sawn redwood board.³² The

²⁷ Jordan, Stephen, "Houses without Frames: The Uncommon Technique of Plank Construction," *Old House Journal*, (Brooklyn: Old House Journal Corp., 1993), 36-41.

²⁸ *Ibid.*

²⁹ *Ibid.*

³⁰ *Ibid.*

³¹ Harris, Cyril, *Dictionary of Architecture and Construction*, (New York: McGraw-Hill Book Company, 1975).

³² Personal Communication, Michael Cabiniss, Department of Park and Recreation Restoration Work Specialist, July, 2007.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

Page 8 of 8

Navarro
Mendocino County

2003 *Historic Structure Report* found that this construction is largely intact throughout the main building. The integrity of workmanship remains good and is of considerable value as an example of a construction method that has largely disappeared.

Typical of plank construction, the cladding is attached directly to the Inn's plank walls, originally using square nails.³³ On the interior, the walls are blind nailed tongue and groove with plank partition walls.

As a ship's carpenter, Fletcher would have been in a position to learn a number of common construction techniques and had a ready supply of sawn lumber close at hand. The Inn embodies both Fletcher's knowledge of vernacular building techniques and the earliest products of the lumber industry on the North Coast. The Mill Manager's House may also illustrate this construction technique, but further investigation is needed to establish this.

The 1858 Inn represents an example of a once common and widely dispersed form of low-cost construction that has few known or documented examples in California. Associated primarily with the Anglo pioneer period or with more peripheral building types, such as farm worker housing, oil boomtown construction, and WWII temporary buildings, these types of buildings are by their very nature ephemeral.³⁴ The Navarro Inn is not only a surviving representative of this form of building technology, but is a very early example of its use in the state. As such it is eligible for listing in the National Register of Historic Places.

³³ Ibid.

³⁴ Jordan, 38.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9_ Page 1 of 2

Navarro
Mendocino County, California

Adams, Hillary. "Captain Fletcher: Seaman, Ship Carpenter and First Settler of Navarro, Mendocino County." Navarro-by-the-Sea website, www.navarro-by-the-sea-center.org.

_____. "History of Captain Fletcher's and Navarro." www.navarro-by-the-sea-center.org.

_____. "A Brief Account of Captain Fletcher's Tavern and Inn." Unpublished paper, 2000, Charles Fletcher Society Research Files.¹

_____. "The Navarro Mill Company 1860-1893." 2001. Unpublished paper, n.d. Charles Fletcher Society Research Files.

Alley and Bowen. *History of Mendocino County California*. (San Francisco: Alley, Bowen & Co. Publishers, 1880).

Beck, Warren and Ynez Haase. *Historical Atlas of California*. (Norman, Oklahoma: University of Oklahoma Press, 1974).

Brunkskill, R.W. *Illustrated Handbook of Vernacular Architecture*. (London: Farber and Farber, 1987).

Carey & Company. "Historic Structure Report: Navarro Inn, Navarro River Redwoods State Park." Unpublished report, 2003.

Carranco, Lynwood. *Redwood Lumber Industry*. (San Marino: Golden West Books, 1982);

Cox, Thoma., *Mills and Markets: A History of the Pacific Coast Lumber Industry to 1900*. (Seattle: University of Washington Press, 1974).

Harris, Cyril. *American Architecture: An Illustrated Encyclopedia*. (New York: W.W. Norton, 1998).

Hubka, Thomas. *Big House, little house, barn: the connected farm buildings of New England*. (Hanover: University Press of New England, 1984).

Jordan, Stephen. "Houses without Frames: the Uncommon Technique of Plank Construction." *Old House Journal*. (Brooklyn: Old House Journal Corp., 1993), 36-41.

Levine, Bruce. *Mendocino County Remembered, An Oral History*. (Ukiah: Mendocino Historical Society, 1976)

McAlester, Virginia and Lee. *A Field Guide to American Houses*. (New York: Knopf, 1986), 79;

Miller, Robert Ryal, *Captain Richardson: Mariner, Ranchero, and Founder of San Francisco*, (Mendocino Berkeley: La Loma Press, 1995).

Richardson, W.W. *Land in California*. (Berkeley: University of California Press, 1979).

Ryder, D. Warren. *Memories of the Mendocino Coast*. (San Francisco: 1948), 24.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9_ Page 1 of 2

Navarro
Mendocino County, California

Yale, Charles. *Pacific Coast Harbors: A Description*. (San Francisco: 1879), 31.

Sullenberger, Martha. *Dogholes and Donkey Engines: A Historical Resources Study of Six State Park System Units on the Mendocino Coast*. (Sacramento: California Department of Parks and Recreation, 1980).

Upton, Dell and John Michael Vlach. *Common Places: Buildings in American Vernacular Architecture*. (Athens: University of Georgia Press, 1986).

Charles Fletcher Society Research Files:

Hilary Adams, Ph.D. has devoted many hours to collecting and analyzing records pertaining to the history of Navarro. In addition to a series of published and unpublished papers, cited above, Dr. Adams established an extensive research file which includes vital records pertaining to the property and Captain Fletcher and the Fletcher family, oral histories and interviews, and an extensive photographic collection. These records were invaluable in developing this nomination and in understanding several aspects of regional history

The collection is now the property of the non-profit organization Navarro-by-the-Sea Center for Riparian and Estuarine Research, and is managed by the Center's standing committee, the Charles Fletcher Society. The collection is currently housed in the Mill Manager's House at Navarro River Redwoods State Park with the goal that it will eventually be housed in the Navarro Inn once it is rehabilitated. The collection is now the property of the Charles Fletcher Society, a non-profit organization. It is housed in the Mill Manager's House at Navarro State Park.

Navarro
Name of Property

Mendocino County, CA
County and State

10. Geographical Data

Acreage of Property

Approximately 8.5 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	10	434800	4338430	3		
2				4		

See continuation sheet.

Verbal Boundary Description

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

See Continuation Sheet Section 10 pages 1-2

Boundary Justification

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

See Continuation Sheet Section 10 pages 1-2

11. Form Prepared By

name/title Carol Roland

organization California State Parks date February 16, 2009

street & number 956 Fremont Street telephone 916-441-6063

city or town Sacramento state CA zip code 95818

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Sections 7, 8, and 10

Maps

A USGS Quadrangle Map: Albion Quadrangle 7.5 minute map

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

Photographs

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 the SHPO or FPO.)

Name California Department of Parks and Recreation

street & number 1416 9th Street telephone _____

city or town Sacramento state CA zip code 95814

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10_ Page 1 of 2

Navarro
Mendocino County, California

Geographical Data:

Verbal Boundary Description:

The Navarro Inn property is located on a narrow strip of land between the edge of the Navarro River on the north and a hill that rises to the south just behind the buildings. The boundaries of the district are delineated along two prominent landscape features, the beach entry road and the road remnant that ascends the hill and crosses over the ridge line. These features are laid out along roughly topographical lines. At the base of the entry road commencing from the intersection of the two roads, the northern boundary proceeds west along the north side of the road to the workshop building where it turns north to the rear edge of the building, west along the rear elevation, continuing past the garage and shed buildings. At the west end of the shed the boundary turns south to the north edge of the road and proceeds west to the west end of the motel. The boundary line turns south along the west elevation of the motel and continues to the west edge of the upper road. At the upper road it turns east along the south side of the upper road and proceeds to the intersection of the upper road and the beach road just east of the Mill Manager's residence.

Boundary Justification:

These boundaries encompass the contributing and non-contributing buildings following visually and physically discernable features of the landscape. The original mill site in which the residence and Inn were located has been substantially eroded over the past one-hundred and fifty years so that the buildings are now contained within a limited east-west strip of land between two major geographic features.

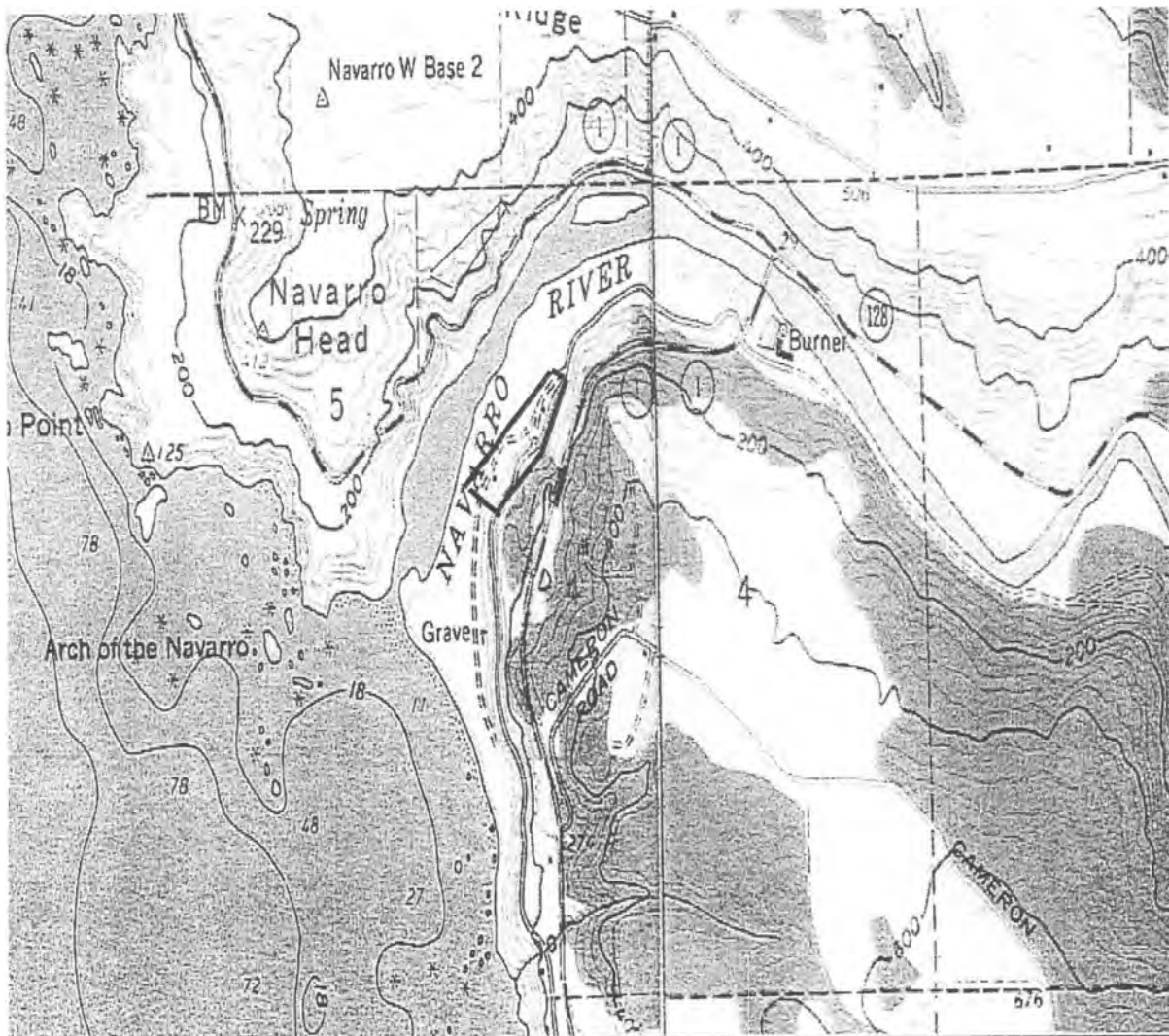
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10_ Page 2 of 2

Navarro
Mendocino County, California

Boundary Map: Boundaries indicated by line.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Items
Plans

Page 2 of 2

Navarro
Mendocino County, California

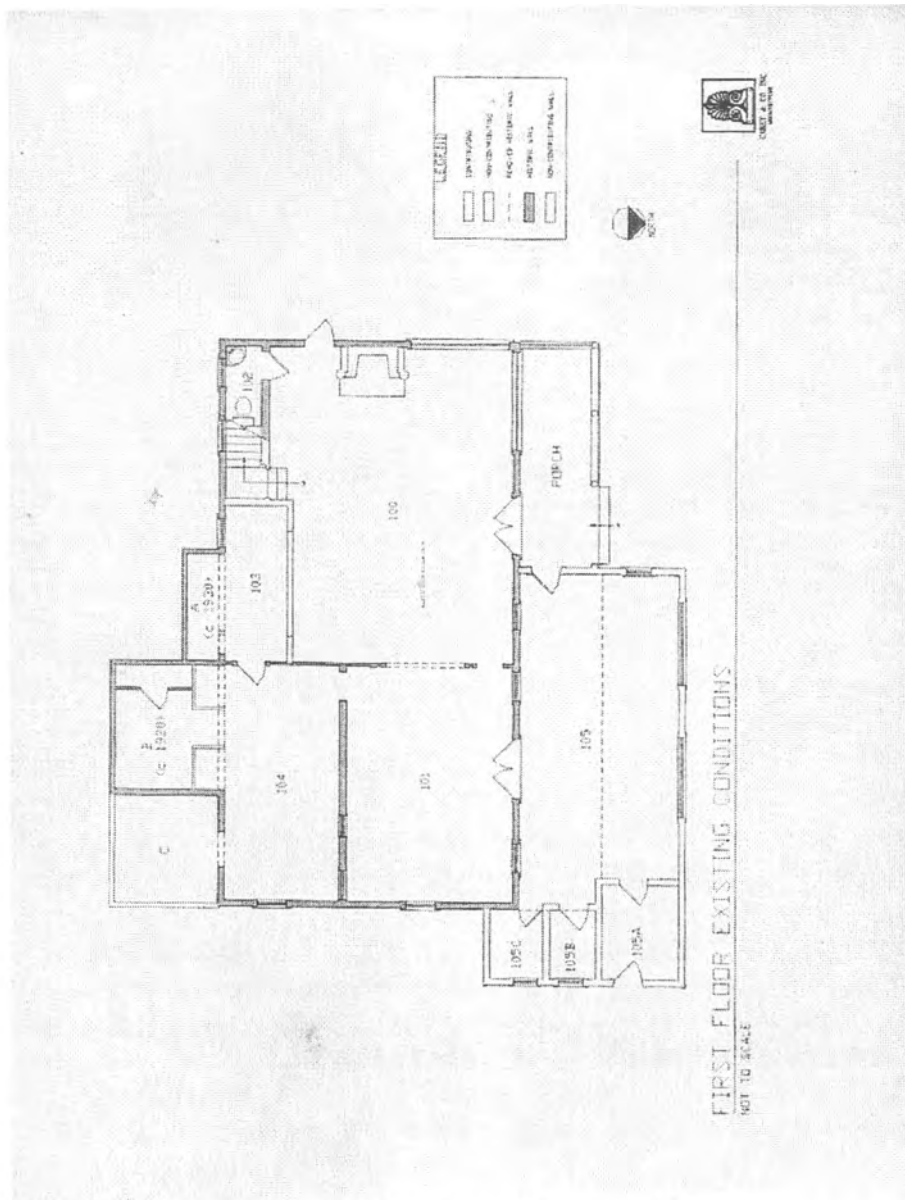


Figure 1. Navarro Inn Floor Plan, first floor. Carey and Company, 2003.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Items
Plans

Page 2 of 2

Navarro
Mendocino County, California

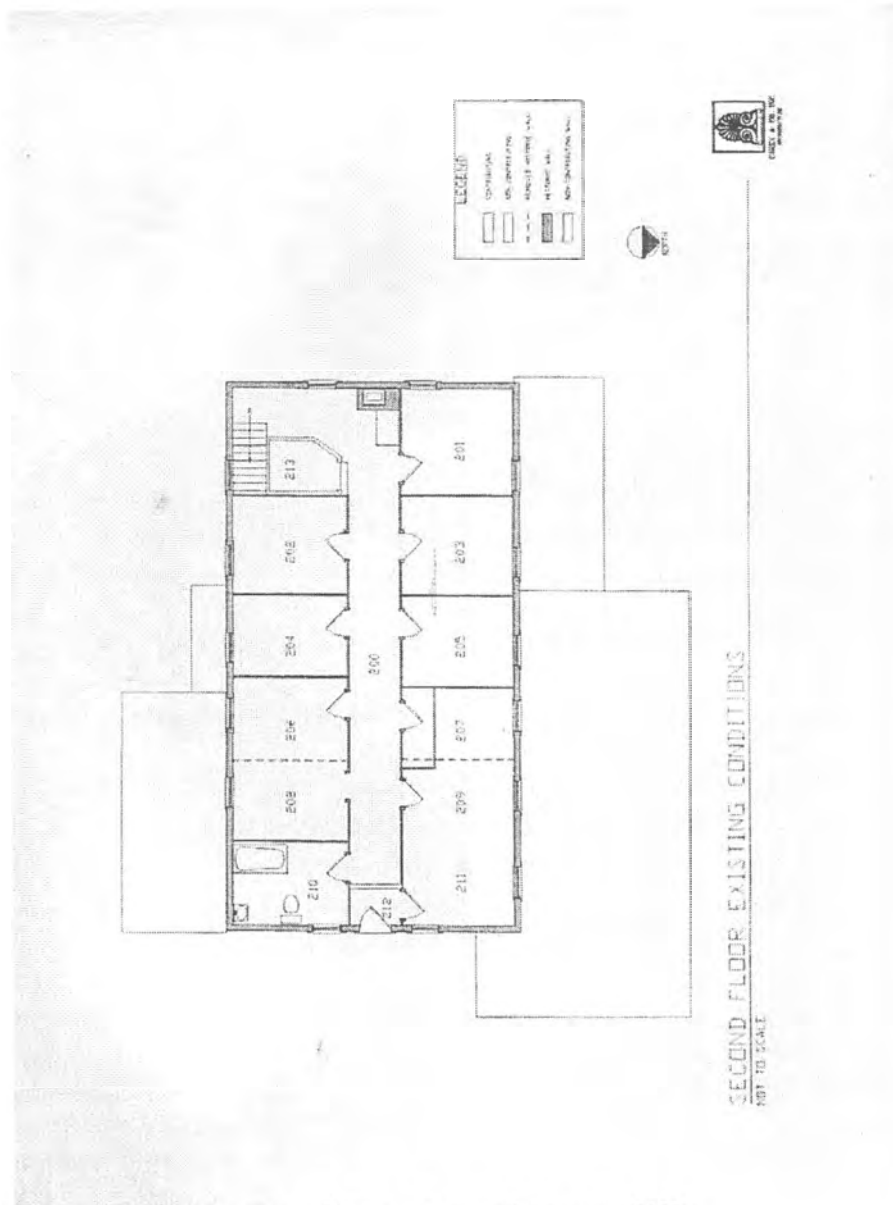


Figure 2. Navarro Inn Floor Plan, 2nd Floor. Carey and Company, 2003.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Additional Items
Historic Photographs

Page 1 of 9

Navarro Inn
Mendocino County, California

Historic Photographs

1. Overview of property, HABS, 1934.
2. Overview of property, 2007
3. Navarro River Sawmill, circa 1868
4. Tichenor and Byxbee Mill, Navarro River, 1879.
5. Navarro Inn and Fletcher House, circa 1900.
6. Navarro Inn, circa 1920.
7. Mill Manager's House, circa 1930.
9. 8. Navarro Inn and Guest Cabins, 1930s.
10. 9. Navarro Inn, circa 1948-50.
11. 10. Navarro Inn circa 1963.
2003

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Additional Items
Historic Photographs

Page 2 of 9

Navarro Inn
Mendocino County, California



Figure 1. HABS overview photograph, Navarro Inn and Mill Manager's House, 1934.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Items
Historic Photographs

Page 3 of 9

Navarro Inn
Mendocino County, California



Figure 2. Overview Navarro Inn and Mill Manager's House, 2007.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Additional Items
Historic Photographs

Page 4 of 9

Navarro Inn
Mendocino County, California



Figure 3. Navarro River Saw Mill, circa 1868. Collection of the Charles Fletcher Society

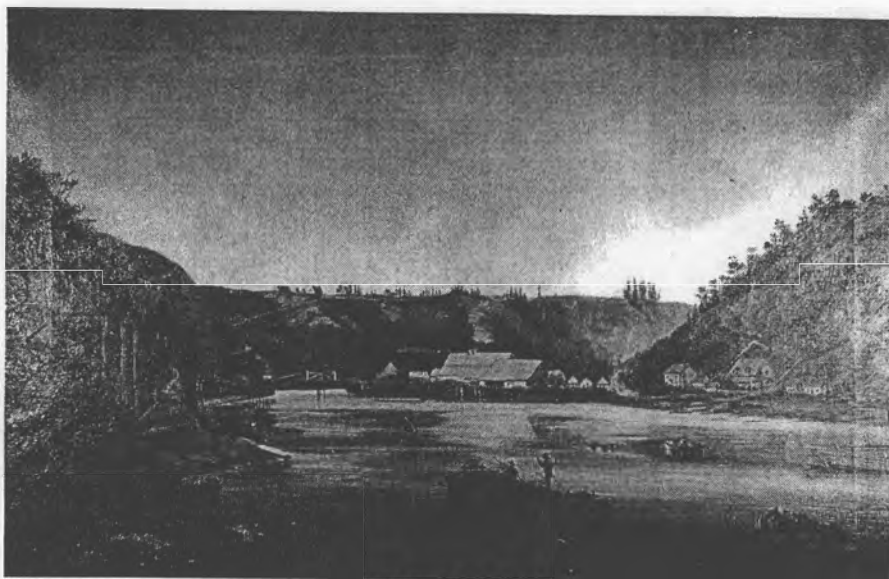


Figure 4. Tichenor and Byxbee Mill. Painting by L.H.T. 1879. Collection of the Charles Fletcher Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Additional Items
Historic Photographs

Page 5 of 9

Navarro Inn
Mendocino County, California



Figure 5. Photograph of Navarro Inn and Fletcher House, circa 1900. A boat house associated with Fletcher's earlier ship building is in front of the Inn on the river. Collection of the Charles Fletcher Society



Figure 6. The Inn building view northeast with barns in background, circa 1920. Collection of the Charles Fletcher Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Additional Items
Historic Photographs

Page 6 of 9

Navarro Inn
Mendocino County, California



Figure 7. Mill Manager's House circa 1930 before it was rehabilitated by the Hobb family who purchased it in 1939. Collection of the Charles Fletcher Society.



Figure 8. Mill Manager's House, 1979. Collection of the Charles Fletcher Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Additional Items
Historic Photographs

Page 7 of 9

Navarro Inn
Mendocino County, California



Figure 9. Navarro Inn, circa 1930s when it was operated as a popular resort and roadhouse. The original motel is on the right. Collection of the Charles Fletcher Society.



Figure 10. Navarro Inn, circa 1948-50, after the porch was enclosed to create a bar. Collection of the Charles Fletcher Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Additional Items
Historic Photographs

Page 8 of 9

Navarro Inn
Mendocino County, California



Figure 11. Navarro Inn circa 1963. Collection of the Charles Fletcher Society.
2003.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

=====

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 09001089


Date Listed: 12/21/2009

Navarro
Property Name

Mendocino CA
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

12/21/09
Date of Action

Amended Items in Nomination:

Classification Historic/Current Function:

The Historic Functions should read: *Domestic: Single Dwelling, Hotel,*
The Current Functions should read: *Recreation/Culture: Outdoor Recreation; Landscape: Park; Vacant: Not in Use.*

Significance:

The Areas of Significance are amended to add: *Industry (Lumbering) and Architecture (Building Technology)*

These clarifications were confirmed with the CA SHPO office.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Navarro

MULTIPLE NAME:

STATE & COUNTY: CALIFORNIA, Mendocino

DATE RECEIVED: 11/06/09 DATE OF PENDING LIST: 11/25/09
DATE OF 16TH DAY: 12/10/09 DATE OF 45TH DAY: 12/20/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09001089

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

Navarro is locally significant under National Register Criteria A, B, and C in the areas of Exploration/Settlement, Commerce, Industry, and Architecture. Completed in the early 1860s, the Navarro Inn and Mill Manager's House are rare extant resources associated with California's significant mid-nineteenth century coastal redwood lumbering industry and the subsequent community and commercial development that ensued. Once part of a thriving mill town, the relatively modest, vernacular buildings represent the last extant (above ground) features related to the isolated settlement of Navarro, and to leading local entrepreneur Charles Fletcher. The buildings illustrate a unique, early construction technique known as plank frame construction.

RECOM./CRITERIA Accept Criteria A B+C

REVIEWER Paul Lusignea DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 12/21/09

DOCUMENTATION see attached comments Y/N see attached SLR (Y)/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Navarro
Navarro, Mendocino County
Staff Report

The remnants of a 19th Century settlement in Mendocino County, California, Navarro consists of two buildings that are individually eligible for the National Register; the Mill Managers House and the Navarro Inn. The Mill Managers house was constructed as part of the development of the Navarro Mill Company, established near the mouth of the Navarro River in 1861. The Navarro Inn was constructed in 1865 by Captain Charles Fletcher as a boarding house for single men working at the Mill. The Inn also served as a stopping place for sailors whose lumber schooners laid-over at the narrow anchorage while taking on lumber shipments. Navarro played a significant role in the early settlement and economic development of the Mendocino Coast and is associated with redwood lumbering and milling, as well as the 19th Century coastal shipping trade that transported lumber to San Francisco.

Charles Fletcher arrived in 1851 and became the first Euro-American settler on the Navarro River and one of the first in Mendocino County. Fletcher constructed a cabin and began operating a ferry across the river and also began to construct lumber schooners for the lumber coasting trade. These ships include the "Sea Nymph", the first to be constructed in Mendocino County. In 1860 Fletcher sold a portion of his property to San Francisco lumbermen Henry Tichnor and Robert Byxbee so that they could construct a mill on the river. The sale of the land provided Fletcher with the money to construct the Inn. By the 1880s, the Navarro Mill was cutting 35,000 board feet of timber per year and employed 200 men. The company town consisted of 35 cottages, a store, telegraph office, several churches, as well as the inn and saloon run by Fletcher. The mill continued to operate until 1893 when it and most of the town were destroyed by fire. By 1913 the only buildings remaining were the Inn and the Mill Manager's House.

Navarro is owned by the California Department of Parks and Recreation. Staff recommends the State Historical Resources Commission determine the Navarro Inn and the Mill Managers House eligible for the National Register under Criterion A for association with the establishment of the Navarro Mill and the economic development of the Mendocino Coast of California. The Navarro Inn is also eligible for its association with Captain Charles Fletcher, who built the inn and established of the town of Navarro, and for its association with the development of the lumber shipping industry on the north coast of California in the mid- 19th century. The Navarro inn is further eligible under Criterion C as an example of plank frame construction, a vernacular building method of which few remain in California. The period of significance of the property begins in 1861 when the Navarro Mill began operating, and ends in 1893, the year that fire destroyed the mill and much of the town. Staff further recommends that the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register.

Jay Correia
State Historian III









Help SAVE the INNS!











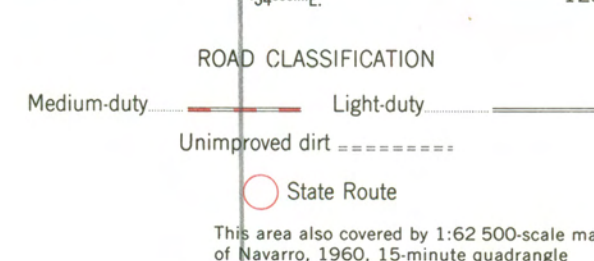
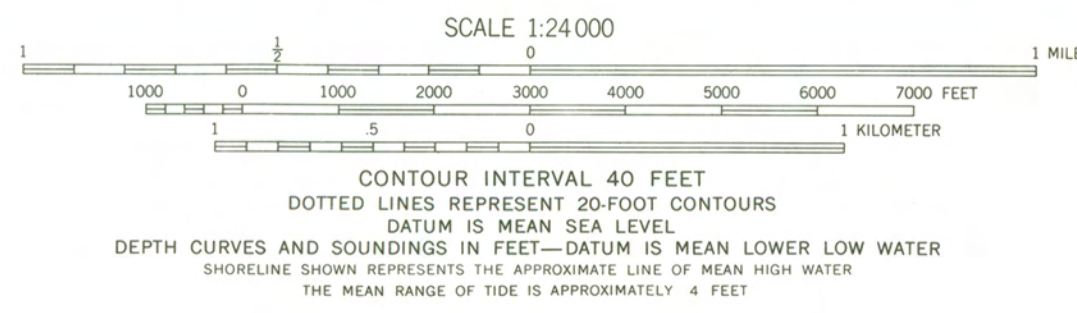
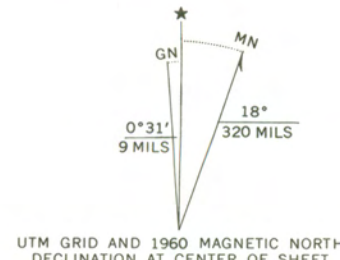




P
A
C
I
F
I
C

O
C
E
A
N

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and USCE
Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1957 Field check 1960
Selected hydrographic data compiled from USC&GS
Charts 5703 and 5711 (1958) and surveys (1929 and 1935)
This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system, zone 2
1000-meter Universal Transverse Mercator grid ticks,
zone 10, shown in blue
Dashed land lines indicate approximate locations
Fine red dashed lines indicate selected fence lines



ALBION, CALIF.
N3907.5—W12345.7/5

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Navarro
Mendocino CO, CA.
UTM Reference:
E 434800
N 438430

USDI BUREAU OF LAND MANAGEMENT
CALIFORNIA STATE OFFICE
2800 COTTAGE WAY, R.M. W-1834
SACRAMENTO, CA 95825-1886

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov



November 3, 2009

Ms. Jan Matthews, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005

Subject: **Navarro, Mendocino County, California
National Register of Historic Places Nomination**

Dear Ms. Matthews:

Enclosed please find the **Navarro** nomination to the National Register of Historic Places. Navarro consists of two buildings that are individually eligible for the National Register. On July 30, 2009 in Sacramento, California, the California State Historical Resources Commission unanimously found the property eligible for the National Register of Historic Places under Criterion A, B, and C, at the local level of significance.

Navarro is being nominated to the National Register by its owner, the California Department of Parks and Recreation. Navarro played a significant role in the early settlement and economic development of Mendocino County. The Navarro Inn itself is significant for its association with Charles Fletcher, one of the first Euro-American settlers in the Mendocino region, and for its association with the coastal lumber trade in California. The Navarro Inn is also eligible as an example of plank frame construction, a vernacular building method with few surviving examples in California.

If you have any questions regarding this nomination, please contact Jay Correia of my staff at 916-653-9054.

Sincerely,

A handwritten signature in black ink, appearing to read "Milford Wayne Donaldson".

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
Enclosures