

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

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received JUL 19 1983  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

*Final*

**1. Name**

historic Sam Brannan Cottage

and/or common Sam Brannan Cottage

**2. Location**

street & number 109 Wapoo Avenue

N/A not for publication

city, town Calistoga

N/A vicinity of

state California

code 06

county Napa

code 055

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in process	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Dorothy Boyd Castiglano

street & number 100 South Street, No. 210

city, town Sausalito

N/A vicinity of

state 94965

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Napa County Recorder's Office

street & number 1195 Third Street

city, town Napa

state CA

**6. Representation in Existing Surveys**

title Napa County Historic Resources Inventory  
has this property been determined eligible?  yes  no

date March, 1978  federal  state  county  local

depository for survey records Napa Landmarks, Inc.

city, town P.O. Box 702, Napa

state CA 94559

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## 7. Description

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**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date N/A

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**Describe the present and original (if known) physical appearance**

The Sam Brannan Cottage at 109 Wapoo Street was originally a rectangular wood-frame building of 22 feet by 41 feet. The design featured a front gable facing the street (east) and two side gables facing north and south. A low hipped shingled roof was behind the front gable. At the top of the hipped roof was a deck with central chimney. The roof featured cresting at the ridge lines with six finials. The front gable was decorated with bargeboard within the three arches formed by the gable. The front gable, projected over a wraparound porch, with horizontal shiplap siding above three semi-circular arches flanked by an oblong arch on each side. An additional oblong arch formed the northeast side of the cottage overhanging a recessed front entry. On the southeast side of the cottage, three oblong arches ran thirteen feet back from the front gable to form the south side of the wraparound porch. The large porch in front and south side was supported by nine square posts with plain capitals and bases. Behind the front gable on the east facing wall were two symmetrically placed double-hung four over four windows with arched window heads. A similar four over four window was placed on the south side beneath the south gable. Clapboard siding covered the south, east, and north walls. The west side of the structure featured three double hung windows with arched heads.

In 1905, the cottage received several alterations. The cresting and finials were removed from the roof, leaving only the decorative front bargeboard which has also since been removed. The six foot wide porch was extended forty-four feet along the north side beneath a shed roof with five posts supporting five nearly flat oblong arches. A thirty-four foot by thirteen foot addition was built on the west side of the structure with a six foot by eight foot bay on the north side. The wood-frame addition featured a gable roof east and west and a shed roof to the far west. This addition housed two small apartments. The siding of the addition is horizontal v-rustic. Some years later, the front recessed entry on the northeast corner was removed and the corner extended flush with the front and side walls. A door was placed in this extension to enter the front apartment. Another door replaced the window on the southeast recess as entry to another apartment.

Along the west side frontage on Stevenson Avenue, a wood-frame, two-door garage (22' x 17') with a slight false front and nearly flat roof was built along with a one and one-half story walk-up flat sometime shortly after 1905. The 40' x 17' structure featured gables facing east and west with a lower porch on the east side. Entry is by stairway and landing on the west side. There is also a stairway and landing with entry on the south side of the closed-in porch. Two 8' by 10' structures (one of vertical siding board and batten and the other of wood lattices) appear near the northwest corner of the property for housing gardening equipment.

Although structures have been added to the site and the original structure altered, the basic architectural features of the original remain, or can be reclaimed by rehabilitation to the original appearance. The later structures on the property do not contribute to the primary historical or architectural value of the original Sam Brannan Cottage.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1862 **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

The cottage at 109 Wapoo Avenue, built in 1862, is significant for being the last of the 25 guest cottages of Sam Brannan's Calistoga Hot Springs Resort remaining on its original site, complete with the "weedy palm" as described by Robert Louis Stevenson in the *Silverado Squatters*. The development of the area's geothermal resource by Brannan was extremely significant to the commercial growth of the 19th Century Napa County and quickly inspired many other such resorts for which the valley became famous and remains so today.

The cottage's architecture utilizes classical elements to convey a feeling of civilization and leisure in the rugged early days of Calistoga in the 1860s. Brannan's selection of this design with gabled roofs and large arch-enclosed porches was enhanced by great attention to the landscaping around the hot springs, including the palm tree planted in front of each cottage. Today, the majority of the now-mature palms tower over the small town, still marking the original location of the cottages.

In 1852, when Sam Brannan first saw "Indian Hot Springs", Calistoga's original name, the area was populated with a few early settlers. In 1859, he purchased the 2,000 acres surrounding the Hot Springs and named it Calistoga from joining the words California and Saratoga (New York's world-famous mineral water spa). By 1862, he opened the resort and Calistoga grew quickly as a result of this service industry and the quicksilver mining nearby. In 1862, the resort, in its prime, boasted such amenities as a large hot springs bath house, an assortment of small bathing pavilions, landscaped parks, a druidical temple built of petrified wood from the nearby Petrified Forest, a roller skating rink, a dance pavilion, a hotel with dining room, an observatory for viewing Napa Valley, and a tree-lined race track with stables where at one time Messrs. Stanford, Lick, Hopkins, and Hearst kept horses.

Twenty-five guest cottages surrounded the Hot Springs Resort. Brannan chose two different designs; the cottage at 109 Wapoo is the only remaining example of its type. Two cottages of the other type survive; both have been moved from their original sites.

(Paragraph continued on continuation sheet, Item 8, Page 1)

# 9. Major Bibliographical References

See Continuation Sheet, Item 9, Page 1

# 10. Geographical Data

Acreeage of nominated property 0.25 acre

Quadrangle name Calistoga Quad

Quadrangle scale 1:24000

### UTM References

A 

1	0	5	3	6	9	1	0	4	2	7	0	3	1	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

**Verbal boundary description and justification** The boundaries encompass the historic limits of the resource. The property is a rectangular lot 90 feet on Wapoo Avenue, 120 feet on north and south sides, and 90 feet on Stevenson Avenue.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state code county code

# 11. Form Prepared By

name/title Scott Sofie, Jan Sofie, and John Whitridge, AICP

organization N/A

date 4-9-82

street & number 4975 Alpine Road

telephone (707) 539-7521

city or town Santa Rosa

state CA 95404

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 6/30/83

### For NPS use only

I hereby certify that this property is included in the National Register  
Entered in the  
National Register

Keeper of the National Register

date 8/18/83

Attach:  
Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

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They have truncated hipped roofs, recessed porches and tracery within the arches. One cottage moved in 1879 is a private residence on Cedar Street, and the other has been restored and moved to Washington Street where it is part of Calistoga's Historical Sharpsteen Museum. This cottage has been designated as California Registered Historical Landmark #685.

Robert Louis Stevenson spent the summer of 1880 in the Calistoga area and described the Hot Springs guest cottages in detail in the Silverado Squatters. He and his new bride Fanny stayed briefly in two residence cottages to the south of 109 Wapoo. He wrote..."and right against one of the hillocks is the Springs Hotel...A lawn runs about the house, and the lawn is in its turn surrounded by a system of little five-room cottages, each with a veranda and a weedy palm before the door...and a very pleasant way this is, by which you have a little country<sup>1</sup> cottage of your own, without domestic burdens, and by the day or week."

Samuel Brannan was important in the development of both Sacramento and San Francisco and at one time stated he owned one-fourth of the former and one-fifth of the latter. In 1847 in San Francisco he started the first newspaper in California, "The California Star." He is also credited with founding San Francisco's famed Committee of Vigilance in 1851. In 1856 Brannan was essential in creating California's first railroad which ran between Sacramento and Folsom and supplied his own locomotive, "The Elephant" which had been shipped around Cape Horn in 1849. Brannan was also instrumental in the extension of a railroad line from Suscol to Calistoga in 1868, opening convenient transportation to the Napa Valley and Calistoga, the northern terminus.

Brannan profited greatly through his friendship with John Augustus Sutter and was alleged to have withheld publishing the news of Marshall's discovery of gold until May 12, 1848, at which time Brannan owned four of the major stores outfitting argonauts in Sacramento. It was with this fortune that Brannan built the Hot Springs Resort.

Leland Stanford, a major investor in the building of the Hot Springs Resort, retained ownership of the Resort when Brannan's fortune failed in 1875. Stanford owned the Resort until 1919.

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<sup>1</sup>Stevenson, Robert Louis The Silverado Squatters, pg. 14.

FHR-8-300A  
(11/78)

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Brannan's drinking and financial ruin quickly relieved him of his once wide-spread fame. He died in 1889. His name in history has become relatively obscure after once being one of early California's best known figures.

Except for a period, ca., 1875-1925, when it is believed to have been a private residence, the cottage has been used continuously to accommodate guests. It served as a rooming house with hot sulphur baths, ca., 1925-1955, and as an apartment house since then.

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