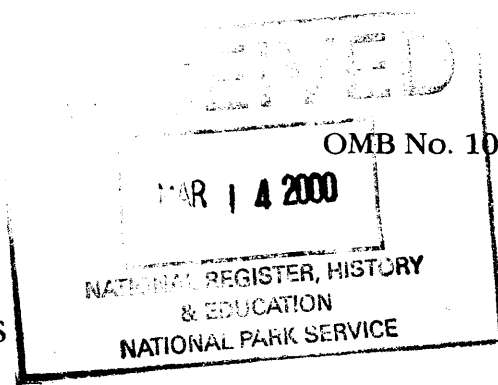


United States Department of the Interior
National Park Service



**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: Jackson Downtown Historic District

other name/site number: _____

2. Location

street & number: Main, California, Court, Water, and Summit Streets

not for publication: N/A

city/town: Jackson

vicinity: N/A

state: California code: CA

county: Amador

code: 005

zip code: 95642

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.)

David Aluyta
Signature of certifying official

Feb. 22, 2000
Date

State Historic Preservation Officer

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): _____

Edson H. Beall

for

Signature of Keeper

4/14/00
Date of Action

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:

Contributing	Noncontributing	
<u>58</u>	<u>17</u>	buildings
<u>0</u>	<u>1</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>58</u>	<u>18</u>	Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Category: COMMERCE/TRADE Sub: specialty store
GOVERNMENT courthouse
SOCIAL meeting hall

Current Functions (Enter categories from instructions)

Category: COMMERCE/TRADE Sub: specialty store
GOVERNMENT courthouse
SOCIAL meeting hall

7. Description

Architectural Classification (Enter categories from instructions)

Classical Revival
Mission/Spanish Colonial Revival
Modern

Materials (Enter categories from instructions)

foundation concrete
roof metal: steel
walls stucco
brick
other _____

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

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
 B Property is associated with the lives of persons significant in our past.
 C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
 D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- 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.

Areas of Significance (Enter categories from instructions)

Commerce
Politics/Government
Social History

Period of Significance 1857-1949

Significant Dates N/A

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Sellon, George C.

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other

Name of Repository: Amador County Archives

10. Geographical Data

Acreage of Property: approximately 14 acres

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing		
	1	10	<u>694480</u>	<u>4246920</u>	3	10	<u>694640</u>	<u>4246500</u>
	2	10	<u>694520</u>	<u>4246660</u>	4	10	<u>694840</u>	<u>4246640</u>

_____ See continuation sheet.

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

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

11. Form Prepared By

Name/Title: Donald S. Napoli

Organization: _____ Date: April 26, 1999

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 7 Page 1

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

DESCRIPTION

The Jackson Downtown Historic District retains much of its historic appearance and function. The district contains seventy-five buildings constructed during the past 145 years along Main, Water, Court, Summit and California Streets. Only seven buildings date from after 1949. Most are in retail use, although major governmental buildings and social halls are included as well. Size varies considerably, but no structure tops four stories. Nearly all the buildings are built out to the lot lines in front, and most have no separation from the structures on adjoining parcels. Brick is by far the most common construction material, though it is often covered with stucco. The district has only a few examples of architectural styles. Most buildings were designed merely to be functional or have lost stylistic coherence because of alterations. Often the alterations predate 1949 or are limited to storefronts. The district includes fifty-eight buildings that contribute to its historic character, seventeen that do not contribute, one noncontributing park, two parking lots on separate parcels, and two empty parcels. The district's integrity is high due to the concentration of resources, the proportion, size, and importance of the contributors, and the relative inconspicuousness of non-contributors.

Main Street is the district's major thoroughfare. It extends, curving slightly, two blocks southeast from California Street before dead-ending at Water Street. About three-quarters of the district's buildings front Main Street. Of the remaining buildings fifteen are located on intersecting streets--nine on Water, four on Court, two on California-- and four on a parallel street, Summit. Three buildings are in the rear of parcels and one is on a parcel that does not border a street. The arrangement of the buildings is slightly askew. Streets do not quite meet at right angles; parcels are trapezoidal rather than rectangular. No lot is the same size as any other. The terrain is hilly, dropping some forty feet from the corner of Court and Summit to Main and Water Streets. The slope continues down to the north and middle forks of Jackson Creek, which help define the northwest and east boundaries. The district has no landscaping.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

Retailing provides the main use of buildings in the district. About 90 percent have storefronts on the ground floor. Those with upper stories mix retail use on the first floor with another use, usually offices or residential units, above. Only a few storefronts are vacant. The remaining structures are government or office buildings.

The district's most important visual characteristic is its compact collection of commercial buildings, especially on Main Street. Nearly all the buildings were designed to attract customers on foot. Storefronts typically present central entrances and flanking display windows. Most buildings are of brick construction, though some roofs are flat and some gabled. The use of parapets, usually flat or stepped, adds an element of uniformity to the facades. Most of the district's buildings are small scale. All but four have fewer than three stories; those with one story slightly outnumber those with two. Only one building rises above three stories. Buildings vary considerably in width but tend to be quite narrow. Nearly half are less than twenty-five feet across. The slope of the terrain accounts for the existence of rear basements on most buildings on the southwest side of Main Street between Court and Water Streets. Meanwhile, the backs of buildings sport oddly shaped additions with corrugated metal roofs or siding.

The district has few clear examples of architectural styles. In general, the single-story buildings never had any stylistic aspirations. The storefronts were functional, while the parapets above seldom sported more than dentil courses. Taller buildings from the nineteenth century were inspired by the Greek Revival and later the Italianate. They displayed classical details on the upper stories. Windows were often arched or topped by prominent hoods, while cornices usually had corbels or brackets. Much of this detailing remains today, although storefront changes have left facades without stylistic coherence. Multistory buildings from the turn of the century have undergone fewer alterations and provide the district with several examples of the Neo-Classical Revival. Also represented are architectural trends from later in the century, including the Mediterranean Revival and Streamline styles.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

The district changed its appearance between 1854 and 1949. Commercial activity in the district began in 1850. In 1854 brick buildings began to replace the early, flimsily constructed canvas and log structures. They were joined over the next few years by about fifty other commercial buildings, some of brick construction and most on Main Street southeast of Court. The district initially extended farther southeast across the creek on Broadway, but flooding took out the buildings in the early 1860s. A disastrous fire in 1862 led to reconstruction of much of the district in brick. Twenty buildings, including the courthouse, remain from this intense period of construction. Remaining vulnerable to fire and flood was Jackson's Chinatown, a collection of small, wood-frame buildings on the southwest side of Main northwest of Court. Other frame structures remained across the street. Few new buildings appeared in the district until the 1890s, when the block between Court and California began to be filled in with masonry buildings. The new construction had replaced most of the remnants of Chinatown by 1910 and most wood-frame buildings by 1930. The district grew up as well as out, with several buildings adding upper stories around the turn of the century. Other changes altered the look of the district. Gas lamps arrived in the 1880s and gave way to electric lights around 1905. Sidewalks of wooden plank gave way to concrete about the same time. Telephone poles went in a little later. All the streets were not paved until the 1920s. Replacement of buildings continued slowly through 1949.

The appearance of the district remains much as it was fifty years ago. A small group of buildings on Water Street has disappeared, including a gas station at the corner of Broadway that is now the site of a small park. Several commercial buildings on Main Street have been replaced by newer structures or parking lots. One parcel, the site of a theater recently destroyed by fire, stands empty. Also gone are telephone poles and a few ancillary structures that served buildings on Main. New construction matches the scale of existing buildings and employs compatible design elements, such as a brick facing or a second-story balcony. The ambience of the district has changed more dramatically. The closing of Jackson's brothels and gambling halls in the 1950s cut night life substantially. Later strip commercial development along State Route 49 altered the mix of business establishments. Groceries have moved outside the district, as have businesses selling "big

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Jackson Downtown Historic District
name of property

Amador Co., CA
county and State

ticket” items. Many of the remaining small-scale businesses now successfully appeal to tourists. Car and foot traffic are both fairly brisk. Only a few storefronts are vacant.

Many buildings have undergone alterations over the years. A number added second or even third stories. A few were combined with adjacent buildings. First-story porches, which originally covered much of the sidewalk along Main Street, began to disappear in the 1920s. Nearly all were gone by 1949. Second-story balconies, however, remain on several buildings. Nearly all original storefronts have been modernized over the years. The new treatments used materials popular at the times of the renovations. Stucco resurfacing, however, has been popular for more than a century. In the past twenty years some earlier alterations have been reversed, revealing original materials for the first time in many years.

The district's contributors retain historic materials and design elements above the storefront. These are usually original, although sometimes they represent alterations made before 1949. Contributors are larger and more conspicuous than non-contributors. Of the district's four buildings that rise over two stories, all contribute to its historic character. Of the two-story buildings twenty-eight of thirty are contributors. Only five structures in the district date from after 1949. So noncontributors are usually severely altered old buildings that share scale and massing with contributors.

The district has major contributors distributed throughout. At the foot of Main Street is the three-story National Hotel (1863), which has been serving visitors since its reconstruction after the 1862 fire. Nearby on Main is the Oddfellows' Hall (1863) with its unusually tall third story, which was added in 1904. Across the street are two buildings, remodeled in 1898, which share an elaborate classical entablature. On the corner of Court Street is the former Globe Hotel (1858), which received its ornamented third story at the turn of the century. At Main and California is the district's tallest structure, the four-story Krabbenhoft Building (1931). On the steep hill between Main and the Amador County Courthouse is a quartet of well preserved Neo-Classical Revival buildings (ca. 1894 1901). Overlooking Court Street is the courthouse (1863, remodeled

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5

Jackson Downtown Historic District
name of property

Amador Co., CA
county and State

1940). Despite its construction date, it is a striking example of the Moderne style. Next door, the former county library (1933) offers an unaltered example of the Mediterranean Revival.

The boundaries of the district are very clear. To the northwest is a residential area dominated by single-family housing. To the northeast is State Route 49. On the east, across the creek, are a parking garage and other recent construction. The area to the northeast includes houses, churches, and schools buildings. Helping to define the boundaries on northwest and east and the middle and south forks of Jackson Creek. The boundaries follow (with two exceptions) contiguous parcel lines.

The district retains a high degree of integrity. Contributing to the feeling of a traditional downtown are the arrangement of the buildings, which are immediately contiguous and front the sidewalk, and the predominance of retail uses along Main Street, the uniformity of scale, and the retention of historic design and fabric, especially above the storefronts. Despite substantial remodeling to several buildings and the replacement of a few others, the district has maintained its historic character.

On the following pages are detailed descriptions of the elements in the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 6

Jackson Downtown Historic District
name of property

Amador Co., CA
county and State

75 California Street (APN 20 241 001 00)

Contributing Building, ca. 1955

This single-story brick building is the longtime home of the Jackson Fire Department. The front elevation is divided into two parts. The one on the right, which holds the fire engines, has three wood garage doors with multipaned windows. Fluted panels separate the doors. The other part, which houses offices, is slightly lower. It has metal sided casement windows and a plain door. Both parts have flat roofs with cornice bands. In front is a flag pole with a rock base. The building appears unaltered and contributes to the historic character of the district.

6 -8 Court Street (APN 20 247 024 00)

Contributing Building, 1901

This brick building has one story and a raised basement. A flat parapet with an arched corbel table caps the front elevation. Centered above the parapet is a sign board with an engraved plaster plaque that says "Marella Block 1863 1901." Below the parapet is a dentil course. Pilasters divide the facade into three bays and rise through the cornice and parapet. Between the two central pilasters is an open doorway with an round-arched transom window. On each side is a pair of one-over-one windows separated by a colonette. Two raised bands appear below the windows. The basement on the sloping grade is higher on the right, where it has a plain door, than the left, where it has a multipaned window. A diagonal wall, ornamented like the facade, is on the building's north corner. The basement door is not original, but otherwise no alterations are apparent. The building contributes to the historic character of the district.

10 -12 Court Street (APN 20 247 001 00)

Contributing Building, ca. 1897

This brick building has two stories. Atop the front elevation is a flat parapet with corbels. On the second story are three one-over-one windows with segmentally arched openings capped by projecting hoods. A shed-roofed metal awning tops the first story, which has a doorway with a glass-paneled door on the left. To its right is a storefront with recessed door and flanking display windows. Above the doors and windows are tall transom windows with

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 7

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

flash glass. The fronting sidewalk has stairs on the right. Except perhaps for the awning, the building appears unaltered and contributes to the historic character of the district.

16 -18 Court Street (APN 20 247 003 00)

Contributing Building, 1898

This brick building has two stories and a front-facing gable roof. A flat parapet with corbels caps the front elevation but does not quite hide the gable. Below are three openings, which like those on the first story are topped by segmental arches. The ones on the left and right contain two-over-two windows. The one in the center originally had a door but now contains a two-paned window with boards below and transom window above. The first story has two doors with transoms on the left and a pair of two-over-two windows on the right. The fronting sidewalk has stairs on the right. The altered upper doorway indicates that the building has lost a second-story balcony. Despite the changes the building contributes to the historic character of the district.

16 -18 (rear) Court Street (APN 20 247 002 00)

Contributing Building, ca. 1925

This small storage building has walls of corrugated metal. It has a gable roof with a wide double door below.

20 Court Street (APN 20 247 004 00)

Contributing Building, ca. 1894, 1915

This brick fraternal building, the Native Sons hall, has two stories, the second of which was added in 1915. A flat parapet with a projecting cornice caps the symmetrical front elevation. Below the cornice are "NSGW" and "No 31" in raised letters. Three second-story openings contain metal sided casements with transom windows above. The first story has a recessed entrance and large single-pane windows on each side. The facade treatment probably dates to 1915. The building lost a second-story balcony at some point. No other alterations are apparent. The building contributes to the historic character of the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 8

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

108 Court Street (APN 20 243 009 00)

Contributing Building, 1863, 1940

This brick building, the County Courthouse, has two stories, a stucco finish, and a narrow cornice band with dentils on the street elevations. Pairs of first- and second-story metal-sashed casement windows share projecting frames and are separated by decorative panels. The entrance takes up the left third of the front elevation. Two smooth vertical bands flank the doorway and rise through the cornice. Between the columns are a clock and the words "Court House Amador County" in raised letters. The two doors and windows above have original metal sash. Intervening sash is anodized aluminum. A short stairway with a rounded case fronts the entrance. The rear of the building has a rounded corner and two bands of windows. The building's present design combines two earlier structures, the courthouse and hall of records. It reflects an unusually thorough renovation from 1940. Some window sash has been replaced since then, but otherwise the building appears unaltered. The building contributes to the historic character of the district.

2 Main Street (APN 20 247 012 00)

Contributing Building, 1856

This brick building has four sections, which were constructed over forty years. The oldest, on the corner of Main and Water, has one story and a flat parapet above a guyed awning. A concave corner entrance contains a plain door and flanking windows of glass brick. To its right is a two-story section with a shed-roofed balcony across the second story. Five doors open onto the balcony, which has chamfered posts and a turned balustrade. On the first story is a recessed doorway with single-pane windows on each side. The next section, further right, has a flat parapet, two square windows on the second story, and a recessed doorway on the first. An awning, aligned with the bottom of the balcony on the left, carries across the section and the one on the right. The fourth section has one story and a flat parapet atop a set of recessed panels. Pilasters divide the facade into three bays, the center of which has a segmentally arched doorway. On its left is a narrower doorway, also segmentally arched, containing a paneled door topped by a transom window. Most first story door and window openings have been changed over

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

the years. Nevertheless, the building retains enough of its historic appearance to contribute to the historic character of the district.

3 -5 Main Street (APN 20 262 005 00)

Contributing Building, ca. 1925

This two-story building has a front-facing gable roof and a stucco finish. A plain, wide board marks the cornice on the front elevation. Within the gable is a curved indented panel. Centered on the second story is a quintet of narrow, semi-circular arched multipaned windows separated by spiral fluted engaged columns. On each side is a pair of similar windows separated by similar engaged columns. Below the windows is a plain band. A guyed awning tops the storefront, which has three doorways and two display windows. The southeast elevation has two tiers of multipaned windows. The building, originally the National Garage, received its present storefront treatment when it was converted to retail use, probably in the 1960s. Despite this alteration, the building contributes to the historic character of the district.

4 -10 Main Street (APN 20 247 010 00)

Contributing Building, 1863, 1904

This brick building, the Oddfellows Hall, has three stories. An irregularly shaped parapet caps the front elevation. Vertical brick bands divide the third story into two nearly square-shaped sections, each with a segmentally arched window opening containing two tall one-over-one windows. A dentil course tops the second story, which has four evenly spaced one-over-one windows with deep reveals. A metal awning covers the first story, which has a paneled door with two transom windows on the left and two storefronts, each with band of transom windows, on the right. The awning continues across the building on the left. The third story was added in 1904. The storefront treatment may date from the same time, though the awning is more recent. The building contributes to the historic character of the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 10

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

11 Main Street (APN 20 262 006 00)

Noncontributing Building, ca. 1985

This building has two stories and a low mansard roof with shingled sides. A second-story balcony extends across the front and west elevations. The balcony has a hipped roof, posts with tapering capitals, and a stick balustrade. The first story has storefronts with wood framed doors and windows facing the street and the parking lot on the west. The building was constructed too recently to contribute to the historic character of the district.

13 -17 Main Street (APN 20 262 002 00)

Contributing Building, 1898

This two-story brick building was constructed to match the building on its right. Capping its front elevation is a flat parapet with a full entablature including curved brackets and a bead and billet course. An empty sign sided by heavy stone posts tops the parapet. On the second story are three openings with raised surrounds that include a keystone and quoins. Within two of the openings are pairs of one-over-one windows. The other opening, on the right, has a single similar window. A narrow balcony with a filigreed railing stretches across the second story and continues across the building on the right. The first story, framed by cast iron pilasters, has a double door with high transom window on the right. Vertical boards divide the storefront on the left, which has two cast iron columns, a double door, and narrow display windows. The storefront was remodeled ca. 1975. Despite this alteration the building contributes to the historic character of the district.

14 -16 Main Street (APN 20 247 013 00)

Contributing Building, 1863

This brick building has two stories. A flat parapet caps the front elevation, which has a dentil course above the second story and an awning above the first, both of which continue similar features on the Oddfellows Hall on the right. The second story has three one-over-one windows with recently installed sash. The first story has two doorways with double doors and a window, all topped by transom windows. The building

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

has remained substantially unaltered since 1949 and contributes to the historic character of the district.

18 Main Street (APN 20 247 014 00)

Noncontributing Building, ca. 1863

This brick building has one story. Capping the front elevation is a flat parapet with a dentil course below. A nearly flat board awning tops the storefront, which has a door on the left and a set of single-paned windows to its left. All are framed in anodized aluminum. Half fluted pilasters of cast iron frame the storefront. The awning was added ca. 1940, but the storefront appears to date from ca. 1955 and the present display windows from the 1980s. The building is too altered to contribute to the historic character of the district

19 Main Street (APN 20 262 001 00)

Contributing Building, ca. 1865, 1898

This two-story building is of brick construction. Centered atop the flat parapet on the front elevation is a sign in raised letters saying "1898 Webb Hall." Below it is a full entablature that includes curved brackets and a bead and billet course. On the second story are three semi-circular arched openings with raised surrounds including keystones and quoins. Within each opening are two one-over-one windows. A paneled door on the left opens onto a narrow balcony that stretches across the second story. A filigreed railing fronts the balcony. A large segmentally arched entrance with a raised architrave dominates the first story. The entrance contains a recessed door and flanking windows. On each side of the arch are two small, similarly configured windows. The building was a livery stable before a second story was added in 1898. The first story was remodeled in 1977. Despite this alteration, the building contributes to the historic character of the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 12

Jackson Downtown Historic District
name of property

Amador Co., CA
county and State

20 Main Street (APN 20 247 015 00)

Contributing Building, 1863

This single-story brick building has a flat parapet wall with a stucco finish. Two half-fluted cast-iron pilasters side the storefront, which is topped by a fabric awning that swings in and out. On the left is a double door with glass panels and a transom window above. On its right are tall single-pane windows atop a wall faced narrow brick. The windows are replacements. Otherwise, the building has not changed much in the past fifty years and contributes to the historic character of the district.

22 -24 Main Street (APN 20 247 016 00, 20 247 017 00)

Contributing Building, 1863

This two-story building is of brick construction. A stepped parapet with a bracketed cornice caps the stuccoed front elevation. Below it are two second-story wood-frame box windows, added ca. 1915. Each has a shallow hipped roof, exposed purlins, and two front-facing one-over-one windows framed by narrow smooth pilasters with plain capitals. A balustrade with curved balusters connects the windows. They rest on a platform, also supported by purlins, that acts as an awning for the right half of the first story. Centered on the first floor is a narrow, elliptically arched doorway. On its right is a storefront topped by a fabric awning that swings in and out. The storefront has a glass-paneled door, flanking display window, and clerestory band above. On the left is a continuation of the storefront on the building on the left, which has two large windows with a rock facing below. Except for this alteration, the building looks much as it did fifty years ago and contributes to the historic character of the district.

25 -27 Main Street (APN 20 241 023 00)

Contributing Building, 1878

This is a two-story building; the first is brick and the second frame. Topping the front elevation is a flat parapet with a shingled cornice and bracketed frieze. Below it a second story balcony extends across the facade. The balcony has a shallow hipped roof, plain posts, and a three-foot wall. The wall, like the siding on the second story, is horizontal board. On the left edge of the first story is a recessed doorway with two doors. To its

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 13

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

right is a storefront with glass-paneled door in the center and display windows on each side. Transom windows top the storefront. Oblong panels form the kickplate beneath the display windows. The balcony treatment appears to date from ca. 1920. Aluminum-framed second-story windows are the most conspicuous alteration of the past fifty years. The building contributes to the historic character of the district.

26 Main Street (APN 20 247 018 00)
Contributing Building, 1863

This brick building has one story. A flat parapet caps the front elevation, which has two storefronts separated by a narrow wall faced in rock. The storefront on the right, which extends across part of the neighboring building, has a door and single-pane windows framed in brushed aluminum. The other storefront has a neon sign board covering a clerestory band, a wood-framed double door, and small flanking windows with fluted surrounds. Ceramic tile frames the storefront. The area above the transom is boarded over. Despite changes, the building displays enough historic fabric to contribute to the historic character of the district.

29 -31 Main Street (APN 20 241 022 00)
Contributing Building, 1855, 1895

This brick building has two stories. Capping the front elevation is a pointed parapet with a dentiled cornice and flanking corbels. On the second story is a pair of narrow, round arched one-over-one windows. Between them is a third window, which has lost its arched top and now contains a metal-sided casement. At the right edge of the first story is a narrow multipaned door with an arched transom window above. To the left are a storefront door and flanking display window, both with brushed aluminum frames. The second story and arched entry were added in 1895. The storefront treatment dates from ca. 1960. A pointed wall above the building's parapet, perhaps added at the same time, joins the building to the one on the right. Despite changes to the storefront and the loss of a balcony, the building retains enough of its historic appearance to contribute to the historic character of the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 14

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

30 -36 Main Street (APN 20 247 019 00, 20 247 020 00)

Contributing Building, 1862 -63, ca. 1905, 1912

This two-story building is of brick construction. Projecting from the nearly symmetrical front elevation are two wood-frame box windows with a balustraded balcony between. Opening onto the balcony are two segmentally arched doorways. The first story has a central doorway and storefronts on each side. Both storefronts have centered doors and flanking display windows. The one on the left also has tall transom windows and a vertical board kickplate. Glazed tile panels line the central doorway and the storefront on the right. The building, originally two structures, was unified ca. 1905 when the second story was extended from the building on the right to the one on the left. The box windows were added in 1912. The ceramic tile probably dates from the 1930s. The building has changed little in the past fifty years and contributes to the historic character of the district.

33 Main Street (APN 20 241 021 00)

Contributing Building, ca. 1863

This brick building has two stories and a stucco finish. A pedimented parapet with cornice return caps the front elevation. Below are three single-pane windows set back in deep reveals and topped by transom windows. The storefront has an off-center glass-paneled door and flanking display windows, all topped by small-paned transom windows. The building got its second story in 1893 and its present storefront treatment about 1920. A pointed wall above the building's parapet joins the building to the one on the left. The building has lost a balcony but otherwise looks much as it did fifty years ago. It contributes to the historic character of the district.

35 Main Street (APN 20 241 020 00)

Contributing Building, 1855

A flat parapet tops the symmetrical front elevation of this single-story brick building. A flat awning caps the storefront, which has a recessed glass-paneled door and flanking display windows below tall transom windows. Recessed panels appear beneath the display windows. The awning was added and a stucco finish removed in a 1981-82 remodeling.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 15

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

The storefront appears to date from ca. 1900. The building retains enough of its historic appearance to contribute to the historic character of the district.

37 Main Street (APN 20 241 019 00)

Noncontributing Building, 1855

This building has one story. A flat parapet with a wall of vertical boards caps the front elevation. Below it is an awning supported by wrought iron brackets. The storefront, which is faced with large bricks, has a slightly off-center wood-framed door and flanking display windows. A wood portal, designed to resemble a mine entrance, fronts the door. The portal, door, awning, and parapet wall represent a ca. 1990 remodeling, but the display windows may date from the 1920s. The building is too altered to contribute to the historic character of the district.

38 Main Street (APN 20 247 021 00)

Noncontributing Building, 1854

This building has one story and brick construction. A flat parapet caps the front elevation, which has a stucco finish, raised cornice, and a wood awning over the storefront. Nearly centered below are a rounded entrance with recessed door and flanking display windows framed in wide boards. The storefront dates from a 1981 remodeling. The building is too altered to contribute to the historic character of the district.

39 Main Street (APN 20 241 018 00)

Noncontributing Building, ca. 1925

This brick building has one story. An angular parapet caps the symmetrical front elevation. Beneath a tall parapet wall a clerestory band tops the storefront. Below are a central double door and flanking display windows. The present facade treatment, reminiscent of the original, dates from 1983. The building is too altered to contribute to the historic character of the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 16

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

40 Main Street (APN 20 247 022 00)

Noncontributing Building, ca. 1863

The brick building has one story. A pointed parapet with a stucco finish caps the front elevation. The storefront below is sided in vertical board. It has a flat awning, a recessed entry and narrow display windows. The storefront appears to date from the 1970s. The building is too altered to contribute to the historic character of the district.

41 -43 Main Street (APN 20 241 017 00)

Contributing Building, ca. 1940

This brick building has one story. A pedimented parapet caps the front elevation. Narrow bands of raised brick mark the bottom of the parapet and the top of the storefront. Below are a doorway on the left and a large three-part display window on the right, both having panes with anodized aluminum frames. Above the parapet a wall links the building to the one on the right. Although the door and windows are replacements, the building retains enough of its integrity to contribute to the historic character of the district.

42 Main Street (APN 20 247 022 00)

Contributing Building, 1863

This brick building has two stories and a flat parapet. A dentiled cornice extends across the front elevation. Below it is a second-story balcony with a shed roof and stick balustrade. Three paneled doors open onto the balcony. The ca. 1965 storefront below has a double-swinging door on the right and a large display window on the left. Both have brushed aluminum frames. Narrow stone faces the wall beneath the window. Despite the altered storefront, the building contributes to the historic character of the district.

44 and 46 Main Street (APN 20 247 023 00)

Two Noncontributing Buildings, ca. 1863, ca. 1980

What appears to be a wide wood-framed two-story building is actually a pair of gable roofed single-story buildings hidden behind an elaborate false front (ca. 1980). Capping the symmetrical and highly ornamented front elevation is a flat parapet with a bracketed

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 17

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

frieze. The second story of the false front has two pairs of one-over-one windows in decorative surrounds. A guyed awning tops the two storefronts, each of which has two arched display windows. The buildings have lost all the historic fabric on the front elevation and are too altered to contribute to the historic character of the district.

45 Main Street (APN 20 241 017 00)

Contributing Building, 1863

This brick building has one story. Atop the stuccoed, symmetrical front elevation is a high, flat parapet with recessed panels. The storefront consists of three tall openings a center doorway and flanking windows with wide panes in anodized aluminum frames. The doorway has a tall, recessed doorway with glass panels. Folded into the walls are wood shutters. Above the parapet a wall links the building to the one on the left. Although windows have been replaced, the doorway appears original and is the district's clearest remnant of a storefront from the 1860s. The building contributes to the historic character of the district.

47 -49 Main Street (APN 20 241 016 00)

Contributing Building, ca. 1863, ca. 1925

This single-story building is of brick construction. A stepped parapet with tile coping tops the stuccoed, symmetrical front elevation. A tiled awning caps the storefront, which has a clerestory band, glass-paneled double door, and flanking display windows. The building reflects a ca. 1925 renovation. It has had no significant alterations in the past fifty years and contributes to the historic character of the district.

48 Main Street (APN 20 247 024 00)

Contributing Building, 1863

This two-story brick building has a flat parapet and stucco finish. On the second story of the symmetrical front elevation are two recessed oblong panels atop two square-shaped windows with three horizontal pane. A fabric awning tops the storefront, which has a small-paned clerestory band, a central double door with transom, flanking display windows, and a surrounding wall of weathered brick. Notable features on the Court

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 18

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

Street elevation are three segmentally arched window openings, each with a pair of one-over-one windows. The front elevation was probably remodeled ca. 1940, though the brick facing dates to the 1980s. The building looks much as it did fifty years ago and contributes to the historic character of the district.

104 -18 Main Street (APN 20 242 003 00)

Contributing Building, 1858

This brick building, for many years the Globe Hotel, has three stories and a hipped roof with a hipped dormer. A flat parapet with closely spaced corbels encircles the building. The third story of the front elevation has an off-center door and six windows, all topped by segmentally arched hood molding. The windows have aluminum sliders in the lower sash. A balcony with an open roof extends across the second story. Five door openings with deep reveals overlook the balcony. The center opening has a door with a transom window. The others have aluminum sash surrounded by brick. Narrow shutters flank the openings. The first story has a central doorway and two storefronts, all with a rock facing. Despite storefront and window changes and the loss of the third-story balcony, the building retains its historic appearance and contributes to the historic character of the district.

105 Main Street (APN 20 241 015 00)

Contributing Building, 1857

This brick building has one story. Capping the front elevation is a stepped parapet with a stucco finish and a wide cornice band. Below the parapet is another raised band. The storefront has two doors, no windows, and a facing of horizontal board. The storefront probably dates to ca. 1965, but the area above it may remain essentially unaltered. The building contributes to the historic character of the district.

111 Main Street (APN 20 241 014 00)

Noncontributing Building, 1855

This is one of two single-story brick buildings united by a stepped parapet. Below the parapet is a wide shingled panel that juts out to form an awning atop the storefront.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 19

Jackson Downtown Historic District
name of property

Amador Co., CA
county and State

Weathered brick encases the storefront, which has a glass paneled door and flanking display window. Another door is on the left. The parapet appears to be a pre-1950 feature. Otherwise, the building is too altered to contribute to the historic character of the district.

111 (rear) Main Street (APN 20 241 014 00)

Contributing Building, ca. 1940

This single-story concrete block building serves as the steam plant for the dry cleaners in front. The building has a flat roof and two large doors hung on an overhead rail. The building appears unaltered and contributes to the historic character of the district.

113 Main Street (APN 20 241 014 00)

Noncontributing Building, 1855

This is one of two single-story brick buildings united by a stepped parapet. Below the parapet is a wide shingled panel that juts out to form an awning atop the storefront. Weathered brick encases the storefront, which has a glass paneled door and flanking display window. The parapet appears to be a pre-1950 feature. Otherwise, the building is too altered to contribute to the historic character of the district.

122 -24 Main Street (APN 20 242 004 00)

Contributing Building, ca. 1925

This building has two stories. Capping the symmetrical front elevation is a flat parapet with a banded cornice and ornamented frieze. Below it is an entablature with its own banded cornice, modillions, and a paneled frieze. A balcony extends across the second story. Overlooking it are two pairs of multi-paned casement windows and a central door. The storefront below, a post-1949 modification, has three large openings. Those on the side hold display windows; the one in the middle contains a door and surrounding windows. Despite storefront changes, the building contributes to the historic character of the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 20

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

126 -28 Main Street (APN 20 242 004 00)

Contributing Building, 1863, ca. 1925

This brick building has two stories. Capping the front elevation are a flat parapet and a banded cornice. Beneath them are three second-story windows, of which the one on the left is about half the width of the other two. All contain one-over-one aluminum sash and are topped by detached hoods, banded to match the cornice. On the first story are a paneled door on the left and a storefront on the right. The storefront has a deeply recessed entrance and flanking display windows. The entire facade treatment appears to date from ca. 1925. The building contributes to the historic character of the district.

134 -40 Main Street (APN 20 2422 005 00)

Contributing Building, 1869, ca. 1935

This wide, brick building has two stories on the left and a false front on the right. The front elevation has a stucco finish and is topped by a flat, banded parapet. A shed-roofed balcony supported by decorative iron brackets extends across the elevation. The balcony has turned posts and a turned balustrade. Six doorways capped by pseudo-three centered arches and containing paneled doors open onto the balcony. The three on the left lead to the second story, while the other three are part of the false front. The first story has three differently configured storefronts, all of which have been altered in the past fifty years. The false front went on in the 1930s, when what had been two separate buildings were made into one. Despite changes to the storefronts, the building contributes to the historic character of the district.

135 Main Street (APN 20 241 028 00)

Noncontributing Building, ca. 1985

This brick building has one story and a slightly protruding corner section with an ornamented cornice and entries on the front and side elevations. On each elevation a metal awning tops an entryway of anodized aluminum door and windows. The right half of the front elevation has a flat parapet with a dentil course and three narrow windows. The design of the building tries to be compatible with its much older neighbors. The

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 21

Jackson Downtown Historic District
name of property

Amador Co., CA
county and State

building was constructed too recently to contribute to the historic character of the district.

139 Main Street (APN 20 241 010 00)

Noncontributing Building, ca. 1870

This building has one story. A flat-topped parapet wall of vertical board covers the upper half of the front elevation. Below it is an off-center double door with transom and wood architrave. Flanking the door are three large display windows two on the right and one on the left. A rock facing frames the storefront. The door may date from the 1940s, but other features are more recent. The building is too altered to contribute to the historic character of the district.

143 -45 Main Street (APN 20 241 009 00)

Contributing Building, ca. 1897, ca. 1941

This brick building has one story. An oddly shaped parapet tops the front elevation, which is finished in stucco. Centered on the elevation is a glass paneled door with an air-conditioner above the transom. To the right is a display window. To the left is a narrow round-arched window with a keystone and a deep reveal. The door and display window may date from the 1940s. Later alterations are not apparent. The building contributes to the historic character of the district.

144 -48 Main Street (APN 20 194 006 00)

Noncontributing Building, 1859

This two-story brick building has a flat parapet and a stucco finish. A balcony with a shed roof and lattice railing extends across the second story. A sliding door opens onto the balcony. Below are a central doorway and flanking display windows. Doors and windows have metal frames and appear to date from ca. 1990. The building has lost nearly all of its historic detail and does not contribute to the historic character of the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 22

Jackson Downtown Historic District
name of property

Amador Co., CA
county and State

153 -55 (rear) Main Street (APN 20 241 007 00)

Contributing Building, ca. 1930

This building has one story, corrugated metal siding, and two gable roofed sections. Trios of small double windows appears beneath the gables. Near the west corner of the building is the main entrance, a metal framed door. The door is the most significant alteration. The building contributes to the historic character of the district.

153 -55 Main Street (APN 20 241 007 00)

Contributing Building, ca. 1927

This wide, brick building has one story and a flat roof. The front elevation has a narrow section on the right which contains a paneled garage door. To its left is a ornamented section capped by four widely spaced urns atop a terra cotta band. Below each urn is a narrow decorative panel. Another terra cotta band tops the storefront, which has three bays separated by pilasters, each of which is below an urn. The bays are of equal width and have clerestory bands across the top. The center bay contains two display windows. The side bays have double doors with wood architraves and transoms and are flanked by display windows. The building appears unaltered and contributes to the historic character of the district.

154 Main Street (APN 20 194 007 00)

Contributing Building, ca. 1925

This building has one story and a stucco finish. A stepped parapet caps the front elevation. Below it is a guyed, shed-roofed awning with shingle siding. The storefront has two doorways in the center and oriel display windows on each side. The building is seriously altered but contributes to the historic character of the district, because its parapet matches the one on the building to the left.

156 Main Street (APN 20 194 008 00)

Contributing Building, ca. 1925

This building has one story. A stepped parapet caps the front elevation. Below the parapet are a stuccoed wall and a flat, guyed awning atop the storefronts. The larger

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 23

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

storefront, on the right, has a double entrance door and two flanking display windows on each side. A tiled floor at the entry, which spells out "Tam's," shows the location of the original door. The smaller storefront has a single door and a display window on the left. Scored pilasters line the elevation. The storefronts date from ca. 1975. Despite this change, the building contributes to the historic character of the district.

157 -59 Main Street (APN 20 241 006 00)

Contributing Building, 1930

This building has two stories and a stucco finish. A stepped parapet with a slightly protruding cornice caps the front elevation. Below the cornice "1930" and "John Strohm Building" appear in raised letters. Two three-part windows take up most of the facade's second story. The side panels of each window are four-over-four; the center panel is six-over-one. A wide guyed awning, which acts as a signboard, tops the storefront. Below it are a glass-paneled double door and flanking display windows. All have wood architraves. Below the windows is a ceramic tile kickplate with diamond-shaped decoration. The awning may originally have been thinner, but otherwise no alterations are apparent. The building contributes to the historic character of the district.

160 Main Street (APN 20 194 009 00)

Noncontributing Building, 1979

This building has one story. Atop the symmetrical front elevation are a stepped parapet and a raised cornice supported by corbels. A shed-roofed awning tops the storefront, which has a recessed central doorway and flanking small-paned display windows. Both are capped by small-paned transom windows. The building, designed to look old, dates from 1979. It was constructed too recently to contribute to the historic character of the district.

161 Main Street (APN 20 241 005 00)

Contributing Building, ca. 1935

This narrow building has one story and a stepped parapet finished in stucco. Below it is a large display window topped and sided by narrow oblong panes. The display window

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 24

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

and a wood-sided panel below it replaced the original doorway at some point. Since then the building has served as an annex to the building next door on the right. Despite the loss of the door, the building contributes to the historic character of the district.

163 Main Street (APN 20 241 005 00)

Contributing Building, ca. 1925

This building has two stories and a stucco finish. A stepped parapet caps the front elevation. Beneath it a band of three windows stretches across the facade. Each window contains two multipaned casements. A metal awning masks a clerestory band at the top of the storefront. Nearly centered on the first floor is wood double door with glass panels and a transom. On each side is a large display window. On the far left is a single door, also with glass panel and transom, that leads to the second floor. Except for the awning the facade treatment appears to date from before 1949. The building contributes to the historic character of the district.

164 Main Street (APN 20 194 009 00)

Noncontributing Building, 1979

This building has two stories. A flat parapet with a banded cornice caps the front elevation. On the second story two pseudo-three arched openings contains French doors that open onto small balconies with wrought iron railings. The floors of the balconies act as awnings for an entrance on the right and a multipaned display window on the left. Although designed to look old, the building dates from 1979. It was constructed too recently to contribute to the historic character of the district.

165 Main Street (APN 20 241 003 00)

Noncontributing Building, ca. 1922

This building has one story. A stepped parapet with a stucco finish dominates the front elevation. Below it on the right is a recessed door flanked by four narrow display windows. On the left are two similar windows and a wall sided in horizontal board. The configuration of the parapet might be original, but the storefront treatment appears to

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 25

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

date from the 1970s. The building is too altered to contribute to the historic character of the district.

168 Main Street (APN 20 194 010 00)

Contributing Building, ca. 1896

This building has one story and a front-facing gable roof. A parapet wall with a flat top and horizontal board siding takes up half the front elevation. Below is a flat awning atop a storefront that has a recessed center double door and flanking display windows with wood frames. Brick faces the wall below the windows. The brick facing is the only apparent alteration. The building contributes to the historic character of the district.

170 Main Street (APN 20 194 011 00)

Contributing Building, ca. 1902

This single-story building has a front-facing gable roof and siding of corrugated metal sheets. A flat parapet caps the symmetrical front elevation. The parapet has a bracketed cornice and a wall of horizontal board. The storefront contains a recessed double door with glass panels and flanking display windows. Above them are boarded transom windows. Beneath the display windows are recessed oblong panels. The building appears unaltered and contributes to the historic character of the district.

175 Main Street (APN 20 241 002 00)

Contributing Building, ca. 1897

This two-story building has a front-facing gable roof and horizontal board siding. Windows are one-over-one in wood architraves. On the front elevation a sunburst tops the gable. Beneath it is a large vent. Further below, a shed-roofed balcony extends across the second story. The balcony has slender turned posts and a low wall capped by a curved metal guardrail. An off-center door and two flanking windows overlook the balcony. On the first story a paneled door topped by a transom leads to the second floor. To its left are a small single-pane window, a door opening into the building's main commercial space, and a large display window. The main door, display window, and metal guardrail

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 26

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

are not original, but other alterations are not apparent. The building, originally a saloon, contributes to the historic character of the district.

176 Main Street (APN 20 194 001 00)

Contributing Building, ca. 1948

This wide auto repair shop has one story. The cornice on the front elevation steps down on the left. Below it is a wide band with horizontal fluting. At each edge of the elevation is an engaged fluted column with a banded cap. Below the band on the right is a shed-roofed awning atop three vehicle stalls. To the left is an office with large windows. The building is fronted by an asphalt parking lot. The awning and the area below appear to date from ca. 1970. Despite the alteration the building contributes to the historic character of the district.

204 N. Main Street (APN 20 193 004 00)

Contributing Building, 1931

This reinforced concrete building has four stories. A stepped parapet caps the symmetrical front elevation. Within the parapet wall are a diamond-shaped vent and a panel announcing "1931 Krabbenhoft Bldg." Four three-part windows of anodized aluminum line each of the three upper stories. Below are two storefronts, each with a recessed entrance and flanking display windows. Quoins of rough stucco mark the front corners. Some storefront fabric dates to the past fifty years; the windows were installed recently. Despite the changes the building contributes to the historic character of the district.

215 N. Main Street (APN 20 191 006 00)

Contributing Building, ca. 1948

This former gas station has one story and a stucco finish. A flat banded parapet masks a flat roof. Beneath the parapet is a wide belt course. The front elevation has a door and flanking display windows on the left and a former office on the right. The office door has a glass panel. On its right is a display window with a stack of wide panes. Fronting the office is a flat-roofed canopy topped by two low sign boards. Plain poles support the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 27

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

roof. More wide-paned windows line the west elevation. Missing are the gas pumps and original service bay doors. The building, which follows a standard model service stations in the 1940s, contributes to the historic character of the district.

41 -45 Summit Street (APN 20 247 006 00)

Contributing Building, 1889

This brick building has two stories and a stucco finish on the front and southeast walls. Capping the front elevation is a pointed parapet with several side steps. A shed-roofed porch extends across the second story. Supporting the porch are decorative iron brackets and plain posts that give the first story a porch. A central door with a transom window opens onto the balcony. On each side is a pair of four-over-four windows. On the first story are two doors, which like the door and windows above, appear in segmentally arched openings. Also on the first floor is a wide window on the left. This window, like the porch posts, may date from the past fifty years. The first story doors are recent replacements. Despite the alterations the building contributes to the historic character of the district.

42 Summit Street (APN 20 243 001 00)

Contributing Building, 1933

This brick building, originally the county library, has a hipped roof faced with tiles. It has one story in the front and a full basement in the rear. An entrance portico takes up the central third of the symmetrical front elevation. The portico has a semi-circular arch that rests on two pilasters. The front double door has small panes and is topped by a transom window. A short staircase fronts the portico. On each side is a large multipaned casement window. The building appears unaltered and contributes to the historic character of the district.

42A Summit Street (APN 20 243 001 00)

Contributing Building, ca. 1948

This building has a side-facing gable roof and asphalt shingle siding. Built on a slope, it has one story on the northwest and two on the southeast. Windows are small and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 28

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

multi-paned. The northwest elevation has a garage door and a smaller door, both on overhead rails. A door for pedestrians is near the building's south corner. The building appears unaltered and contributes to the historic character of the district.

47 Summit Street (APN 20 247 005 00)
Contributing Building, 1861, ca. 1922

This brick building has one story, a stucco finish on the street elevations, and a banded cornice. A stepped parapet caps the front elevation. Three tall openings face the street. Each has a multi-paned double-swinging door topped by a multi-paned transom window. The doors date from the 1920s, when the building became the home of the Jackson Woman's Club. The northwest elevation has multi-paned casement windows with multi-paned transom windows above. A small arched doorway opens on Court Street. The building has not been altered in over fifty years and contributes to the historic character of the district.

2 Water Street (APN 20 263 004 00)
Contributing Building, 1863, 1927, ca. 1940

This brick building, the National Hotel, has three stories, a front-facing gable roof, and a stucco finish. The tiled cornice on the front elevation is cut off on the left by a stuccoed chimney. Four multi-paned casement windows are evenly spaced on the third story. Below them is the tiled shed roof of a two-story porch, which has plain posts and a balustrade with mostly turned balusters. Second-story windows are six-over-six and have deep reveals. The first story, reached by a wide flight of stairs, has a central double door and flanking windows, all topped by transom windows. Other doorways are on each side. The building has been remodeled several times over the years. The third story went on in 1927. The present Spanish look dates from ca. 1940. Replaced window sash on the side elevation is the most conspicuous recent alteration. The building contributes to the historic character of the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 29

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

6 -10 Water Street (APN 20 263 001 00)

Contributing Building, 1863

This brick building has two stories and a stucco finish that has been overlaid with vertical board. A flat parapet with tiled coping tops the elevation. Below it is a two-story porch with a tiled shed roof, plain posts, and a stick balustrade. The roof and balustrade line up with those on the National Hotel on the right. Three doors with multipaned windows open onto the second story of the porch. Below them are three doorways united by a brick "wainscot." The building, like the hotel next door, appears to have gotten a Spanish-style remodeling ca. 1940 and a second renovation in a sort of Ranch Style ca. 1955. Despite alterations the building contributes to the historic character of the district.

12 Water Street (APN 20 263 002 00)

Contributing Building, 1863

This brick building has two stories. Capping the front elevation is a flat parapet with a course of closely spaced corbels. Below the parapet is a banded frieze with dentil course. The second story has three bays defined by pilasters. In each bay is a segmentally-arched doorway with French doors that open onto a balcony that has a turned balustrade. Iron brackets support the balcony. The balustrade may be a replacement. The storefront originally had three arched openings. The present treatment, probably dating from ca. 1970, assumes the look of a stepped parapet with vertical board siding. The front door is slightly off-center and has display windows on each side. Despite the recent storefront, the building contributes to the historic character of the district.

14 Water Street (APN 20 263 003 00)

Contributing Building, 1854, ca. 1922

This brick building, the Masonic Hall, has two stories, a flat parapet, and a stucco finish. Below the parapet on each of the street elevations is a shingled awning with exposed rafter tails and paired brackets. Second story windows are multi-paned casements with deep reveals. The corner entrance to the storefront is recessed behind a smooth pillar with plain capital and base. A matching pillar is on the right. The storefront has a glass

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 30

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

paneled door and display windows. Transom windows above are boarded. A side entrance topped by a flat awning faces Broadway. The building was remodeled, probably in the 1920s, and has not changed much since. It contributes to the historic character of the district.

Broadway at Water Street (APN 20 264 016 00)

Noncontributing Site, 1989

This site, Petkovich Park, is paved with concrete and brick and contains large planters of cut stone with brick coping. In the park are the fire bell from the city's old alarm tower, a fountain, and a restroom building with a gable roof, vertical board siding, and doorways at each end. Twelve street lamps, each with four globes and supports in the form of dragons, line the site. The park was laid out too recently to contribute to the historic character of the district.

19 Water Street (APN 20 247 011 00)

Contributing Building, ca. 1932

This two-story building has a stucco finish and a flat parapet with a narrow cornice band. The facade has three sections. The one on the left, which extends to the sidewalk, has a set of small paned windows overlooking the street and a side-facing door in a wall of horizontal board. A shallow paved area fronts the other sections. The one in the center has several openings in a similar wall. The one on right also has several openings, including a display window. The board walls appear to have replaced large garage doors around 1975. The building has had few other changes and contributes to the historic character of the district.

106 -108 Water Street (APN 20 264 02 00)

Contributing Building, ca. 1946

This brick building, originally a Safeway grocery store, has one story and a curved roof. The front and southwest side elevations have a stucco finish and a flat parapet with a narrow, banded cornice. Wide bands appear below the cornice and atop the storefront. Rising through the cornice is a set of smooth, pointed pilasters. One marks each edge

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 31

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

of the elevations, and two frame the main entrance. Display windows flank the entrance and a nearby side entry, which opens onto a parking lot. Curved fabric awnings top the storefronts. Rock facing forms a kickplate below the windows. The rock and awnings are recent modifications. The building is otherwise unaltered and contributes to the historic character of the district.

110 Water Street (APN 20 264 017 00)

Noncontributing Building, ca. 1948

This narrow single-story building has horizontal board siding and a front-facing gable roof masked by a flat parapet of horizontal board. Beneath the parapet is a brick wall cut out for a door on the right. The building, which appears to have received a facelift ca. 1970, is too altered to contribute to the historic character of the district.

112 Water Street (APN 20 264 018 00)

Contributing Building, ca. 1920

This building has one story and a front-facing gable roof. A false front is topped by a stepped parapet with a banded cornice and is faced with pressed metal. A sliding garage door is centered on the facade. Far to each side is a one-over-one window. The building appears essentially unaltered and contributes to the historic character of the district.

114 Water Street (APN 20 264 019 00)

Contributing Building, ca. 1920

This single-story building has a front-facing gable roof. A stepped parapet with a banded cornice caps the front elevation, which is sided in metal sheets pressed to resemble brick. Other features of the facade are a band of small-paned windows on the left, a double door, a larger sliding garage door, and another small-paned window. The remainder of the building has vertical board siding. The building appears unaltered and contributes to the historic character of the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 32

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

SIGNIFICANCE

The Jackson Downtown Historic District represents the development of commercial and civic activity from the 1850s, a few years after the founding of the town, to just after the end of the Second World War. The district primarily shows economic growth and changes in commercial enterprise, but it also displays the importance of civic groups and the expansion of government. During this time downtown Jackson served as the city's only important shopping district, the hub of government, and the site of many important community activities. Although the district is changed somewhat from its 1949 appearance, it retains a high degree of architectural integrity and maintains its associations to the developments of the historic period.

Civic and commercial activity in the downtown area began with the construction of the first stores in 1850. The surrounding area, the foothills of the Sierra Nevada, was already drawing gold-seekers by the thousands. The stores' location, at a ford of Jackson Creek, proved convenient for nearby miners and those traveling to other mining sites in the region. Other businesses quickly followed. In the next few years the settlement grew to several hundred residents. The commercial district added about forty new businesses, including stores of various kinds as well as hotels, restaurants, gambling houses, and dance halls. Town leaders meanwhile saw government as an additional source of prosperity. They had Jackson named the seat of Calaveras County in 1850. When it lost this distinction two years later, they successfully campaigned to create a new county from the northern third of the old one. In 1854 Jackson became the county seat of Amador County, and a new courthouse went up. The town was also surveyed in 1854, although the new plat did not bring uniformity to streets and parcels. The downtown district also served as a center for organized civic and social activities. Fraternal groups formed. In 1855 the Masons became the first to put up their own building. Several other brick structures were constructed about the same time, as local businessmen committed themselves to the future of the town. Helping to regularize trade with distant markets were the establishment of a stagecoach line to Sacramento in 1853 and the coming of the telegraph a few years later.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 33

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

By 1860 Jackson's downtown district was well established. Although the Gold Rush was over, the town maintained a population of about 1,000. Placer mining remained the foundation of local commerce. Nearby mines produced steadily, while those farther away relied on the district for supplies. Despite the dominant location of the courthouse, Jackson was anything but strait-laced. Businesses that provided venues for recreational activities, especially drinking, gambling, and prostitution, enjoyed popularity among the miners. The only threat to prosperity came from natural disasters. Fires and floods had hit the district in the 1850s and continued to do so in the 1860s. The most serious occurred in 1862, when a fire razed most of the downtown district. Undaunted, many local businessmen quickly rebuilt in brick. The courthouse, destroyed in the fire, was also replaced.

Business activity downtown experienced almost no growth from the mid-1860s to the late 1880s. While production from local placer mining declined, the output from hard rock mining increased. Several mines operated within a mile of the district. Chinese placer miners, who had usually worked marginal claims, left the area. Their departure sapped the vitality of Jackson's Chinatown, which had been located on Main Street since the early 1850s. Commercial uses in the district largely remained the same. Retail establishments were at the street level. Buildings with a second story had offices or sleeping rooms above. The governmental presence expanded, however, when the town's volunteer fire department erected a station house on Main at what is now California Street. Organized social activities increased also. A Chinese Masonic lodge was formed in 1875 and met in the district. In 1886 some of Jackson's women formed the state's first chapter of the Native Daughters of the Golden West and set up a meeting hall on Main Street.

Economic stagnation came to an end with the intensification of hard rock mining in the area. The Kennedy Mine, about a mile north of the district, dug its first deep shaft in 1885. The nearby Argonaut Mine followed suit in the mid-1890s. Smaller hard rock mines also expanded. Gold production increased dramatically. The need for workers burgeoned too, as mines stayed open around the clock. As a result, the local population increased by a third between 1890 and 1900, and downtown businesses enjoyed sudden

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 34

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

prosperity. Property owners responded with a spurt of new construction in the district. New buildings went up on Main and Court Streets. One was the town's first bank, the Bank of Amador, which opened in 1896. Several buildings were remodeled or received second stories. The district's two largest hotels, the National and the Globe, each added a third story and became the town's tallest buildings. County government, meanwhile, outgrew its facilities in the courthouse and erected an auxiliary building of nearly the same size, the Hall of Records, next door.

Gold mining kept the Jackson area prosperous until the start of the Second World War. The value of gold production in the county more than doubled between 1900 and 1912. After that the value fluctuated, hitting new highs in 1915 and 1939. Although local mines kept busy, the need for additional miners did not increase. Jackson's population stabilized, hitting 2,035 in 1910, dropping to 1,601 in 1920, then rebounding to 2,005 in 1930 and 2,024 in 1940. The downtown district kept up to date but did not expand. The major change of use arrived with the automobile, as livery stables gave way to gas stations and garages. Prohibition shut down the most popular type of business in the district. About half the twenty saloons there did not reopen when selling alcohol became legal again in 1933. Main Street still provided diversions, now including movies as well as gambling and prostitution. A few chain stores moved into the district, including a Safeway grocery and a Sprouse-Reitz dime store, but most businesses remained locally owned. New commercial buildings went in along Main. The largest was the four-story Krabbenhoft Building, constructed in 1931, which took its place as Jackson's tallest building.

Governmental activity grew within the district. Jackson incorporated as a city in 1905 and rented administrative facilities on Court Street. The new government did not build a city hall, but it did erect a tall fire alarm tower behind a building on Court. One of the county government's major projects during the period was the establishment of a library system with the main branch in Jackson. The impetus came from the Jackson Woman's Club, which was founded in 1910 in part to promote educational activities. The club obtained an old saloon across from the courthouse in 1917 and set up a library there.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 35

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

When the building was renovated for club use in the early 1920s, the library moved next door. Finally, in 1933 the county government constructed a new library building next to the Hall of Records. That building was merged into a remodeled courthouse in 1940.

Jackson's economy did not benefit from the Second World War. The federal government closed all the area's gold mines and encouraged workers to move into industries of more immediate value to the war effort. Many left for the docks and factories of the San Francisco area. They did not return after the war ended, nor did the major mines reopen. Lumbering provided some new jobs but not enough to return Jackson's economy to its prewar level. The city's population dropped around 7 percent between 1940 and 1949. Moreover, in 1947 the state rerouted Highway 49, the main road through the Gold Country, around downtown. The move reduced the tourist trade without generating much business on the new route.

The district remained Jackson's commercial, governmental, and civic center. The major activity was still retailing, with Main Street offering a standard variety of goods and services to local customers. Gambling was an attractive draw for visitors. "Night clubs" provided roulette wheels, crap tables, card games, and slot machines for gamblers from Sacramento, Stockton, and other outlying areas. Brothels also operated quite openly. Meanwhile, nearly all of Jackson's civic organizations met in the district. Fraternal orders and their associated groups, women's societies, and labor union locals convened in four lodge halls and the Woman's Club building. Less formal groups often met in the National Hotel.

This district is able to convey a sense of significance because of its high level of overall integrity and its inclusion of nearly all the remaining buildings directly related to the commercial, governmental, and social development of Jackson during the historic period. Even so, a dozen buildings, although they still fit downtown in size and scale, have lost so much of their original detailing that they no longer convey their historic associations. Another seven buildings date from after the period of significance, although none is large

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 36

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

enough to have a strong visual impact. In addition, many contributors have undergone storefront modifications out of keeping with their original designs.

The historical importance of the district is clear when compared with other areas of the city. Retail commerce was largely limited to the district during the period of significance. Stores and hotels sometimes operated along Broadway, however, while the only notable manufacturing concern in the vicinity, a brewery just northwest of the district, presumably sold products on the premises. The city now has two rival commercial areas, both nearby on State Route 49. They contain modern shopping centers with large buildings and fronting parking lots. The buildings there date from well after 1949 and have no historical significance. Several buildings related to governmental and social development, notably schools and the county hospital, were constructed outside the district before 1949. They are too scattered to have formed a district, however.

The district's period of significance includes the time during which the developments discussed above occurred and from which resources remain. The opening date of 1857, which is a close approximation, represents the construction of the earliest building that has not been substantially altered. The closing date, fifty years ago in 1949, indicates that developments of the historic period have continued to the present time but have no exceptional significance. The district reflects the period through a large collection of contributing buildings that retain their architectural integrity and were constructed during the years between 1866 and 1949.

The Jackson Downtown Historic District is significant historically for the role it played in the commercial, governmental, and social development of the city. It maintains its association to the period from the 1850s to the 1940s. No other area of the city was nearly as important during the period or has the same historical associations.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 37

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 38

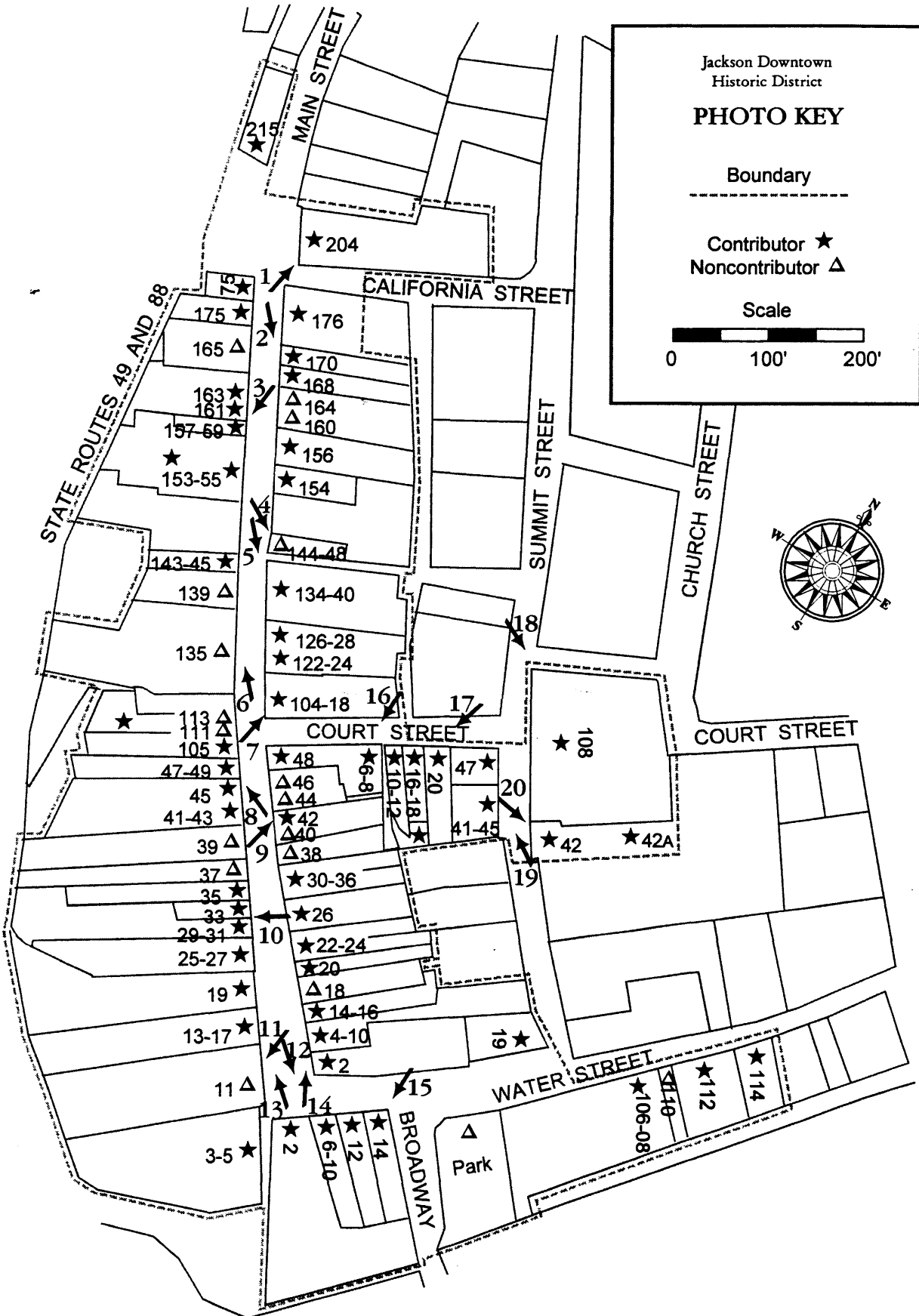
Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

VERBAL BOUNDARY DESCRIPTION

The boundary is shown as the broken line on the boundary map below.

BOUNDARY JUSTIFICATION

The boundary includes the historic resources and their immediate setting.



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Additional Documentation Page 39

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

PHOTOGRAPHS

Views of the photographs are shown on the attached photo key map.

Photographer: Donald S. Napoli

Date of Photographs: March 1999

Location of original negatives: City Hall, 33 Broadway, Jackson, CA 95642

Photo No. 1

204 Main Street, from west

Photo No. 2

Main Street, from southwest of California Street, northeast side, from northwest

Photo No. 3

157-59 and 161 Main Street, from north

Photo No. 4

144-48 Main Street (noncontributor), from west

Photo No. 5

Main Street, from mid-100 block, northeast side, from northwest

Photo No. 6

Main Street, from northwest of Court Street, southwest side, from southeast

Photo No. 7

104-18 Main Street (Globe Hotel Building), from southwest

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Additional Documentation Page 40

Jackson Downtown Historic District
name of property
Amador Co., CA
county and State

Photo No. 8
45 and 47-49 Main Street, from east

Photo No. 9
42 Main Street, from south

Photo No. 10
29-31 and 33 Main Street, from northeast

Photo No. 11
11 Main Street (noncontributor), from north

Photo No. 12
2 (National Hotel), 6-10, 12 and 14 Water Street, from northwest

Photo No. 13
Main Street, 00-block, southwest side, from southeast

Photo No. 14
Main Street, 00-block, northeast side, from south

Photo No. 15
14 Water Street (Masonic Hall), from north

Photo No. 16
6-8 Court Street, from north

Photo No. 17
10-12, 16-18, 20 Court Street, from north

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Additional Documentation Page 41

Jackson Downtown Historic District
name of property

Amador Co., CA
county and State

Photo No. 18

108 Court Street (Amador County Courthouse), from west

Photo No. 19

41-45 and 47 Court Street, from southeast

Photo No. 20

42 Court Street (former library building), from west