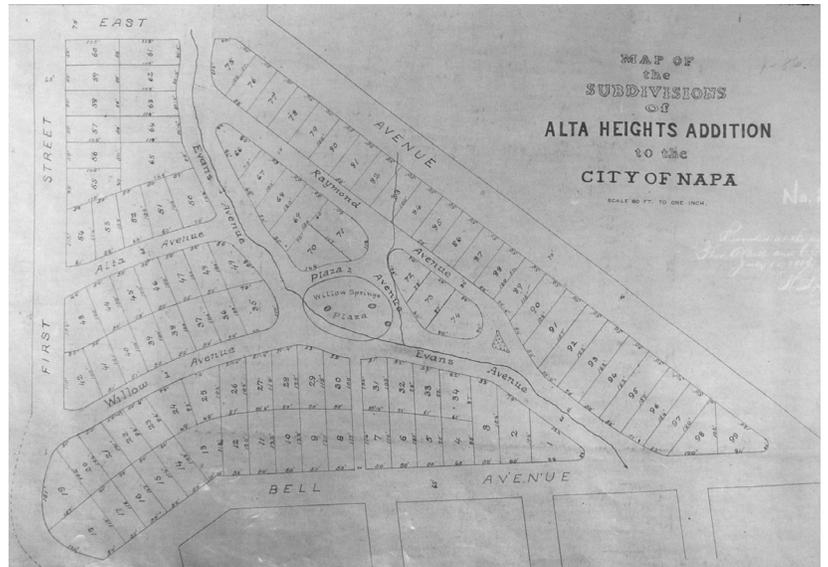


**Alta Heights Historic Context Statement and Survey Report  
Napa, California**

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prepared for  
**City of Napa**

prepared by  
**Architectural Resources Group  
San Francisco, California**

July 2011

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## **Acknowledgment**

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# ALTA HEIGHTS

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## 1. INTRODUCTION

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### 1.1 Project Background

The Alta Heights Historic Context Statement & Survey Report is a component of Heritage Napa, a project initiated by the City of Napa in 2008 that is partially funded by a grant from the California Office of Historic Preservation. Heritage Napa is a multi-year process to further the goal of identifying and preserving Napa's historic resources by conducting updated surveys of historic resources, providing recommendations for future historic survey work, creating an updated Historic Resources Inventory rating system that will integrate more accurately with statewide rating systems, and producing a survey manual to standardize and guide future survey work in Napa. In September 2009, the Council adopted a City-Wide Historic Context Statement that identified 33 geographic areas in the City with high concentrations of historic resources, and prioritized these areas for further in-depth study. The Alta Heights neighborhood was one of the areas identified as a high priority for further study.

Work on the Alta Heights project included a historic context statement completed in conjunction with an intensive-level architectural survey of the City of Napa's Alta Heights neighborhood. This document presents the history of the Alta Heights survey area from pre-history to the present, and details the findings of the intensive-level architectural survey. The document identifies important periods, events, themes and patterns of development, and provides a foundation on which to base the assessment and evaluation of the area's historic properties.

### 1.2 Study Area

The Alta Heights survey area is located east of downtown Napa on the east side of the Napa River. The survey area is generally bound by Clark Street and East Avenue on the north, the Napa River on the west, and Sproul and King Avenues on the east. The survey area's irregular southern boundary is formed by McKenzie Drive, before extending southward, east of Silverado Trail, to East Avenue and East First Street. Silverado Trail (State Route 121) links Napa with other areas of the valley. Bridges at First Street and Lincoln Avenue provide access across the Napa River to downtown.

The Alta Heights neighborhood developed later in the city's history because it was across the river and relatively distant from Downtown. The southwestern portion of Alta Heights (west of East Street and south of Spring Street) was developed first, and primarily contains single family dwellings built between 1890 and 1939. The remainder of the survey area was developed later, and contains single family dwellings from the 1930s, 1940s, 1950s and 1960s. Architectural styles found in Alta Heights include Victorian, Craftsman, Minimal Traditional, American Colonial Revival, Mid-century Modernism, and Ranch. The area appears to be primarily associated with themes of residential development from the early twentieth century through the postwar era, and proximity to transportation. The western half of Alta Heights was included in both the 1978 and 1995 historic resource surveys, and some of the buildings are listed in the HRI.

The Alta Heights survey area can be sub-divided into three sub-areas. The majority of the survey area consists of single family dwellings built between 1930 and 1965. In addition, there is a concentration of late nineteenth/early twentieth century homes in the survey area's southwest corner (south of Spring Street and west of East Avenue). Commercial properties within the survey area are limited to a few parcels along the Silverado Trail corridor.

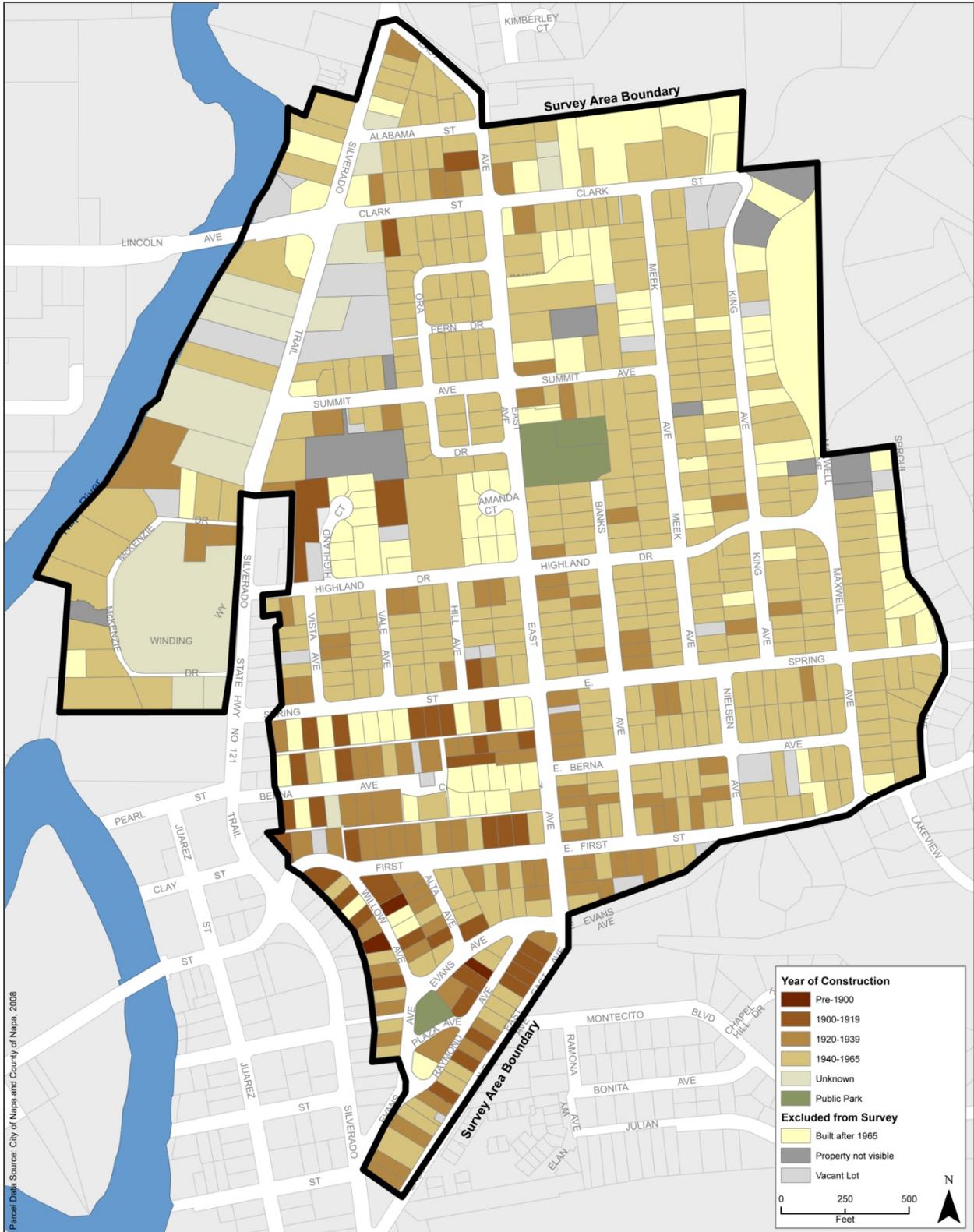


Figure 1. The Alta Heights survey area. (A larger version of this map is included below in Appendix A.)

### **1.3 Methodology and Research**

The Alta Heights Historic Context Statement & Survey Report is organized chronologically, with sections that correspond to major periods in Napa's history from pre-history to the present. The content and organization of the document follows the guidelines of National Register Bulletin No. 15 *How to Apply the National Register Criteria for Evaluation*; National Register Bulletin No. 16A *How to Complete the National Register Registration Form*; National Register Bulletin No. 16B *How to Complete the National Register Multiple Property Documentation Form*; National Register Bulletin No. 24 *Guidelines for Local Surveys: A Basis for Preservation Planning*; and *Instructions for Recording Historical Resources*, which was published by the California Office of Historic Preservation.

Research for the Alta Heights Historic Context Statement & Survey Report was conducted at local and regional repositories, including the Napa County Historical Society library, the City of Napa Planning Division, and the Napa County Assessor-Recorder-Clerk office. Primary sources included Sanborn Fire Insurance Maps, historic subdivision maps, newspaper articles, city directories, and historic photographs. Secondary sources included numerous books and publications (listed in the bibliography at the end of this document), GIS maps, previous historical reports and survey documentation, and internet sources.

For additional information about broad patterns of city development not included in this Alta Heights document, please refer to the *Napa City-Wide Historic Context Statement*.

### **1.4 Existing Surveys, Studies and Reports**

The following section describes past historic resource surveys and inventories that pertain properties in the Alta Heights survey area.

#### ***1978 Napa County Historic Resource Survey***

The 1978 Napa County Historic Resource Survey (1978 Survey) was the first large-scale historic resource survey to be completed in the county, and was prepared for the City and County of Napa by Napa Landmarks Inc. using grant monies from the City and State. Napa Landmarks was founded in 1974 as a city-specific non-profit organization by a group of Napers who were concerned by demolition of the City's historic architecture to make way for new development. In 1986, the group's focus shifted to a county-wide scale and its name was changed to Napa County Landmarks.

The 1978 Survey was one of Napa Landmarks' first large undertakings. Over 2,500 historic buildings, structures, and places throughout the county were photographed through an initial "windshield survey," and recorded on a Master List to create an inventory of historic resources. The list was divided by survey district, and a brief historic overview was completed for each area. Official State Historic Resource Inventory forms were completed for some properties, but most were only documented by the Master List. The 1978 Survey also divided the City of Napa into nine survey areas based on historic context and development patterns: Downtown, Napa Abajo, St. John's, Spencer, West Napa, East Napa, Calistoga Avenue, Alta Heights, and Fuller Park. The 1978 Survey was conducted during the early years of Napa's preservation movement, and also included recommendations for strengthening the local preservation planning process within Napa County.

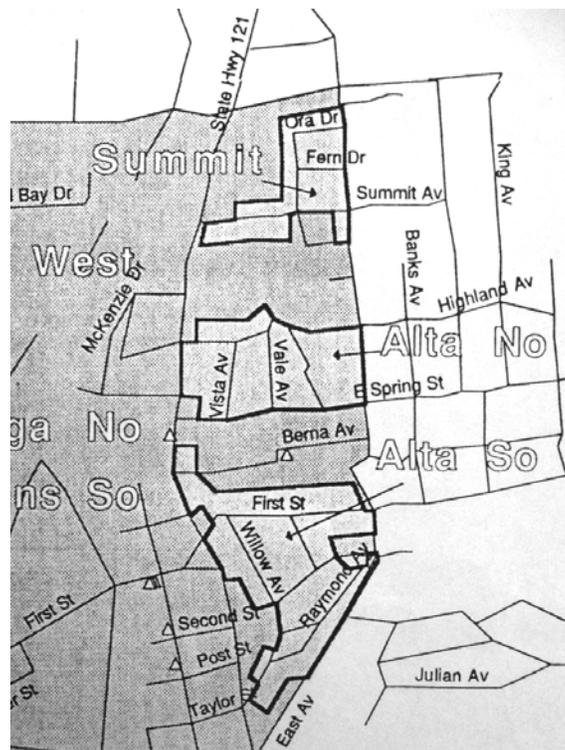
The 1978 Survey was updated a number of times—both formally and informally—by City staff and became the foundation for the City's Historic Resources Inventory as well as subsequent survey work.

Alta Heights was one of the nine City of Napa study areas included in the 1978 Survey. Many properties within Alta Heights were found to contribute to the historic and/or architectural character of the neighborhood and worthy of further research to evaluate inclusion in the Historic Resources Inventory.

### **1995 Napa City-Wide Survey**

The Napa City-Wide Survey was completed in 1995 by San Buenaventura Research Associates of Santa Paula, California, for the City of Napa Planning Department. The windshield survey was completed with the primary goal of producing a digital database of historic resources. The survey included a systematic inventory of all historic resources within the sections of the city urbanized prior to 1950. Resources in other portions of the corporate limits were also identified by the City-Wide Survey, but were not systematically surveyed.

Buildings were rated according to a 1 to 5 point system called Map Score (MS), with "1" defined as properties eligible for listing in the National Register; "2" as properties eligible for listing as a City Landmark; "3" as properties that are not individually eligible, but contribute to a potential historic district; "4" as ineligible or non-contributing to a historic district; and "5" as not ranked or not visible. The Map Score was derived from a combination of the building's date of construction, significance/visual quality, and integrity. Each building was given a Visual Evidence of Significance, or VES, score ranging from 1 to 5, with 1 being "Outstanding example of a style or period." Together the VES score, building's date of construction, and integrity generated each property's final Map Score.



**Figure 2.** The 1995 Napa City-wide Survey identified three Historic Resources Planning Areas (HRPAs) within the Alta Heights survey area.

Of the 6,014 properties evaluated in the City-Wide Survey, 2,206 properties were identified as potential contributors to historic districts and 93 properties were identified as potentially individually significant. The survey also identified Historic Resources Planning Areas (HRPAs) with high concentrations of historic

resources to inform future planning projects. The results and methodology of the 1995 City-Wide Survey were adopted by the City Council in 1997 as the updated Historic Resources Inventory, and replaced the 1978 Master List.

The survey area for the 1995 City-Wide Survey extended to East Avenue and included the western half of Alta Heights. The survey identified three HRPAs in the Alta Heights survey area: Summit, Alta North and Alta South. These districts were the largest sustainable contiguous areas within which at least two-thirds of the properties were deemed to contribute to the historic quality of the area and were reasonably homogenous in age and/or architectural quality. Specifically, Summit was found to have 32 potential contributors, Alta North 50 potential contributors, and Alta South 75 potential contributors.

### ***Soscol Gateway Redevelopment Project Area EIR (2007)***

In 2007, the Napa Community Redevelopment Agency prepared an Environmental Impact Report (EIR) for the formation of the Soscol Gateway Redevelopment Project Area, which is immediately south of the Alta Heights survey area. The EIR included a cultural resources study prepared by architectural historian Ward Hill. Hill conducted a reconnaissance survey of the properties within the redevelopment project area boundaries to identify properties potentially eligible for the California Register of Historical Resources. Several of the properties included in the survey are on the City's HRI, while many are not. The survey identified 51 buildings in the redevelopment project area that currently are not on the HRI but appear to be eligible for the California Register based on their visual qualities alone (assigned a rating of 1) or that may be eligible with additional research (assigned a rating of 2).

The 2007 cultural resources study surveyed two properties within the Alta Heights survey area: 244 First Street, which received a "4" rating ("Historic integrity compromised, thus does not appear eligible for the California Register"), and 1574 Silverado Trail, which received a "3" rating ("Retains sufficient historic integrity but not likely to be eligible for the California Register").

### ***Other Studies***

In 1996, architectural historian Anne Bloomfield completed a *Residential Context Statement for the City of Napa* as part of the update of the Cultural and Historical Resources Element of the General Plan. The context statement provided a narrative describing general themes and development patterns for the city, as well as focused descriptions of the history of each of Napa's nine oldest residential neighborhoods (including Alta Heights) that were identified in the 1978 County Survey. Bloomfield's report also provided a discussion of the city's historic residential architecture and recommendations for designation and treatment of potential historic resources and districts.

Some resources in the Alta Heights survey area were individually documented through the Historic Resources Inventory and DPR 523 Forms. These documents were completed by a variety of consultants from the 1970s to the present, and can be found in the City of Napa Planning Division archives.

As part of the Heritage Napa project, consultants Page & Turnbull completed the *Napa City-Wide Historic Context Statement* in September 2009 and the *Soscol Gateway/East Napa Historic Context Statement and Survey Report* in January 2010. Both context statements provide extensive narrative information regarding the historical themes and property types relevant to the development of the City of Napa, as well as information specific to the development of the neighborhoods east of the river. The Alta Heights context statement builds on these two documents, as well as on other recent intensive survey efforts. In particular, relevant portions of the *Soscol Gateway/East Napa Historic Context Statement* are excerpted below.

## 2. HISTORIC RESOURCE EVALUATION CRITERIA

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### 2.1 National Register of Historic Places

The National Register of Historic Places is the Nation's master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. As described in the National Register Bulletin *How to Apply the National Register Criteria for Evaluation*, a property must have both historical significance and integrity to be eligible for listing in the National Register of Historic Places.

To be significant, a property must be "associated with an important historic context."<sup>1</sup> The National Register identifies four possible context types, of which at least one must be applicable to the property at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the National Register of Historic Places Registration Form, these are:

- 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 to prehistory or history.<sup>2</sup>

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."<sup>3</sup> While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."<sup>4</sup> To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

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<sup>1</sup> National Park Service, *How to Apply the National Register Criteria for Evaluation*, 3.

<sup>2</sup> National Park Service, *How to Complete the National Register Registration Form*, 75

<sup>3</sup> National Park Service, *How to Apply the National Register Criteria for Evaluation*, 3.

<sup>4</sup> *Ibid.*, 44.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.<sup>5</sup>

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.<sup>6</sup>

## **2.2 California Register of Historical Resources**

The California Register of Historical Resources is the authoritative guide to the State's significant historical and archeological resources. It serves to identify, evaluate, register and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under the California Environmental Quality Act. All resources listed on or formally determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria discussed above. An historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

The California Historic Resource Status Codes are a series of ratings created by the California Office of Historic Preservation (SHPO) to quickly and easily identify the historic status of resources listed in the state's historic properties database. These codes were revised in August 2003 to better reflect the many historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.

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<sup>5</sup> Ibid., 44-45.

<sup>6</sup> Ibid., 45.

3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs re-evaluation.

### 2.3 Napa Preservation and Planning

Chapter 15.52 (Historic Preservation and Neighborhood Conservation) of Napa's Municipal Code specifies the evaluation criteria that apply to local landmarks, local landmark districts, neighborhood conservation properties and neighborhood conservation areas.<sup>7</sup> A cultural resource may be listed in the city's Historic Resources Inventory (HRI) if it is found to be of historic, aesthetic, educational, cultural or architectural importance.

A cultural resource may be designated a *landmark* if it:

- a. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural or natural history; or
- b. Is identified with persons or events significant in local, state or national history; or
- c. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- d. Represents the work of a notable builder, designer or architect; or
- e. Is one of the few remaining examples in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

A group of cultural resources may be designated a *landmark district* if:

- a. The majority of the properties reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes or distinctive examples of park or community planning; or
- b. The majority of the properties convey a sense of historic or architectural cohesiveness through their design, setting, materials, workmanship or association; or
- c. The majority of the properties have historic significance and retain a high degree of integrity; or
- d. The area in general is associated with a historically significant period in the development of the community or is associated with special historical events; or
- e. The majority of the properties embody distinctive characteristics of a style, type, period or method of construction, or are a valuable example of the use of indigenous materials or craftsmanship; or
- f. The majority of the properties represent the works of notable builders, designers or architects.

Properties considered for designation as a neighborhood conservation property or neighborhood conservation area need not have historic significance. An individual cultural resource may be designated a *neighborhood conservation property* if:

- a. The property represents an established and familiar visual feature of a neighborhood, community or of Central Napa; or

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<sup>7</sup> Napa's Municipal Code is available at <http://qcode.us/codes/napa/>.

- b. The property has historic, architectural or engineering significance.

A group of cultural resources may be designated as a *neighborhood conservation area* if:

- a. The majority of the properties represent established and familiar visual features of a neighborhood, community or of Central Napa; or
- b. The majority of the properties convey a sense of cohesiveness through their design, setting, materials or association; or
- c. The majority of the properties reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes or distinctive examples of park or community planning; or
- d. The character of the neighborhood is defined by similarities in basic elements of urban design, such as uniform alignment of porches along the street, or a similarity in building scale, materials and landscapes.

### **Historic Resources Inventory (HRI)**

The Historic Resources Inventory (HRI) is the City of Napa's official register of locally-designated historic resources. The first historic resource inventory survey was conducted within the City of Napa in 1969 and subsequent surveys were conducted in 1978, 1988, 1994, 1995, and 1998. These surveys covered Napa's central historic core either via a windshield analysis by which more resources were surveyed, but at a lesser level of detail; or an intensive-level survey, which more closely analyzed resources within smaller areas such as the St. John's and Napa Abajo/Fuller Park neighborhoods. The Cultural Heritage Commission (CHC) has continued to update the HRI to maintain current surveys and document un-surveyed areas, as well as expand the scope and depth of the surveys with the goal of ultimately covering the entire City of Napa.

The current HRI was adopted by the Napa City Council in 1997, is regulated by the City's Historic Preservation Ordinance (Chapter 15.52 of the Napa Municipal Code), and is maintained by the Cultural Heritage Commission (CHC). Over 2,800 individual properties throughout the city are currently listed on the HRI. Properties listed on the HRI may be designated as Landmarks, Neighborhood Conservation Properties, or simply listed as significant. Depending on their Map Score (established by the 1995 Napa City-Wide Survey), properties listed on the HRI are subject to varying levels of design review by the CHC and staff. The City is currently in the process of changing the resource identification scoring (which is based on the 1995 Citywide Survey described below) to one that is compatible with the California Historic Resources Inventory Database (CHRID).

### **2.4 Designated Historic Resources within the Survey Area**

The Alta Heights survey area does not include any properties listed, either individually or as part of a district, on the National Register of Historic Places or the California Register of Historical Resources. Nor does the survey area include any designated City of Napa landmarks or landmark districts.

Approximately 163 properties in the Alta Heights survey area have been listed in the HRI. In keeping with the residential area of the neighborhood, these properties consist almost exclusively of single family homes. The vast majority (159) of the listed properties have been given map scores of "3" indicating that they are potential contributors to a district. The other four listed properties (131 First Street, 22 Highland Drive, 1100 Raymond Avenue, and 1151 Willow Avenue) received map scores of "2" indicating that they appear individually eligible for landmark listing.

### 3. GUIDELINES FOR EVALUATION

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#### 3.1 Summary of Significant Themes

Following the template established in Napa's Citywide Context Statement, the Alta Heights Historic Context Statement divides the history of Napa from pre-history to the present into eight time periods or eras based on important events and development trends:

- Pre-History & Native Peoples (pre-1800)
- Spanish & Mexican Period (1800-1845)
- Early American Settlement (1846-1859)
- Victorian Napa (1860-1899)
- Early Twentieth Century (1900-1919)
- Prohibition & Depression (1920-1939)
- World War II & Post-War Era (1940-1965)
- Modern Napa (1965-present)

Within each era, discussion relevant to the growth and evolution of Alta Heights' built environment focuses on the themes of residential development and transportation discussed in Section 4 of this report. Please refer to the City-Wide Historic Context Statement for an expanded discussion of each historic period relative to broad patterns of city development.

#### **Context Format**

The discussion of each period within this Historic Context Statement consists of a historical background section followed by a summary of significant themes and an analysis of associated property types.

#### *Historical Background*

The historical background statement for each development period identifies events, persons and architectural styles from each period that are significant to the growth and evolution of Alta Heights' built environment.

#### *Summary of Significant Themes*

Each context is accompanied by a summary statement of significant historic themes associated with the period. This statement is intended to identify the broad themes associated with the growth and evolution of Alta Heights' built environment that may imbue properties within the survey area with historical significance.

#### *Associated Property Types*

The analysis of associated property types for each context includes discussion of the types of properties in the survey area associated with the events, persons and themes identified in the historical background statement. The analysis includes architectural descriptions and lists of character-defining features, along with templates for evaluating historic significance and integrity. Emphasis throughout is on those associated properties that remain extant.

#### **Alta Heights: A Neighborhood of Residential Subdivisions**

Though not incorporated into the Napa city limits until decades later, the Alta Heights survey area was first subdivided in 1874 as part of E.R. Sproul's Addition to East Napa. In the subsequent decades, Sproul's Addition was further subdivided several times, and the Alta Heights survey area was settled via

a series of residential subdivisions dating from the late nineteenth and early twentieth centuries, including:

- Alta Heights Addition (1906)
- Baur's Subdivision (1908)
- Alta Vista Subdivision (1919)
- Nielsen's Subdivision (1936)
- Meek's Subdivision (1939)
- South Addition to Meek's Subdivision (1941)
- North Addition to Meek's Subdivision (1942)
- Maxwell's Subdivision (1948)
- Tanton Subdivision (1948)
- Klarner's Subdivision (1950)

In general, the original owners of these subdivisions merely had the land surveyed and offered for sale; few constructed housing. As a result, the Alta Heights survey area is characterized by vernacular houses that appear to have been built by the individual parcel owners rather than according to a developer's master plan.

As Anne Bloomfield explains, this form of parcel-by-parcel settlement, instead of speculative development, was typical for the City of Napa:

Architectural diversity [in Napa] was fostered by the ways land was sold. Initially speculators subdivided the now-historic neighborhoods into blocks and lots quite early in the city's history....Usually these speculators sold off the lots singly or in groups to individuals who built their residences there. These individuals later partitioned their large holdings, permitting houses of a different and later appearance to be constructed between the earlier ones. And the partitioning process would be repeated to make still smaller lots with still different houses. Only rarely did a developer purchase land to build a speculative tract of nearly identical houses, even one of only two or three buildings.<sup>8</sup>

In accordance with the building-by-building expansion of Alta Heights, the subdivisions in the area were typically not fully "built-out" until many years after the original subdivision was filed.

Despite their varied dates of establishment, the subdivisions of Alta Heights are not easy to distinguish visually. All are characterized by single family residential development of varied styles and dates of construction. Lot sizes are consistent throughout the survey area, and the subdivisions generally accord with the street network laid out in the original Sproul's Addition. While the Alta Heights Addition features sidewalks and a low street curb, lots elsewhere in the survey area, with only a handful of exceptions, extend to the street with minimal curb treatment and no sidewalk.

### **3.2 Definition of Property Types**

The Alta Heights survey area consists almost exclusively of single family houses. The only exceptions are a handful of commercial properties along Silverado Trail, a church at 28 Highland Drive, and a few multi-family residential properties scattered throughout the survey area.

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<sup>8</sup> Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa*, 10-11.

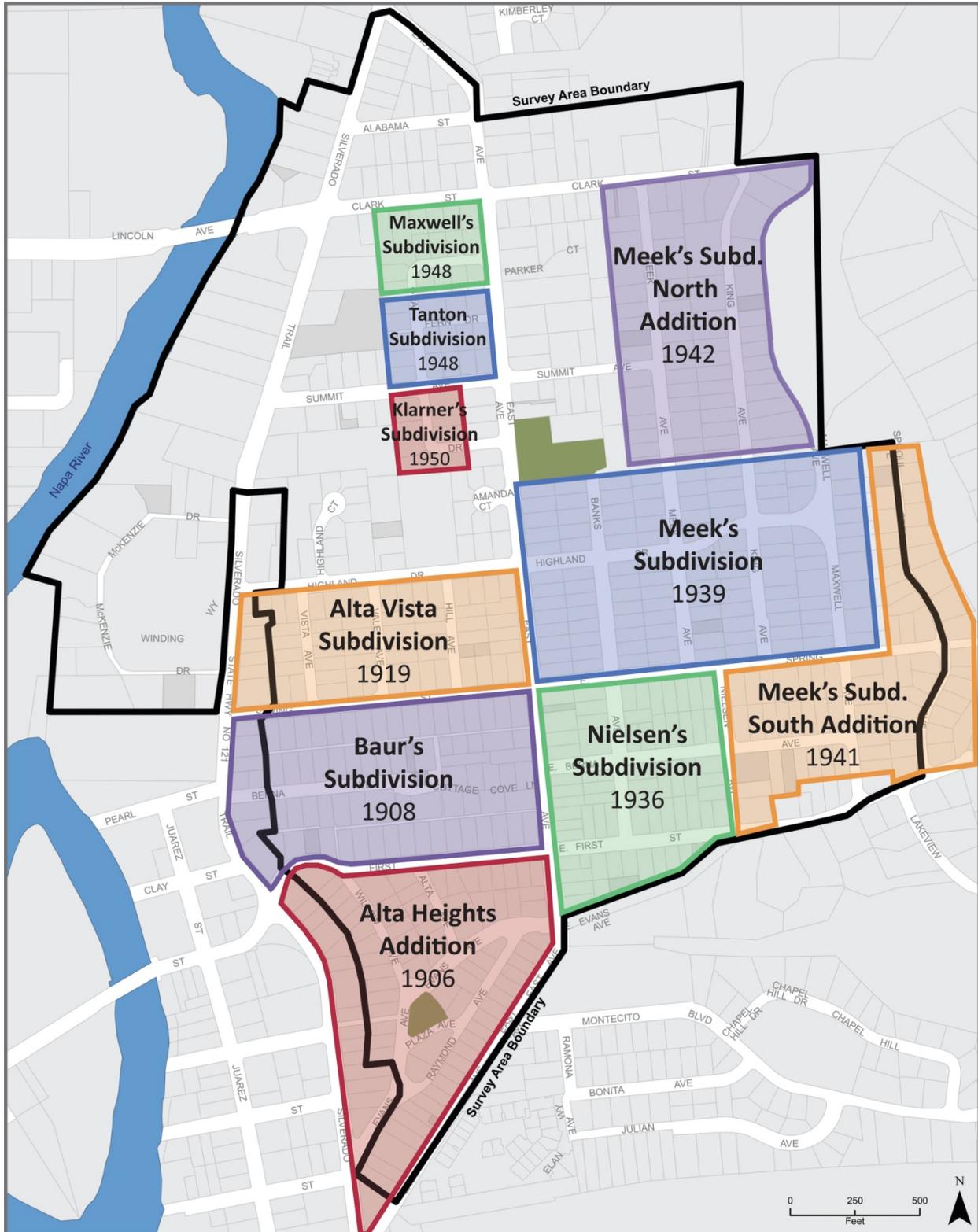


Figure 3. Alta Heights Subdivisions

## **Residential Properties**

### *Single-family Properties*

Most of the buildings in Alta Heights designed as single-family dwellings are modest, one- to two-story houses on individual lots. Most of these dwellings were built between 1930 and 1965, although there are a range of sizes, architectural styles, and construction dates present. In particular, the southwest portion of the survey area (south of Spring Street and west of East Avenue), which was the first to be subdivided, features a concentration of single family dwellings built between 1890 and 1930.

In most cases, houses in the Alta Heights survey area are one to two stories in height and are simple in detailing and ornamentation. Single family dwellings are most easily distinguished by their single primary entrance. This feature sets single-family dwellings apart from purpose-built flats or duplex dwellings, which feature a separate entry for each residential unit within the building.

### *Multi-family Properties*

Though rare, a handful of multi-family properties can be found in the Alta Heights survey area. These properties consist of duplexes (or other attached housing units) and apartment buildings. A duplex consists of two residential units arranged side-by-side within a single structure. (Triplexes may also exist and consist of three residential units arranged side-by-side.) Examples in Alta Heights are one story in height, and include the properties at 1401 East Avenue, 1441 East Avenue, 1016 Evans Avenue, 1038 Evans Avenue, 1046 Evans Avenue, and 1109 Willow Avenue.

Apartment buildings are multiple-family residential structures with access provided by a single entrance that connects via internal circulation to a dedicated entry for each residential unit. Motel-style configurations are also common, particularly in buildings dating from the mid- to late-twentieth century, and feature an exterior entrance for each unit with access provided by a common porch, walkway or balcony. Examples in Alta Heights include the two-story building at 1633 Silverado Trail, as well as the campus of three-story apartment buildings at 47 Winding Way.

### *Significance of Residential Buildings*

Residential buildings in the Alta Heights survey area can be considered significant for their association with patterns of development and socio-economic conditions in Napa during the first half of the twentieth century. Residential properties can be significant as individual resources or as a district. For additional information about residential properties in other neighborhoods of Napa, please refer to "A Residential Context for the Cultural Resources of the City of Napa," prepared by Anne Bloomfield for the City of Napa Planning Department in 1996.

### **Commercial Properties**

Most of the parcels along Silverado Trail south of Summit Avenue, including all that were associated with the historic development of East Napa, were included in the recently completed East Napa/Soscol Gateway context statement and survey, and are not part of the Alta Heights survey area. Commercial development in the Alta Heights survey area is limited to seven properties along Silverado Trail: 1527 Silverado Trail, 1630 Silverado Trail, 1655 Silverado Trail, 1660 Silverado Trail, 1670 Silverado Trail, 300 Lincoln Avenue, and 325 Lincoln Avenue. These buildings appear to date from the mid-twentieth century, with the exception of the 7-Eleven at 1670 Silverado Trail, which appears to be more recent.

## 4. HISTORIC CONTEXT

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### 4.1 Pre-History & Native Peoples (pre-1800)

#### Historical Background

The following background information is drawn from Soscol Gateway/East Napa HCS, page 15:

Prior to European settlement, the Napa Valley region was inhabited by Native Americans of the Wappo group. The Wappo occupation of the area dates back 10,000 years, to about 8000 BC, making Napa Valley one of the longest inhabited regions in California. Its long occupation was due to abundant natural resources that the Wappo relied on for subsistence. The Wappo were primarily a hunter-gatherer society, and lived in permanent villages typically located near the Napa River or other water courses; sometimes smaller camps could be found near natural springs, along prominent hunting trails, or near major oak groves, which were the sources of acorns.<sup>9</sup>

#### Associated Property Types

No known architectural resources exist from Napa's early Native American period. However, archaeological artifacts discovered from this period are likely to yield information about the life and culture of the Wappo, and are thus may be significant under Criterion D (Information Potential).

### 4.2 Spanish & Mexican Period (1800-1845)

#### Historical Background

The following background information is drawn from Soscol Gateway/East Napa HCS, pages 15-16:

Mission San Francisco de Solano, the northernmost mission and last to be constructed (1823), is located in present-day Sonoma. It is the closest mission in proximity to Napa. The missions were self-sufficient communities, and each included a church, residences, and support facilities. By the 1830s, with Secularization, most missions had been repurposed or dismantled for building materials that went to constructing new buildings. Outside of Mission San Francisco de Solano, society during the Mexican period was dominated by the landowning Vallejo family. General Mariano Guadalupe Vallejo was in control of vast tracts of land in the Napa Valley, which he subsequently awarded to his loyal soldiers and friends. Cattle ranching was the primary industry on these ranchos.

The Alta Heights survey area was originally part of Cayetano Juarez's Tulocay Rancho. The rancho was ceded by General Vallejo in 1841 to Cayetano Juarez as a reward for Juarez's service in the Mexican Army, and covered approximately 8,800 acres on the east side of the Napa River. Juarez called his rancho "Tulocay" after an old Native American Wintun settlement in the area, and boasted that he had over 400 native laborers on the property. Juarez married Maria de Jesus Higuera, and they became popular members of the local community; the couple had 11 children and were known for hosting fiestas and rodeos typical of the Mexican Pastoral period. Juarez built several adobe structures in the 1840s and 1850s for his family—one of which still stands today at the intersection of Soscol Avenue and Silverado Trail—and ultimately donated a

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<sup>9</sup> Weber, Napa, 10. Weber, *Old Napa Valley: The History to 1900*, 3-15.



Figure 4. Portion of Lyman and Throckmorton's 1876 Official Map of Napa County showing Napa City and Rancho Tulocay to the east.

large piece of his land to the City of Napa to establish Tulocay Cemetery.<sup>10</sup> Because the Juarez family continued to live on the Tulocay Rancho until well after the City of Napa was founded, this area was subdivided much later than other parts of the city.

<sup>10</sup> Weber, *Old Napa Valley: History to 1900*, 32-40. Coodley and Schmitt, *Napa: The Transformation of an American Town*, 25.

### Associated Property Types

Buildings constructed during the Spanish and Mexican periods were primarily adobe or wood-frame structures, and would have likely included residential, agricultural, and religious properties. However, no buildings or other physical evidence of this era remain in the Alta Heights survey area.

## 4.3 Early American Settlement (1846-1859)

### Historical Background

The following background information is drawn from Soscol Gateway/East Napa HCS, pages 18-20:

Napa City was founded in 1847 by John Grigsby and Nathan Coombs on a small site at the confluence of the Napa River and Napa Creek. The discovery of gold in the foothills of the Sierra Nevada in 1848 brought miners and entrepreneurs to California from all over the world, and Napa Valley prospered as a result. As in much of California, early Napa City residents were typically single, working-class men, many of whom lived in hotels or boarding houses. A number of wood-frame commercial buildings were constructed in downtown, but many were temporary due to the ad-hoc nature of Napa's growth in the wake of the Gold Rush. Agricultural development was scattered throughout the county, with pioneers such as George Yount and others establishing farms on the outskirts of the city. Napa's famous commercial wine industry was also started in the wake of the Gold Rush, although years earlier the priests at the Spanish Missions had been the first to plant grapes for eating and making sacramental wine. By the 1860s and 1870s, winemaking had become a popular occupation, and numerous pioneer vintners planted vineyards and constructed wineries and cellars in Napa City and its surrounds.<sup>11</sup>

Major development trends that would shape the Alta Heights survey area in later years—such as the importance of the Napa River for transportation and commerce and the development of roads and infrastructure—have roots in this era. Gold Rush-era development in Napa, however, was clustered in the downtown area on the west bank of the Napa River, and the Alta Heights area was dominated by agricultural uses during this era.

#### *Napa River*

As Napa City grew in the wake of the Gold Rush, the Napa River continued to be the focal point of the town. While the river sustained the new city by providing its economic base and a physical link to San Francisco, the river also presented an obstacle for early urban development, especially in the areas east of the river, which were isolated from early Napa City's downtown. Having bridges and ferries in place would prove to be crucial to this area's development.

The first ferry service, established in 1848 by William Russell, crossed the Napa River at Third Street, slightly south of the Alta Heights survey area. In 1850, the *Dolphin*, piloted by Captain Turner G. Baxter, was the first passenger steamer to arrive in Napa from San Francisco.<sup>12</sup> Another ferry crossing serving Napa City was established shortly thereafter in the little town of Soscol (formerly Suscol, named for Vallejo's Rancho Nacional Suscol), just south of the city near

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<sup>11</sup> *Napa, the Valley of Legends*, 67, 87-88. Heintz, *California's Napa Valley*, 30-36.

<sup>12</sup> *Napa, the Valley of Legends*, 54. Coodley and Schmitt, 33. D.T. Davis, *History of Napa County*, 30. Kernberger, *Mark Strong's Napa Valley, 1886-1924*, 2.

today's Southern Crossing.<sup>13</sup> In Napa City, businesses, factories, and warehouses clustered on both banks of the river for easy access to the shipping lines, and residential neighborhoods for laborers and merchants were established further inland.<sup>14</sup>

The first bridge across the Napa River was constructed of wood at First Street in 1853, but was replaced in 1860 by a stone bridge. Other early wooden toll bridges spanning the city's waterways were established by local entrepreneurs, but all quickly collapsed, washed out, or were replaced with more permanent construction.

#### *Early Roads*

Public roads were slow to develop in Napa. Most major routes through the region—including Silverado Trail—followed conduits established by Native Americans in their hunting and trading migrations, which naturally observed the paths of best terrain and easiest travel. These trails were then used by the Spanish and Mexican rancheros to link their properties and homesteads. The first improved road was built in 1851-1852, roughly following the river up the center of the valley, although winter floods often made it impassable.<sup>15</sup> The road ran northwest from the river landing at Soscol, continuing through Napa City on what is now Pueblo Avenue and turning north at Redwood Road and Highway 29. Another parallel road was established to provide an alternate route to St. Helena, built further east on higher ground that was less prone to flooding. This route is now Silverado Trail, although it was referred to as the "Old Back Road" or "East Side Road," and was marked on maps simply as "county road" until the early twentieth century, when it was called Bell Avenue. The road was renamed "Silverado Trail" in the 1940s, likely for a local silver and quartz mine. In early Napa, the only improved road in the county was a gravel surfaced route between Napa and St. Helena, but overland stage routes were also constructed by entrepreneurs to connect the ferry terminals to other parts of the city, county, and region.<sup>16</sup> While the roads in the city and the surrounding area were primitive, they were catalysts for development in Napa City, and roadhouses and other services began to cluster along the new transportation corridors.

#### **Associated Property Types**

Little physical evidence of the early American period remains, as no buildings that date from the 1840s and 1850s are extant in the Alta Heights survey area today.

#### **4.4 Victorian Napa (1860-1899)**

##### **Historical Background**

The following background information is drawn from Soscol Gateway/East Napa HCS, pages 21-23:

Napa grew steadily throughout the Victorian era as people continued to settle and more businesses were established in the town. Transportation, infrastructure, and social services were greatly improved, and by 1880, Napa had a bustling downtown and a population of

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<sup>13</sup> Weber, *Napa*, 43.

<sup>14</sup> Kernberger, 2.

<sup>15</sup> Swett and Aiken, *The Napa Valley Route*, 16. King, *Napa County: An Historical Overview*, 34-35. Coodley and Schmitt, 12.

<sup>16</sup> Weber, *Old Napa Valley: The History to 1900*, 154. Napa City Directories, 1929-1947.

approximately 4,000.<sup>17</sup> In the Victorian era, industries were developed in Napa City to provide the necessary base for the economic growth of the entire valley. Most industries established during this time were associated with agricultural uses, and manufactured products related to the fruit, wine, lumber, wool, and leather industries, among others. Commercial development in downtown Napa during the Victorian era reflected the economic success of the city, and downtown was home to all the city's businesses and services, including groceries, general stores, saloons, hotels, restaurants, livery stables, and financial institutions, among others. As business and industry gained success, the city experienced a period of steady residential growth, with booming construction and expanding city limits. Residential development during the Victorian era radiated from the bustling downtown, and residential neighborhoods with one- and two-story single-family homes were established along the street grids of the original subdivision plats.

Napa was officially incorporated on March 23, 1872, as the "Town of Napa City," and was reincorporated on February 24, 1874, as the "City of Napa."<sup>18</sup> The city limits as originally incorporated stopped at the Napa River, though the eastern boundary soon shifted to the County Road (now Silverado Trail).<sup>19</sup>

From Coombs' original 1847 town site, several expansions of Napa's street grid were made by various owners of adjacent land during the Victorian era. East of the Napa River, H. Thompson's tract in Tulocay Rancho was purchased from Juarez and laid out in April 1867; it was recorded in 1873 as the East Napa subdivision. Sproul's Addition to East Napa was recorded in December 1874, and included the area north of Third Street running east from the Napa River into what is now Alta Heights.<sup>20</sup>

Although Sproul's Addition imposed a street grid on the western half of the Alta Heights survey area, the area generally remained undeveloped or was used for agricultural purposes throughout the remainder of the nineteenth century. In addition to the area's distance from downtown, the slow pace of expansion may in part have been due to a reluctance to develop in the vicinity of the city's cemetery.<sup>21</sup> The area also remained outside the Napa city limits until the twentieth century.

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<sup>17</sup> *Napa, the Valley of Legends*, 68. Gregory, *History of Solano & Napa Counties*, 157. Kilgallin, *Napa: An Architectural Walking Tour*.

<sup>18</sup> *Napa, the Valley of Legends*, 68. Gregory, 157. Kilgallin.

<sup>19</sup> Bloomfield, 4-6.

<sup>20</sup> Napa County Historical Society Archives. Bloomfield, 5.

<sup>21</sup> Bloomfield, 41.

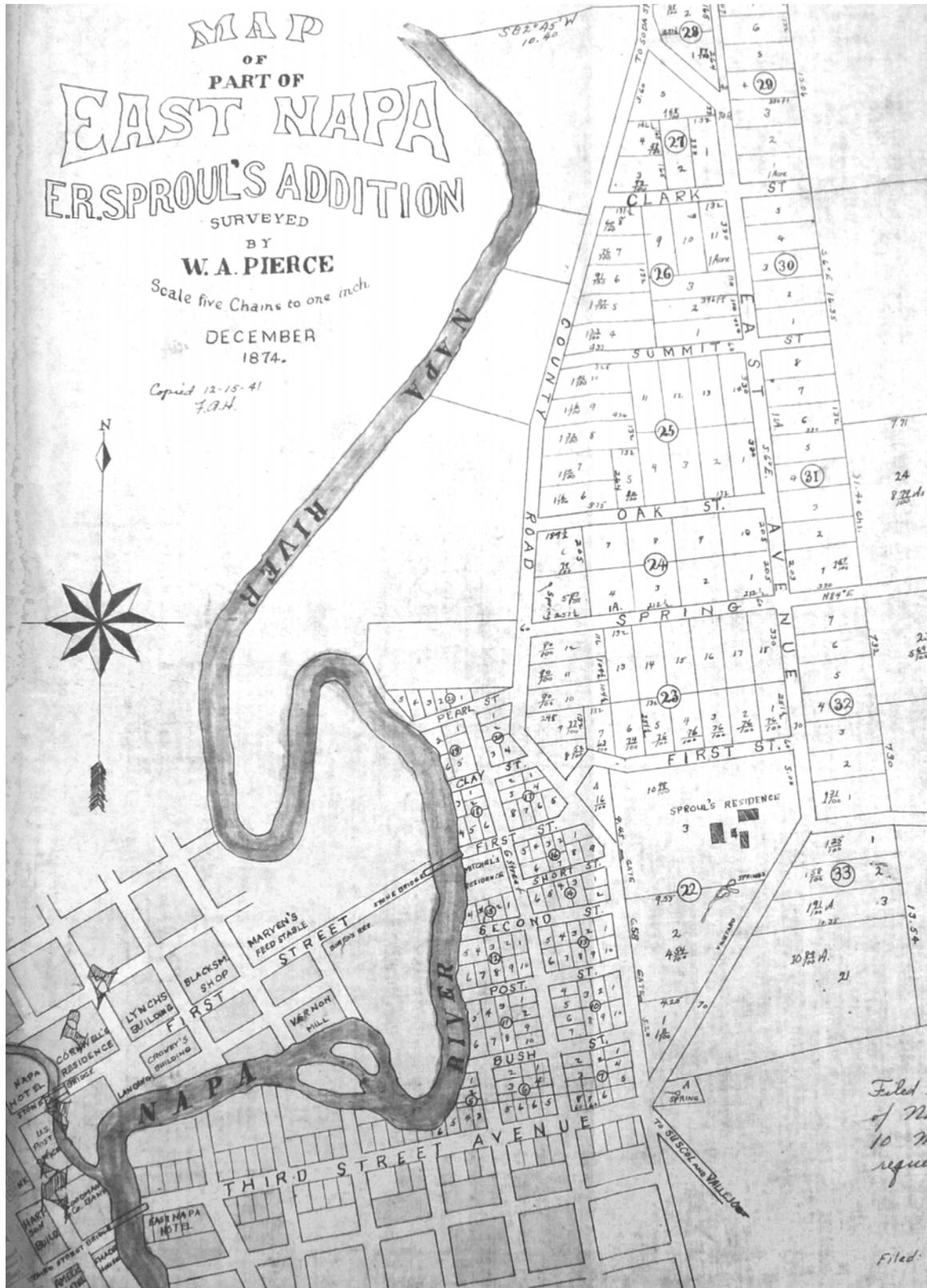


Figure 5. Map of Sproul's Addition, 1874 (Napa County Historical Society Archives). Note Sproul's residence south of First Street.



*Figure 6. Portion of O.H. Buckman's 1895 Official Map of Napa County showing Napa City and approximate Alta Heights survey area outlined in red.*

### **Summary of Significant Themes**

Though not extensive, development during the Victorian era (1860-1899) is important because it represents the earliest development in Alta Heights. Prior to the area's inclusion in Sproul's Addition to east Napa in 1874, the survey area was farmland. During the Victorian era, the neighborhood was dominated by agricultural uses, but the construction of a few working-class cottages towards the end of this period sparked the neighborhood's future residential growth. Additionally, the establishment of infrastructure and transportation routes and systems helped pave the way for future development in the area.

### **Associated Property Types**

The Alta Heights survey area includes only a few properties from the Victorian era. These are residential properties from the 1880s and 1890s. They are located in the southernmost portion of the survey area, near East Napa. Specifically, at least three houses remain from this period:

- 1155 Raymond Avenue (1895)
- 1151 Willow Avenue (1898)
- 1170 Willow Avenue (c. 1885)

In addition, there are a number of residences within the survey area that, according to County records, were built in 1900. These residences will be addressed below in Section 4.5, though some of them may in fact date from before 1900.



1155 Raymond Avenue (1895)



1151 Willow Avenue (1898)



1170 Willow Avenue (c.1885)

### **Architectural Description**

The three residences constructed in the area during the Victorian era are built of wood-frame construction, and feature horizontal wood siding. One of the residences (1155 Raymond Avenue) is a modestly-sized, vernacular style worker's cottage. Such houses can be found in other parts of Napa. They were typically based on standard vernacular models and many were constructed with little or no decoration. The other two houses in the survey area from this era are significantly larger, and among the only two-story buildings in the survey area. They likely served as farmhouses when the surrounding land was in agricultural use. They both have small, detached garages to the rear of the property.

### **Character-Defining Features**

Residential buildings in the Alta Heights survey area associated with the theme of Victorian-era residential development patterns exhibit the following character-defining features:

- Location at the south end of the survey area
- Victorian-era architectural style and form
- Set back from lot line
- Wood-frame construction
- Gable roof
- Wood cladding
- Wood ornamentation
- Wood-sash windows (typically double-hung)
- Detached garage

### **Significance and Integrity**

In order to be eligible for listing in the local, state, or national historic register, Victorian-era residential properties in the Alta Heights survey area must be significant under at least one of the following criteria.

*NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)*

A residence from the Victorian era in the Alta Heights survey area may be significant under Criterion A/1/A as a rare example of the early residential settlement of the area.

*NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)*

A residence may be significant under Criterion B/2/B if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, note that a residence eligible under Criterion B/2 should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

*NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)*

A residence may be significant under Criterion C/3/C as an example of one of the popular Victorian-era architectural styles (such as Queen Anne). The Victorian-era homes in Alta Heights represent vernacular forms rather than high-style examples of Victorian-era architecture; as such, these residences would more likely be considered contributors to a district than individually eligible. Residences in the survey area are not likely to be significant under this criterion as the work of a master, as they were not architect-designed.

*Integrity Considerations*

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the Victorian-era residential development theme. A Victorian-era residence that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. A residence significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of a Victorian-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, a residence may retain sufficient integrity if it has undergone minor alterations (i.e. window replacement or alterations to the stairs), while a similar property which had been substantially changed (i.e. stripped of its wood ornament, re-clad in stucco, or given a second story addition) would not qualify.

## **4.5 Early Twentieth Century (1900-1919)**

### **Historical Background**

The following background information is drawn from Soscol Gateway/East Napa HCS, pages 38-40:

By the turn of the twentieth century, Napa had grown into a self-sufficient town with successful industries, businesses, and residents. Still tied to its agricultural roots, Napa had a population of 5,500 in 1905.<sup>22</sup> Over the next two decades, the arrival of interurban electric railroads would link

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<sup>22</sup> Kernberger, 1.

Napa to Vallejo, San Francisco, and the rest of the Bay Area, boosting its economy and encouraging residential growth through World War I.

#### *Public Transportation*

In an effort to bring vitality to a sagging economy at the turn of the century, Napa city officials granted a charter to the Vallejo, Benicia & Napa Valley Railroad Company to develop an interurban electric railroad in 1901. The Vallejo, Benicia & Napa Valley Railroad Company (VB&NV) was organized by Colonel J.W. Hartzell and his brother H.F. Hartzell, brothers from Kansas who had gained renown building a pioneer interurban line from San Francisco to San Mateo. Colonel Hartzell was also instrumental in obtaining state legislation legalizing the use of electricity to power streetcars. The VB&NV was designed to improve regional commuter transportation, and called for fast electric cars to run from Napa through Vallejo to Benicia, where passengers could connect with rapid ferry service to San Francisco operated by Monticello Steamship Co. The line did not ultimately continue to Benicia, and the ferry terminal in Vallejo was used instead. By 1903, the financing for the interurban railroad had been secured and construction began in Napa later that year. As was common with electric railroads, the VB&NV route followed the county road, and the process of laying the tracks included improving the grading and surfacing of the road itself.<sup>23</sup>

Interurban rail service began in July 1905 carrying passengers and freight from Vallejo. Through the city of Napa, the tracks ran up Soscol Avenue to its depot at Third Street, turned west on Third Street, and proceeded north on Jefferson Street. By the time service began, the Third Street drawbridge had been improved to accommodate the electric rail cars, sparing the VB&NV the major expense of constructing its own railroad bridge. The VB&NV depot was located at the corner of Soscol Avenue and Third Street, across from the Palace Hotel and the Southern Pacific depot. The depot was constructed by local builder E.W. Doughty in 1905 after a majority of the rail lines had been laid, and included a Mission Revival-style station, a 150' car barn, a machine shop, and an electrical substation.<sup>24</sup> In 1905, it took about 45 minutes to ride from Napa to Vallejo, and another two hours from Vallejo to San Francisco. Fares ran sixty cents for a round trip to Vallejo, and \$1.35 round trip to San Francisco.<sup>25</sup>

In 1906, a new company called the San Francisco, Vallejo & Napa Valley Railroad Company (SFV&NV) was formed to expand service northward. Under the new company organization, tracks were completed to St. Helena in 1908. Originally in competition with the VB&NV, the two companies ultimately merged in 1910. Because of financial troubles in 1911, the railroad was sold and reorganized as the San Francisco, Napa & Calistoga Railway Company (SFN&C), which extended the tracks further north to Calistoga in 1912.<sup>26</sup>

The introduction of the interurban electric train line had a significant impact on the development of...the entire city of Napa. For the first time, people were provided with comfortable, fast, dependable transportation, and by 1912, residents of the entire valley relied on the interurban railroad for business and leisure travel. The fashionable Napa Valley resorts and summer estates were finally easy to access, and shipping was facilitated. The railroad also

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<sup>23</sup> Swett and Aiken, 27-32. Kernberger, 5

<sup>24</sup> Swett and Aiken, 52-64. Kernberger, 5.

<sup>25</sup> Swett and Aiken, 88.

<sup>26</sup> *Ibid.*, 106-120.

provided hundreds of jobs, and the company payroll was an important boost to the growing economy. Most importantly, the introduction of the interurban railroad spurred residential development in the city of Napa, allowing it to become a bedroom community for workers in Vallejo and San Francisco. The neighborhoods surrounding the route flourished and property values increased as a result of the new service.<sup>27</sup>

### ***Residential and Community Growth***

The beginning of interurban electric railroad service in 1905 spurred residential development in Napa, allowing workers from Vallejo and Mare Island to live in quiet neighborhoods. The train ran along Soscol Avenue to Third Street and then up Jefferson Street, and transit-related development occurred all along the route. The train line served as the main economic engine of early twentieth century development in many adjacent neighborhoods, including Alta Heights.<sup>28</sup> In addition to ongoing ranching and farming activities, early sources of employment in the area included Tulocay Cemetery, as well as the Napa Marble & Granite Works across the river at Third Street and Brown.<sup>29</sup>

The 1910 Sanborn Map of Napa, which stops short of Alta Heights, shows that the portion of Napa east of the river was exclusively residential, with the exception of the blocks near Soscol Avenue's termination at Third Street. In addition to the railroad depots and related structures mentioned above, structures near this intersection included the Coombs, Brooklyn and Palace hotels, a garage, a livery and feed, a corner store, the Enterprise Planning Mill and the California Glove Company. Larger industrial operations, including the California Brewing Association, the Evans Shoe Company, and the Napa Canning Company, were located further south along Soscol Avenue.

### ***Alta Heights Addition (1906)***

Though Sproul's Addition to East Napa laid out much of the eastern portion of Alta Heights, the first subdivision that eventually resulted in construction was the Alta Heights Addition of 1906. The Alta Heights Addition, recorded at the request of Theo. A. Bell and G.G. Daly on July 18, 1906, divided Block No. 22 of Sproul's Addition – the triangular piece of land bound by First Street, East Avenue and the County Road (known then as Bell Avenue and now as Silverado Trail) – into 99 lots, along with a central circular plaza. The Alta Heights Addition was Napa's first survey to lay out streets that, instead of following a rigid rectilinear grid, curved to follow the contour of the land.<sup>30</sup> According to the 1978 Napa County Historic Resource Survey, the Alta Heights Real Estate Office was established on Main Street to promote the new residential district. Even so, the area was slow to develop, with many parcels still unoccupied by the 1930s.

### ***Baur's Subdivision (1908)***

The area immediately north of the Alta Heights Addition, owned by John Baur, was soon subdivided as well. On September 14, 1908, Block No. 23 of Sproul's Addition – bound by Spring Street, East Avenue, First Street and the County Road – was divided into 75 lots covering two large blocks. Unlike the Alta Heights Addition, which included an array of lot shapes and orientations, all lots in Baur's Subdivision, with the exception of the lots along Silverado Trail, were rectangular and oriented in the north-south direction. According to the 1978 Napa County Historic Resource Survey, the Baur Subdivision was served by the private Spring Street Water System, which had been established in the late 1800s. Like the Alta

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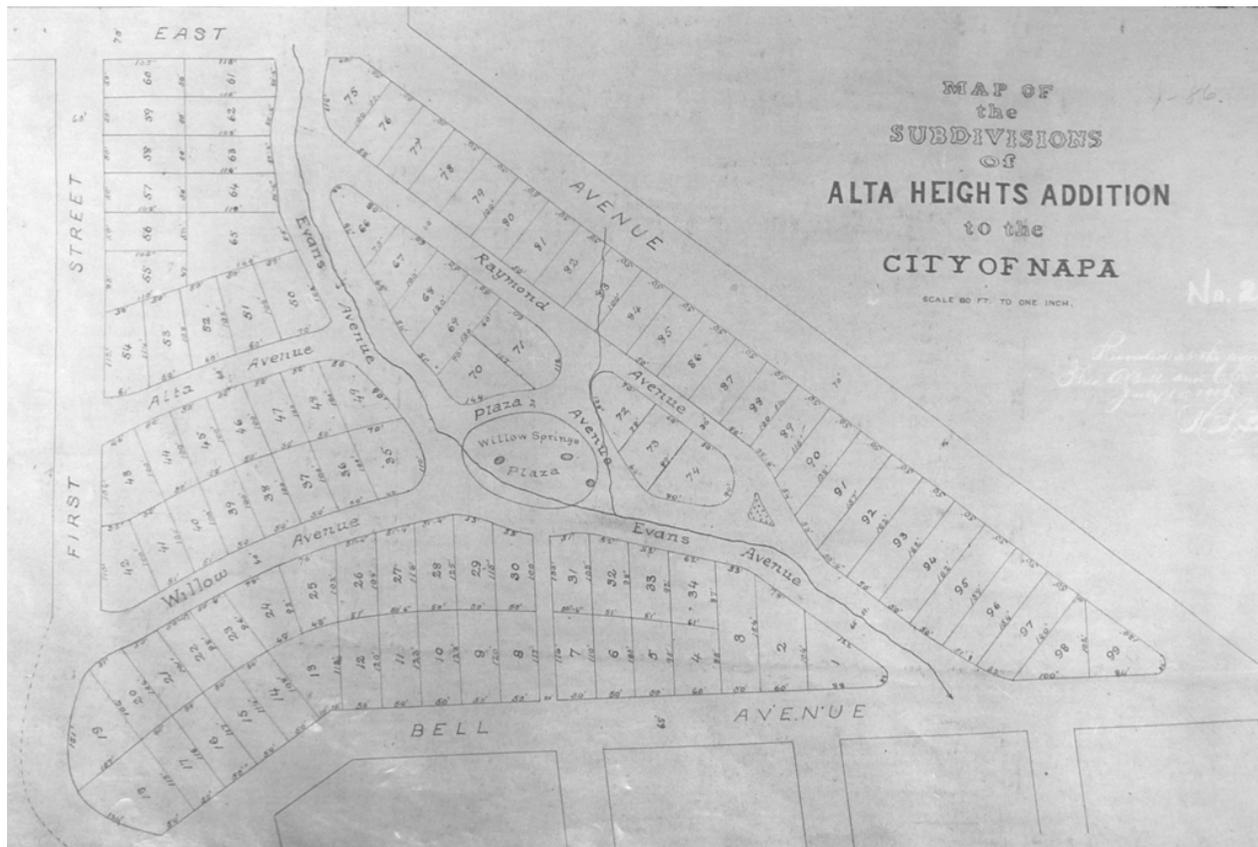
<sup>27</sup> Ibid., 179. Bloomfield, 8, 41.

<sup>28</sup> Bloomfield, 32-33, 41.

<sup>29</sup> Ibid., 41. In the early twentieth century, the Marble & Granite Works moved to its current location along Silverado Trail immediately south of the Alta Heights survey area.

<sup>30</sup> Bloomfield, 41.

Heights Addition, Baur's Subdivision was settled gradually over the following decades with single family residences.



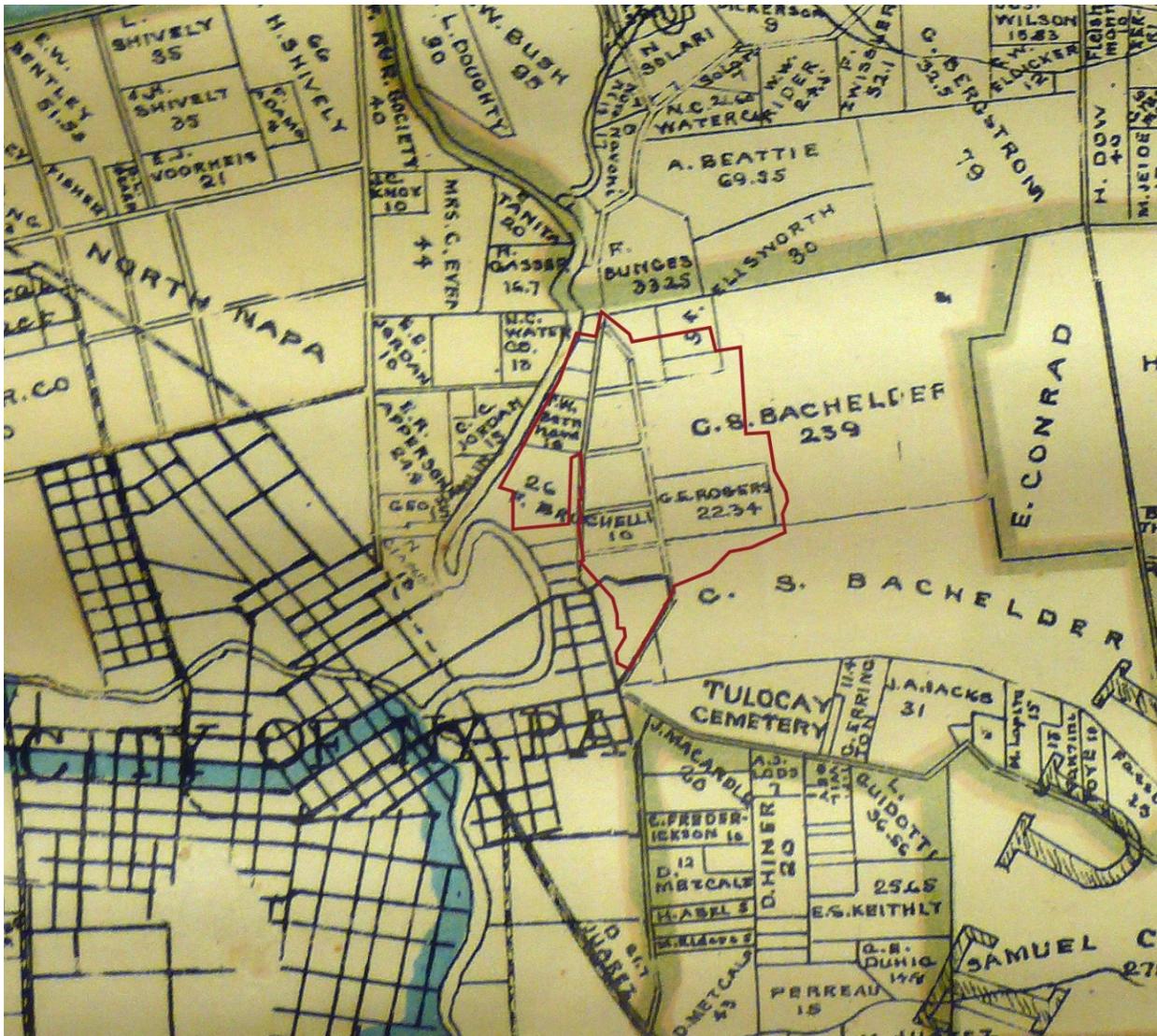
**Figure 7.** Map of Alta Heights Addition, 1906 (north is to the left). Napa County Assessor's Office. [Note: maps of subdivisions in Alta Heights are included below in Appendix B.]

#### *Alta Vista Subdivision (1919)*

Alta Heights continued its northward expansion with the addition of the Alta Vista Subdivision in 1919 from land owned by F. Brughelli. On October 23, 1919, Block No. 24 of Sproul's Addition to East Napa – bound by Oak Avenue (now Highland Drive), East Avenue, Spring Street and the County Road – was divided into four 16-parcel blocks. The rectangular lots were oriented in both north-south and east-west directions, and the blocks were noticeably smaller than Baur's Subdivision. Most of the houses constructed in this subdivision date from around 1940 and will be discussed below.

As Napa grew both physically and economically, the city limits expanded to encompass additional neighborhoods. By 1907 the city limits extended to Silverado Trail and included East Napa, as well as the area just south of Fuller Park, and part of West Napa bounded by Laurel Street on the south and as far west as its irregular western boundary (near Monroe Street, its continuation, First Street, and Walnut Street). The Alta Heights Addition and the rest of West Napa (south of Laurel Street to Old Sonoma Road) were added by 1914. No other portion of Alta Heights was included within the city limits until after 1928.<sup>31</sup>

<sup>31</sup> Ibid., 2, 42. Weber, *Napa*, 96.



**Figure 8.** Portion of O.H. Buckman's 1915 Official Map of Napa County showing City of Napa and approximate Alta Heights survey area outlined in red. The city boundary has been expanded to include the Alta Heights addition.

### Summary of Significant Themes

Development in the early twentieth century (1900-1919) is important because it represents the earliest development in the Alta Heights area. The arrival of the interurban electric railroad in 1905 was the major force that shaped the development of Alta Heights during this period, raising property values and encouraging construction along the route. Three subdivisions were platted in Alta Heights during this period, although houses were constructed by individual owners, not in groups by enterprising developers. One of these subdivisions, the Alta Heights Addition, had been incorporated into the city limits by 1914. Despite this growth, settlement remained rather sparse, and the northern and eastern portions of the Alta Heights survey area were still open farmland.

### Associated Property Types

Property types from the early twentieth century located in the Alta Heights survey area include approximately 40 single family residential properties. There do not appear to be any commercial, industrial, civic or institutional properties or agricultural properties from this period extant within the

survey area. With only a few exceptions, the homes in the survey area built prior to 1920 are located in the southwest portion of the survey area, in the Alta Heights Addition or Baur's Subdivision. The Alta Heights Addition was incorporated into the city limits by 1914.

Residential development in Napa during this era primarily occurred along the streetcar route, which ran roughly along Soscol Avenue, across the Napa River at Third Street, and up Jefferson Street. Alta Heights, along with Spencer's Addition, West Napa, and East Napa, experienced transit-oriented residential growth, and retain concentrations of homes from the early twentieth century.

Most dwellings built at this time in Alta Heights were small homes for lower middle-income residents. The homes were wood-frame, single-family houses rendered in a variety of styles, but tending toward the vernacular. They served working-class families that were either employed at nearby industrial facilities or found the neighborhood convenient for its location near the interurban rail line, which could take them to work elsewhere.



42 First Street (1910)



1177 Willow Avenue (1900)



1172 Raymond Avenue (1915)

### ***Architectural Description***

The early twentieth century residences in the Alta Heights survey area are primarily modest single-family houses rendered in a variety of styles. Structural systems and siding are primarily wood. Popular architectural styles of the period represented in the survey area include Craftsman and vernacular Victorian styles. Houses from this period were constructed individually, not developed as speculative tracts.

Early twentieth century houses in the survey area tend to be set back from the lot line at the front and/or rear, allowing space for a yard or garden. Early twentieth century homes sometimes have associated ancillary buildings—such as storage sheds or detached garages (typically later additions)—located at the rear of the lot.

### ***Character-Defining Features***

Residential buildings in the Alta Heights survey area associated with the theme of early twentieth century residential development patterns exhibit the following character-defining features:

- Single-family home (modest in size)
- Location in Alta Heights Addition or Baur's Subdivision
- Early twentieth century architectural style and form
- Set back from lot line
- One story (or one story with raised basement)
- Wood-frame construction

- Gable or hip roof
- Wood cladding (shingles or horizontal siding)
- Simple wood ornamentation
- Wood-sash windows (typically double-hung)
- Wood door (glazed or paneled)
- Associated ancillary buildings (e.g. storage shed, garage)

### ***Significance and Integrity***

In order to be eligible for listing in the local, state, or national historic register, early twentieth century residential properties in the Alta Heights survey area must be significant under at least one of the following criteria.

#### *NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)*

A residence in Alta Heights from the early twentieth century may be significant under Criterion A/1/A as an important representation of early twentieth century residential development patterns. Groups of early twentieth century residences may be eligible as a district.

#### *NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)*

A residence may be significant under Criterion B/2/B if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, the property should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

#### *NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)*

A residence may also be significant under Criterion C/3/C as an example of a prominent or important architectural style of the early twentieth century, such as Craftsman. The modest homes in Alta Heights from this period are unlikely to be individually significant under this criterion, but may contribute to an architecturally-significant historic district. Residences in the survey area from this period are not likely to be significant under this criterion as the work of a master, as they were not architect-designed.

### *Integrity Considerations*

A property must retain sufficient integrity to convey its significance as an early twentieth century residence. An early twentieth century residence with sufficient integrity retains a majority of the character-defining features listed above. A property significant under Criterion A/1 should retain integrity of location, design, setting, and feeling at a minimum. These aspects are necessary because a building that is moved from its original location or has lost its historic setting (i.e. an early twentieth century residence surrounded by a modern commercial development) does not reflect residential development trends or streetcar development. For residential districts, cohesion among the buildings is more important than the design qualities of the individual buildings. A residence significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of an early twentieth century architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, a residence may retain sufficient integrity if it has undergone minor alterations or additions, but a similar property stripped of its wood

ornament and re-clad in stucco would not qualify. A property significant under Criterion C/3 as the work of a master architect should retain a high degree of integrity of materials and workmanship.

#### **4.6 Prohibition & Depression (1920-1939)**

##### **Historical Background**

The following background information is drawn from Soscol Gateway/East Napa HCS, pages 52, 55:

In the 1920s and 1930s, Napa was a blue-collar community. Most men worked union jobs at the local factories or at the nearby Mare Island Naval Shipyard.<sup>32</sup> This era saw steady construction of single-family homes and the establishment of more factories throughout the city, but Prohibition (1920-1933) and the Great Depression greatly curbed the city's economic development. The Alta Heights survey area continued to grow as a residential neighborhood, but changes in transportation, specifically the increased popularity of the automobile, also impacted the area's development.

##### ***Transportation Changes***

The increased popularity of the automobile brought dramatic changes to Napa's transportation services and urban form, and by the end of the 1930s, buses and trucks had replaced the city's railroads and ferries. As more commuters began driving cars after World War I, ferry lines into Napa from Vallejo or San Francisco modified their vessels to accommodate cars, trucks, and buses to offset any decrease in passengers and freight caused by automobiles. For example, the Monticello Steamship Line's "Napa Valley" and "Asbury Park" were rebuilt and widened to carry autos in 1922, and other competitors followed suit.<sup>33</sup>

Southern Pacific discontinued its steam passenger service to Napa in 1929, substituting a bus and truck service thereafter. The SFN&C interurban electric railroad also reduced its service (due to competition from Highway 29, which ran on a route parallel to the tracks), and on September 21, 1930, the line re-routed all its trains through Napa over the Southern Pacific tracks and eliminated all street operation.

This route change, however, did not adversely affect the Alta Heights neighborhood, since the SFN&C Napa Depot remained at Third Street and Soscol Avenue. Indeed, the 1930 route change may have spurred settlement in Alta Heights, given that suddenly it was one of the few residential areas of Napa near a railroad stop.

Background information drawn from Soscol Gateway/East Napa HCS, pages 55-56:

In addition to the increased competition from automobiles, the SFN&C suffered a catastrophic setback in 1932 when a fire destroyed the company's Napa car barn, substation, and several cars, paralyzing service for months. The SFN&C sold at foreclosure in 1935 and was reorganized as San Francisco & Napa Valley Railroad Company (SF&NV), which ultimately profited from bus, not rail, transportation. The interurban had its final passenger rail excursion from Vallejo to Napa and return in 1938, and by 1939 the SF&NV had removed the tracks from Napa to

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<sup>32</sup> Coodley, "A River into Which None Can Step Twice."

<sup>33</sup> Swett and Aiken, 483.

Calistoga and abandoned the track and yard in Napa. By the beginning of World War II, only the freight line servicing Mare Island remained.<sup>34</sup>

The development and improvement of the St. Helena Highway (Highway 29) was an especially notable development, as it connected Napa Valley to Vallejo, and was indicative of a major shift in attitudes towards transportation. The highway was officially designated with State Route signage in 1934, but continued to undergo improvements and further definition. The route was improved in segments starting in 1909, and by 1937, the highway had reached its full extent; it included a section running...along the current route of Highway 221 and Soscol Avenue, crossing the river at Third Street and continuing through the downtown business district to Jefferson Street, where it then turned north towards St. Helena. It was not until 1984 that Highway 29 was rerouted to the west over the Napa River Bridge, leaving Soscol Avenue, Third Street, and Jefferson Street as surface streets, rather than highway routes, as they are today.<sup>35</sup> Just north of the Juarez adobe, Soscol Avenue intersected Bell Avenue, which led towards Monticello and was named for a local politician. Due to popular demand, Bell Avenue was considered part of the Silverado Trail and was renamed accordingly. By 1938, it was possible to take the Silverado Trail all the way to Calistoga, although the route was not entirely paved.<sup>36</sup>

### **Residential and Community Growth**

The city experienced a residential building boom following World War I. The size, style, and layout of many of the houses constructed in Napa during the 1920s reflected the California bungalow fashion and other new architectural trends. Portions of the Alta Heights survey area first appeared on Sanborn Maps in 1924, which included the Alta Heights Addition and Baur's Subdivision. By 1924, Baur's Subdivision was almost completely built out with single family dwellings. The Alta Heights Addition was also home to single family dwellings, though approximately half the parcels were still vacant by 1924. Most houses in the area had detached garages to the rear of the lot.<sup>37</sup>

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<sup>34</sup> Ibid., 329, 390, 547-548. Coodley, "Listening For Trains." *Napa, the Valley of Legends*, 79-80.

<sup>35</sup> Napa County Genealogy. "Timeline of Napa County History." California Highways, "State Route 29." Weber, *Roots of the Present: 1900 to 1950*, 229-234.

<sup>36</sup> Weber, *Roots of the Present: 1900 to 1950*, 229.

<sup>37</sup> The claim that Alta Heights was home to two churches by 1928 (made in Bloomfield and repeated in the *Napa City-wide Context Statement*) is in error. The two churches – Grace Episcopal Methodist and First Methodist – were located in St. Helena and Calistoga, respectively.

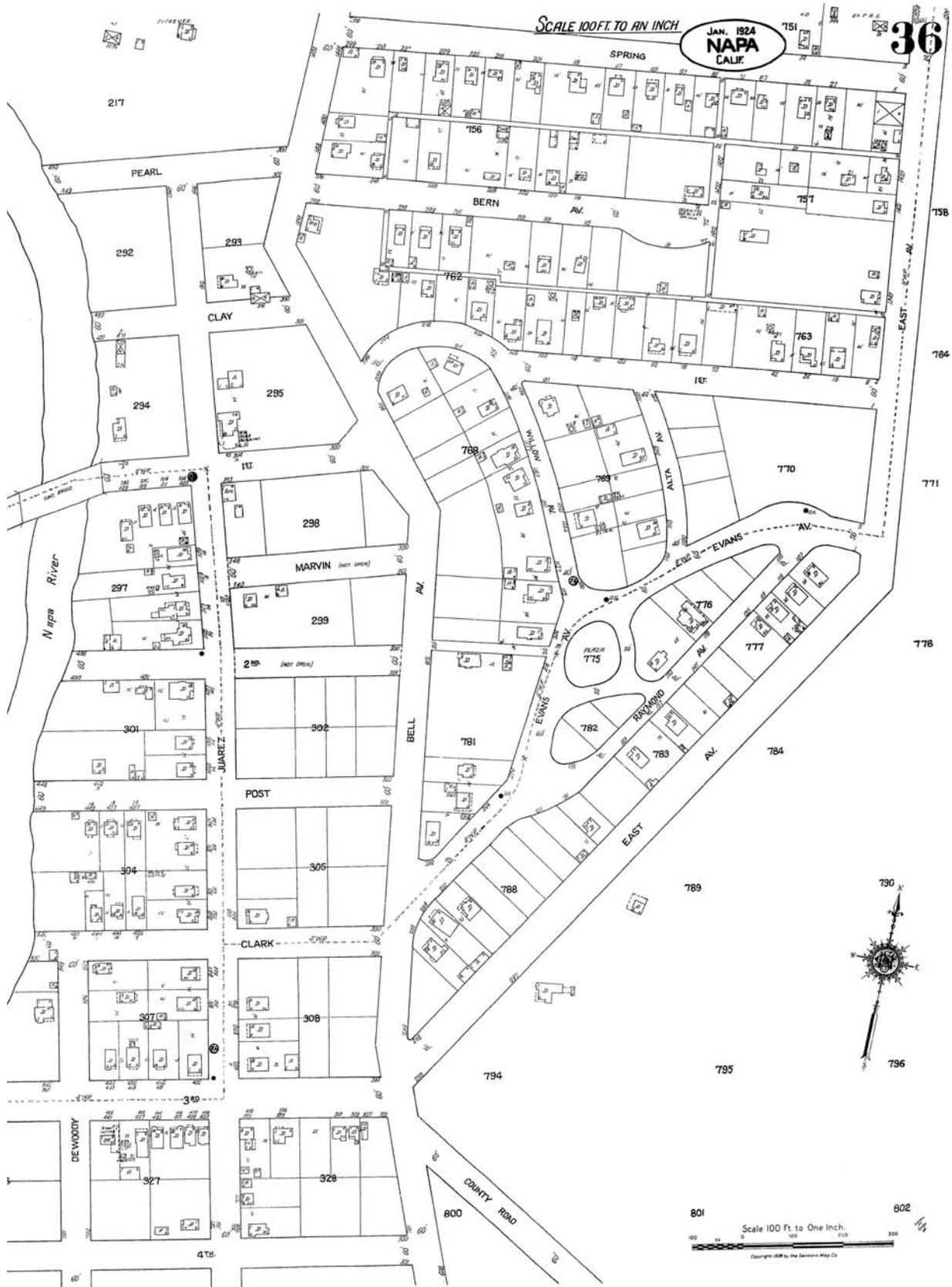


Figure 9. 1924 Sanborn Map showing Baur's Subdivision and Alta Vista Addition, along with a portion of East Napa.

By the late 1920s, the southwest portion of the Alta Heights survey area featured small homes for lower middle-income residents. Neither Alta Heights nor neighboring East Napa attracted the city's most fashionable people because they were on the industrial side of the Napa River and were near the Tulocay Cemetery.<sup>38</sup> A sampling of Alta Heights residents taken from the 1928-1929 city directory shows that the area was home to laborers and craftsmen:

<u>Name</u>	<u>Address</u>	<u>Profession</u>
August Moulletti	First Street	ship fitter
Daniel (Florence) Martin	First Street	mail carrier
Percy (May) Payne	First Street	laborer
Rolla (Oleeta) Shearer	First Street	painter
Calvin (Emma) Staton	First Street	wholesale produce
Robert (Margaret) Merrill	First Street	Merrill Motor Service
Lambert (Mary) Ayers	First Street	painter
Elmer (Gertrude) Gould	First Street	mechanic, Merrill Motor Service
David (Carmen) Sandahl	First Street	salesman
Paris (Marie) Allen	First Street	farmer
Emilio (Maria) Rossi	First Street	scavenger
Sarah McKenzie	Raymond Avenue	dressmaker
Louis (Mary) Rossi	Raymond Avenue	bootblack
Isabelle Bonfiglio	Raymond Avenue	box maker, Napa Paper Box Co.
Chester Garrett	Raymond Avenue	cutter, Calif. Glove Co.
Bernice Garrett	Raymond Avenue	glovemaker, Calif. Glove Co.
John (Etta) Bergeret	Raymond Avenue	cutter Calif. Glove Co.
Lorenzo (Anita) Pighini	Spring Street	baker
Henry (Ida) Gillander	Spring Street	engineer
Angelo (Mary) Musante	Spring Street	laborer
Dewey (Musa) Anderson	Spring Street	auto mechanic, Pioneer Garage
Charles (Margaret) Rogers	Spring Street	laborer
Charles (Mary) Lander	Spring Street	laborer
John (Lillie) Hoffman	Spring Street	painter
Karl (Carrie) Caldwell	Spring Street	finisher, Sawyer Tanning Co.
Charles (Isabel) Stevens	Willow Avenue	carpenter
M.L. (Millie) Reidenbach	Willow Avenue	building contractors, Vienop & Reidenbach
Marvin (Delia) Swift	Willow Avenue	expressman
Herbert (Mary) Borchers	Willow Avenue	jewelers, Borchers & Vienop
Frank (Nettie) Peabody	Willow Avenue	machinist
Marko (Elsie) Banchemo	Willow Avenue	machinist, Calif. Glove Co.
Nathan H. (Olive) Coombs	Willow Avenue	gas station, 965 3rd Street
Fred Lubben	Willow Avenue	rancher <sup>39</sup>

City directory review also shows that, while some Alta Heights residents were of Italian descent, that area had a lower concentration of that ethnic group than did East Napa.

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<sup>38</sup> Bloomfield, 41-42.

<sup>39</sup> Polk, *Napa City Directory*, 1928-29.

The onset of the Great Depression and the end of interurban rail service along Jefferson Street in 1930 slowed building in some of Napa's historically residential neighborhoods. New areas were developed and growth in Napa started to become less reliant on proximity to public transportation. Throughout the 1920s and 1930s, building was concentrated in those neighborhoods, such as Alta Heights, Spencer's Addition, West Napa, and St. John's, that were located near the interurban railroad line. In Alta Heights, the earliest subdivisions (Alta Heights Addition, Baur's Subdivision and Alta Vista Subdivision) filled in during this period, while residential development pushed beyond East Avenue with the establishment of Nielsen's and Meek's subdivisions.

#### *Nielsen's Subdivision (1936)*

On August 31, 1936, Jess S. Nielsen and his wife Dorothy Nielsen established the first subdivision east of East Avenue. The 55-parcel subdivision was bound by East Avenue, Spring Street, Nielsen Avenue, and Evans Avenue. Like the Alta Vista Subdivision of 1919, Nielsen's Subdivision consisted of small rectilinear blocks of rectangular lots oriented in both the north-south and east-west directions. Nielsen's subdivision was settled with single family dwellings in the 1930s, 1940s and 1950s.

#### *Meek's Subdivision (1939)*

Meek's Subdivision, the largest single subdivision in the Alta Heights survey area, dates from January 28, 1939. The 117-parcel subdivision was bound on the west by East Avenue and on the south by Spring Street. The eastern boundary included the row of parcels along the east side of Maxwell Avenue, while the northern boundary cut through the middle of the block between Oak Avenue (now Highland Drive) and Summit Avenue. Unlike previous subdivisions in the survey area, Meek's Subdivision consisted exclusively of lots with an east-west orientation. Meek's Subdivision involved multiple landowners, including Agnes Aldrich, Walter and Edith Allen, Bert and Lizzie Mae Slavens, George and Rose Young, Leo and Myrtle Guay, the Napa Building and Loan Association, and the Napa County Title Company. This subdivision was primarily settled in the 1940s with single family dwellings, though a few houses date from the 1950s.

### **Summary of Significant Themes**

Development during the Prohibition and Depression era (1920-1939) is important because it represents the firm establishment of Alta Heights as a working-class and middle-class residential neighborhood and demonstrates the influence of transportation on the area's progress. The steady construction of residences in Alta Heights in the 1920s and 1930s filled in the previously established subdivisions (Alta Heights Addition, Baur's Subdivision and Alta Vista Subdivision), while new subdivisions (Nielsen's and Meek's) platted near the end of this period laid the groundwork for Alta Heights' future expansion to the north and east.

### **Associated Property Types**

Property types from the 1920s and 1930s located in the Alta Heights survey area include approximately 100 single family residential properties. There do not appear to be any commercial, industrial, civic or institutional properties or agricultural properties from this period extant within the survey area. With only a few exceptions, the homes in the survey area built in the 1920s and 1930s are located in the Alta Heights Addition or Baur's Subdivision, or along the east side of East Avenue, at the western edge of Nielsen's' subdivision.

Residential development in Napa during the 1920s and early 1930s was concentrated in the neighborhoods of Alta Heights, Spencer's Addition, West Napa, and St. John's, all of which were located near the interurban streetcar line. At the same time, the advent of the automobile had begun to alter

Napa's development patterns, as development expanded to new residential areas that were less reliant on public transportation. As was true for earlier periods, most dwellings built at this time in Alta Heights were small homes for lower middle-income laborers and their families.

***Architectural Description***

The residences in Alta Heights dating from this period are wood-frame, single-family houses. While the majority are clad in wood, many are clad in stucco, a cladding material which has been popular since the 1920s. Popular styles in Alta Heights from this era include Craftsman and Minimal Traditional, as well as period revival styles such as Spanish Colonial Revival and Tudor Revival. As with previous eras, architectural styles employed in the area tended towards the vernacular, reflecting the neighborhood's role as a lower middle-income enclave. Homes were constructed individually, not developed as speculative tracts.

Craftsman



1143 Alta Avenue (1925)



1124 Raymond Avenue (1937)

Minimal Traditional



1085 East Avenue (1938)



1014 Clark Street (1939)

### Period Revival



*Spanish Colonial Revival, 7 Highland Drive (1938)*



*Tudor Revival, 1024 Clark Street (1938)*

Houses from this era tend to be surrounded by yard space, typically with larger yards to the front and rear and much smaller side yards separating each building from its neighbors. As automobiles gained popularity during this period, garages were often included in residential design; many homes featured detached garages located at the side or rear of the lot.

#### *Character-Defining Features, Craftsman Style*

The Craftsman style is most closely associated with the Arts and Crafts movement, and although primarily thought of as a residential style it can be found in a number of property types, including single-family residences, multi-family residences, commercial and institutional buildings. Craftsman Bungalows represent the most modest rendition of the style and are generally one to one-and-a-half stories in height. The Craftsman Bungalows in the survey area generally date from the 1920s and 1930s.

Common character-defining features of the Craftsman-style buildings within the survey area include:

- One to one-and-a-half stories in height
- Wood sash windows
- Leaded glass
- Windows arranged in bands
- Partial- or full-width porch
- Square or battered porch supports
- Single door entrances, often with glazing
- Hipped or gabled low-pitched roofs
- Wide, overhanging eaves with exposed rafters and purlins
- Wood clapboard and/or wood shingle siding
- Use of rubble stone at foundation and porch rail/supports

#### *Character-Defining Features, Minimal Traditional Style*

The Minimal Traditional style emerged in the United States during the mid-1930s and was most prevalent in the years following WWII. A response to the Great Depression, the Minimal Traditional style was conceived and developed by agencies and associations including the Federal Housing Administration (FHA) and the National Association of Real-estate Boards, and by manufacturers and modern community builders who promoted and financed the construction of efficient, mass-produced

and affordable houses. The style was loosely based on the Eclectic revival styles of the 1920s and 30s, but with much less ornamentation and decorative detailing.

Common character-defining features of the Minimal Traditional-style buildings within the survey area include:

- Stucco or wood cladding
- Hipped or side-gabled roof
- Minimal ornamentation
- Rectangular windows in paired or tripartite assemblies
- Partial-width porch, often recessed
- Wood porch posts

#### *Character-Defining Features, Spanish Colonial Revival Style*

The survey area includes a handful of residences designed in the Spanish Colonial Revival style. This style, which elaborated on the Hispanicism of the Mission Revival style, became profoundly popular after its appearance at the Panama-California Exposition held in San Diego in 1915, and is one of the most prevalent residential styles of twentieth century California. The residences are modest and represent vernacular forms rather than high-style examples of the Spanish Colonial Revival style.

Common character-defining features of the Spanish Colonial Revival-style buildings within the survey area include:

- Arched or rectangular window openings
- Partial-width porches, often recessed with arched entries
- Stepped or sloped parapets
- Flat or low-pitched gabled roofs
- Stucco cladding
- Clay tile roof cladding
- Clay tile decorative elements, such as vents and entrance hoods
- Asymmetrical façade

#### *Character-Defining Features, Tudor Revival Style*

English-inspired residences were common during the Arts and Crafts era; the picturesque English cottage was the perfect antidote to what followers of the movement felt were the ills of the Industrial Revolution. Tudor Revival residences of the Arts and Crafts era are typically an amalgam of Craftsman and English-inspired elements.

Common character defining features of the Tudor Revival-style buildings within the survey area include:

- Asymmetrical facades
- Wood sash windows, often with a multi-paned upper sash
- Leaded glass
- Windows arranged in bands
- Paired or single doors
- Roofs with multiple, steeply pitched gables
- Facades clad with wood, stucco, brick and stone

### ***Significance and Integrity***

In order to be eligible for listing in the local, state, or national historic register, residential properties in the Alta Heights survey area from the 1920s or 1930s must be significant under at least one of the following criteria.

#### *NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)*

A residence in Alta Heights from the 1920s or 1930s may be significant under Criterion A/1/A as an important representation of Prohibition- or Depression-era residential development patterns in Napa. Groups of early twentieth century residences may be eligible as a district.

#### *NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)*

A residence may be significant under Criterion B/2/B if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, the property should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

#### *NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)*

A residence may also be significant under Criterion C/3/C as an example of a prominent or important architectural style of the 1920s or 1930s such as Craftsman or Period Revival. Residences in Alta Heights from this period are typically modest and, architecturally, represent vernacular forms rather than high-style examples; as such, these residences may not qualify individually, but could be considered contributors to a historic district. Residences in the survey area from this period are not likely to be significant under this criterion as the work of a master, as they were not architect-designed.

#### *Integrity Considerations*

A property must retain sufficient integrity to convey its significance as a Prohibition/Depression-era residence. A residence with sufficient integrity retains a majority of the character-defining features listed above. A property significant under Criterion A/1 should retain integrity of location, design, setting, and feeling at a minimum. These aspects are necessary because a building that is moved from its original location or has lost its historic setting does not reflect residential development trends. For residential districts, cohesion among the buildings is more important than the design qualities of the individual buildings. A residence significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of an architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, a residence may retain sufficient integrity if it has undergone minor alterations or additions, but a similar property stripped of its wood ornament and re-clad in stucco would not qualify. A property significant under Criterion C/3 as the work of a master architect should retain a high degree of integrity of materials and workmanship.

## 4.7 World War II & Post-War Era (1940-1965)

### Historical Background

The following background information is drawn from Soscol Gateway/East Napa HCS, pages 68-69:

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater, and nearly half a million people from all over the country flocked to the Bay Area for employment. Wartime industries were especially important for American women, who went to work in the factories and shipyards as men enlisted in the armed forces; many Napa women found jobs at Basalt Rock Company and Mare Island. Napa's main contribution to the war effort came in supplying housing for defense workers, rather than in the actual production of goods.<sup>40</sup>

In 1930, Napa had a population of only 6,437; by 1950, that figure had jumped to over 13,000.<sup>41</sup> Because of the large influx of people, infrastructure improvements and rapid suburban development occurred in Napa during the war and continued well into the postwar era. Affordable cars and access to cheap gasoline following World War II allowed more families than ever to own a car; combined with the population boom, this new dependence on automobiles radically altered the urban form of Napa and other American cities. The construction of seventy-one new subdivisions were recorded from 1946 through 1951, comprising nearly 2,000 lots, and the Napa city limits were enlarged several times by the city council to incorporate these new developments.<sup>42</sup>

### Wartime Industries

Major war industries did not settle in the city of Napa, but the Basalt Rock Company and nearby Mare Island Naval Shipyard provided employment for many Napers and made a great contribution to the war effort. The Basalt Rock Company built barges and ships for the Navy during World War II; the company built an entire shipyard south of the Alta Heights survey area, and employed nearly 3,000 people at peak production during the war.<sup>43</sup> In 1955, Kaiser Steel Corporation acquired Basalt's Napa steel manufacturing facilities and further expanded the operation, and Basalt-Kaiser would ultimately be one of the city's largest employers.<sup>44</sup>

During and after the war, the Napa State Hospital, Rough Rider Clothing, and Sawyer Tannery remained important employers in Napa. Women working blue-collar jobs faced a difficult transition after the war; the women at Mare Island were all laid off when the male workers returned from the front, and were forced to seek employment elsewhere. Many women found jobs as nurses at the Napa State Hospital, which had 4,000 patients in 1941.<sup>45</sup> Other industries employed both men and women after the war, but faced increasing international competition as shipping and transportation improved. While Napa's manufacturing had historically been based on its agricultural roots, the new, more mobile workforce made the economy of postwar Napa increasingly dependent on the industries and trends of the greater Bay Area.

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<sup>40</sup> Bloomfield, 9-10.

<sup>41</sup> Coodley and Schmitt, 128.

<sup>42</sup> Weber, *Roots of the Present: 1900 to 1950*, 252.

<sup>43</sup> *Ibid.*, 124-128. *Napa, the Valley of Legends*, 12.

<sup>44</sup> *Napa, the Valley of Legends*, 12. Coodley and Schmitt, 139.

<sup>45</sup> Coodley and Schmitt, 127.

A sampling of Alta Heights residents taken from the 1942 city directory confirms that, during WWII, the area continued to serve as a home for laborers and craftsman, with a special emphasis on war-related industrial laborers, including electricians, engineers, machinists, shipfitters, and welders:

<u>Name</u>	<u>Address</u>	<u>Profession</u>
Viola Hancock	Banks Avenue	employee, F.W. Woolworth Co.
L. Clifford (Winifred) Newton	Banks Avenue	U.S. Navy
Daniel (Edith) Brown	Banks Avenue	electrician
Clyde (Lillian) Wallace	Banks Avenue	salesman
Eugene (Luella) Burgdorff	Banks Avenue	clerk, Purity Sales
Walter (Mary) Austin	Banks Avenue	electrician
Lloyd (Isabella) Ellis	Banks Avenue	office mgr., Napa Milling & Warehouse Co.
Harold (Bobbie) Blewett	Banks Avenue	electrician
Clarence (Esther) Nelson	Banks Avenue	shipfitter
William (Betty) Walter	Banks Avenue	shipfitter
Creigh (Eva) Robbins	Banks Avenue	welder
Hugh (Mildred) Logan	Banks Avenue	machinist
Frederick (Hazel) Snyder	Banks Avenue	engineer
Kenneth (Alice) Roth	Banks Avenue	phonograph records
William (Helen) Morgan	East Avenue	dairyman
Robert (Edith) Arvedi	East Avenue	teller, Bank of America
Charles (Mildred) Kamp	East Avenue	welder
Robert (Marian) Smith	East Avenue	electrician
Ernest (Grace) Mayhew	East Avenue	mechanic, PG&E Co.
Arthur (Maude) Williams	East Avenue	carpenter
August (Florence) Brockhoff	East Avenue	salesman, L.A. Ezettie
Clyde McCann	East Avenue	U.S. Army
George (Mollie) Flannigan	East Avenue	attendant
Jesse (Dorothy) Nielsen	East Avenue	machinist
Paul (Nina) Jamieson	East Avenue	carpenter
Charles (Juanita) Martindale	East First Street	mechanic, Moffitt Motors
Hoyt (Margaret) Harner	East First Street	mechanic
Arthur Corrick	East First Street	well driller
Ernest (Margaret) Bosch	East First Street	attendant
Rudolph (Lucille) Freese	East First Street	welder <sup>46</sup>

As development in Alta Heights extended eastward in the years following WWII, the area retained its role as a working class district. As of 1950, the residents of the newly settled East Berna, Maxwell and Meek Avenues include several Navy Yard workers, as well as employees of major post-war employers in Napa, including Rough Rider Clothing and the Napa State Hospital:

<u>Name</u>	<u>Address</u>	<u>Profession</u>
Willie (Bess) Cuffman	East Berna Avenue	trucking
John (Ruth) Evans	East Berna Avenue	mechanic
Harry (Rella) Maus	East Berna Avenue	welder, Navy Yard
Norman (Marie) Cook	East Berna Avenue	machinist

<sup>46</sup> Polk, *Napa City Directory*, 1942.

Jesse (Mary) Jones	East Berna Avenue	machinist, Navy Yard
Floyd (Agnes) Covey	East Berna Avenue	machinist, Navy Yard
George (Kathleen) Abate	East Berna Avenue	City Assessor
Elwin (Marie) Kenyon	East Berna Avenue	trucking
Jos (Gloria) Tambornini	East Berna Avenue	lineman, PG&E Co.
Joe (Marion) Drapinski	East Berna Avenue	auto electrical service
Sammie (Eileen) Randol	East Berna Avenue	welder
Iva Allison	East Berna Avenue	employee, Cameron & Co.
Emil (Goldie) Swanson	East Berna Avenue	painter
Marion (Phyllis) Estes	East Berna Avenue	salesman, Moffitt Motors
Albert (Janice) Zanardi	East Berna Avenue	bartender
Clarence (Helen) Tiemeir	Maxwell Avenue	Foster's Old Fashioned Freeze
Len (Rachel) Reavis	Maxwell Avenue	music teacher
Raymond (Annabelle) Stoll	Maxwell Avenue	Napa City Bakery
C.M. (Lola) Clark	Maxwell Avenue	hospital attendant
Lemeul (Martha) Brown	Maxwell Avenue	teamster
Charles (Bertha) Caldwell	Maxwell Avenue	estimator, Navy Yard
John (Minnie) Glover	Maxwell Avenue	guard
Richard (Nelda) Seberg	Maxwell Avenue	electrician, Navy Yard
William (Dorothy) Skinner	Maxwell Avenue	telephone installer
John (Marie) Cole	Maxwell Avenue	carpenter
Charles (Nancy) Arthur	Meek Avenue	draftsman, Navy Yard
William (Laura) Godfrey	Meek Avenue	laborer, Water Department
Ben Montalbano	Meek Avenue	presser, Rough Rider Inc.
Mary Montalbano	Meek Avenue	machine operator, Rough Rider Inc.
William (Roberta) Blackney	Meek Avenue	mechanic, Moffitt Motors
Esther Parker	Meek Avenue	teacher
Blanche Scott	Meek Avenue	teacher
Gabriel (Gladys) Delmas	Meek Avenue	machinist
Philip (Barbara) Caffo	Meek Avenue	sheet metal worker, Navy Yard
Winnifred Petrillo	Meek Avenue	manager, Jay Vee
John (Margaret) Rogers	Meek Avenue	employee, Navy Yard
Howard (Lola) King	Meek Avenue	Master Barber Shop
Carlo (Cattarina) Berti	Meek Avenue	gardener
Karl Valencia	Meek Avenue	station attendant, Harold Doughty Motors
Robert (Martha) Shelton	Meek Avenue	clothing cleaner
Dale (Marie) Alldredge	Meek Avenue	hospital worker
Harry (Evelyn) Avera	Meek Avenue	hospital worker
Jos (Lula) Heckard	Meek Avenue	carpenter, Navy Yard
Robert (Helen) Hennessey	Meek Avenue	salesman, F.E. Schalow <sup>47</sup>

### **Residential and Community Growth**

The growth of Napa in the postwar era paralleled that of many California cities, both in population and land area. Workers who came to Napa to work in the defense industry made their new homes permanent, and soldiers who had passed through the Bay Area on their way to the Pacific returned after

<sup>47</sup> Polk, *Napa City Directory*, 1950.

the war.<sup>48</sup> Alta Heights experienced significant growth at this time; the great majority of properties in the survey area north of Spring Street or east of East Avenue date from this period. While most of the buildings in the survey area were constructed individually, there are three small subdivisions that exhibit evidence of master tract planning.<sup>49</sup>

In the early 1940s, significant additions were made to the north and south of Meek's Subdivision:

*South Addition to Meek's Subdivision (1941)*

The South Addition to Meek's Subdivision extended eastward from Nielsen's Subdivision up into the hills across Sproul Avenue, with a northern arm extending along the east side of Meek's Subdivision. The 78-parcel addition, which dates from July 14, 1941, was subdivided by Agnes Aldrich, Jess S. Nielsen and his wife Dorothy Nielsen. The houses in the southern portion of the addition are mostly from the 1940s, with a few from the 1950s. The northern arm of this addition includes houses from the 1970s and 1980s.

*North Addition to Meek's Subdivision (1942)*

The North Addition to Meek's Subdivision was subdivided by Walter Lutge and his wife Helen Lutge, Elsa Moore and her husband Ernest G. Moore, and Agnes Aldrich on June 10, 1942. The 77-parcel addition extends along both sides of Meek and King Avenues north from Meek's Subdivision to Clark Street. Like the original Meek's Subdivision, the North Addition, with the exception of a few lots along Clark Street, consists of lots with a east-west orientation. Houses in the North Addition are primarily from the 1950s and 1960s, with a few properties from the 1940s, 1970s and 1980s.

In addition to these two large additions to Alta Heights, three small adjacent subdivisions were recorded in quick succession along the west side of East Avenue north of Highland Drive. Unlike the other subdivisions in the Alta Heights survey area, these subdivisions were completely built out within just a few years, suggesting that some they may have been developed by a single agent as a speculative venture. The three subdivisions are:

*Maxwell's Subdivision (1948)*

Maxwell's Subdivision was subdivided by Thomas Maxwell and Rose M. Maxwell on September 20, 1948. This 15-parcel subdivision consists of single family houses ranging in date of construction from 1949 to 1954.

*Tanton Subdivision (1948)*

The Tanton Subdivision was subdivided by J.L. Tanton and his wife Ora W. Tanton on December 27, 1948. This 16-parcel subdivision consists of single family houses ranging in date of construction from 1950 to 1953.

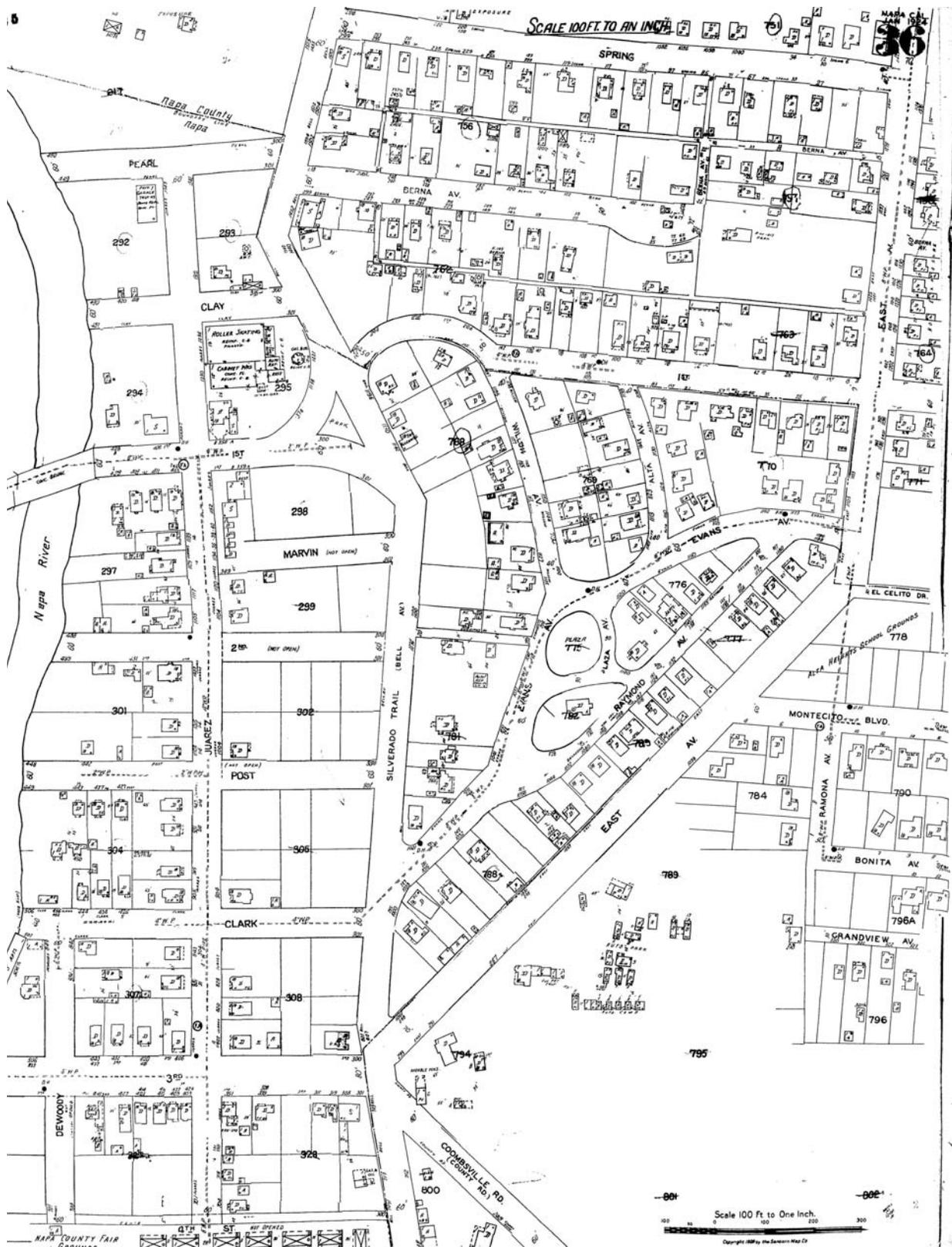
*Klarner's Subdivision (1950)*

Klarner's Subdivision was subdivided by Robert G. and Lillian H. Klarner on April 4, 1950. This 8-parcel subdivision consists of single family houses ranging in date of construction from 1952 to 1954. The four properties immediately adjacent to the subdivision along East Avenue are from 1950 and 1951.

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<sup>48</sup> *Napa City-Wide Historic Context Statement*, 112.

<sup>49</sup> Bloomfield, 42.



**Figure 10.** 1949 Sanborn Map showing Baur's Subdivision and Alta Vista Addition, along with a portion of East Napa. Most of the vacant parcels from the 1924 Sanborn have been developed, and residences are now visible on the west side of East Avenue and the north side of Spring Street.

### **Summary of Significant Themes**

Development in Alta Heights during World War II and the Postwar Era (1940-1965) is important because it represents the suburban growth of Napa that resulted from the sudden influx of defense industry workers during and after World War II. The increased popularity of the automobile during this era also significantly influenced the development of the Alta Heights, enabling it to expand to the north and east, further away from downtown Napa and rail transportation.

### **Associated Property Types**

The majority of properties in the Alta Heights survey area date from this period. Property types are primarily detached single family dwellings, although there are also a handful of duplexes, apartment buildings and commercial properties, along with a single church. There do not appear to be any agricultural or industrial properties – or other institutional properties – from this period extant within the survey area. Properties from this era are distributed throughout the survey area, but are especially prevalent in the eastern half of the survey area (east of East Avenue) and in the western half of the survey area north of Spring Street.

### **Residential Properties: Single Family Dwellings**

During World War II and the post-war era, suburban development was the main force shaping Napa's built environment. The sudden influx of wartime workers created a huge demand for housing in Napa during World War II for thousands of workers who commuted to Basalt Rock Company and Mare Island. Homes had to be built quickly and cheaply to meet the demand; temporary government wartime housing projects were constructed, usually with inferior-quality materials to expedite construction and conserve resources needed for the war. Small cottages—often prefabricated and developed in tracts—filled empty lots and new subdivisions throughout the city.

In the postwar era, the growth of Napa—both in population and land area—led to further changes in residential development patterns that expanded on the trends established during World War II. Seventy-one new subdivisions were recorded in the city from 1946 through 1951, comprising nearly 2,000 lots. A number of these postwar neighborhoods appear to have been formally developed as subdivisions with identical houses. Homes were constructed quickly and cheaply, and featured mid-century architectural styles. Some apartment buildings were developed in the 1950s, but most of the new subdivisions were still in the single-family tradition that had characterized Napa since the Victorian era. The availability of land and affordability of cars and gasoline did not create the need for increased density, so the city expanded farther from downtown.

In Alta Heights, development during this period extended eastward and northward, roughly quadrupling the size of the neighborhood. While most of the houses in the area were constructed individually, there are small groups of residences that exhibit evidence of master tract planning. Popular styles in Alta Heights from this era include Minimal Traditional and Contemporary Ranch.

### **Architectural Description**

Homes in Alta Heights built during World War II were one-story, wood-frame single-family residences, clad in either wood or stucco. Because it was built quickly and cheaply, wartime housing typically lacked architectural distinction; many were constructed in the Minimal Traditional or a simple vernacular style. Single family dwellings from World War II are typically set back from the street with front and/or rear yards, but they are situated in closer proximity to the street and their immediate neighbors than were older residences. Wartime residential designs almost always included attached garages, with vehicular entrances prominently situated on the primary façade of the house.

Minimal Traditional



1105 East Avenue (1949)



1091 Summit Avenue (1952)

Ranch



1420 King Street (1954)



1605 Ora Drive (1952)

Mid-Century Modernism



1090 Summit Avenue (1955)



1601 King Avenue (1959)

### American Colonial Revival



533 E. Spring Street (1942)



1617 Ora Drive (1954)

Homes built in Alta Heights in the postwar era were one-story, wood-frame single-family residences, clad in either wood or stucco. The houses featured elongated floor plans, prominent attached garages and large rear yards. Houses from this era typically had no front porches, and were often oriented away from the street. Postwar homes are typically set back from the street with front and/or rear yards, but they are situated in closer proximity to the street and their immediate neighbors than were older residences.

#### *Character-Defining Features, Minimal Traditional*

The Minimal Traditional style emerged in the United States during the mid-1930s and was most prevalent in the years following WWII. A response to the Great Depression, the Minimal Traditional style was conceived and developed by agencies and associations including the Federal Housing Administration (FHA) and the National Association of Real-estate Boards, and by manufacturers and modern community builders who promoted and financed the construction of efficient, mass-produced and affordable houses. The style was loosely based on the Eclectic revival styles of the 1920s and 30s, but with much less ornamentation and decorative detailing.

Common character-defining features of the Minimal Traditional-style buildings within the survey area include:

- Stucco or wood cladding
- Hipped or side-gabled roof
- Minimal ornamentation
- Rectangular windows in paired or tripartite assemblies
- Partial-width porch, often recessed
- Wood porch posts

#### *Character-Defining Features, Ranch*

Although originating in the years before World War II, the Ranch property type and its associated styles proliferated in the postwar era and became the quintessential California dwelling type. Buildings of the Ranch styles are almost always single-family residences, and they vary from grand (rambling Contemporary and Traditional Ranch houses) to modest, such as the Ranch tract houses that were endemic in postwar subdivisions.

Common character defining features of the Ranch-style buildings in the survey area include:

- One-story height
- Front facing picture window
- Double-hung sash windows
- Fixed decorative shutters
- Recessed or extended porches with wood posts
- Solid single entrance doors with partially glazed single pane
- Low pitched hipped, gabled on hipped, or gabled roofs with broad eaves
- Combination of exterior cladding materials including stucco, clapboard, brick veneer, board and batten, shingle or concrete block

#### *Character-Defining Features, Mid-Century Modernism*

The conclusion of World War II marked the beginning of an optimistic new era of Modernist architecture in California. While pre-war Modernism was largely informed by international sources, post-war Modernism matured into an inherently regional style, and Mid-Century Modernism became a dominant building style of commercial, institutional and residential architecture in California in the post-war years. By the late 1960s, nostalgia for colonial and revivalist styles began to take hold and the popularity of Mid-Century Modernism faded.

Common character-defining features of the Mid-Century Modernist-style buildings in the survey area include:

- Horizontal massing
- Flat roof, at times with wide overhanging eaves
- Unornamented wall surfaces
- Floor-to-ceiling windows, often flush-mounted metal framed
- Simple, geometric volumes
- Direct expression of the structural system, often wood or steel post and beam

#### *Character-Defining Features, American Colonial Revival*

Though not plentiful, there are several modest houses in the survey area that incorporate aspects of the American Colonial Revival Style. These buildings are symmetrically composed and feature side-facing gabled roofs with a central pediment over an entrance porch. Most feature simple Doric column porch supports and wood clapboard siding.

Common character-defining features of the American Colonial Revival-style buildings in the survey area include:

- Side-gabled roof
- Multi-light, double-sash windows, often with wood shutters
- One story height
- Wood or stucco cladding
- Entry porch with minimal portico supported by posts
- Single entrance doors, often with sidelights and transoms

### ***Significance and Integrity***

In order to be eligible for listing in the local, state, or national historic register, mid-century residential properties in the Alta Heights survey area must be significant under at least one of the following criteria.

#### *NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)*

A residence in Alta Heights from this period may be significant under Criterion A/1/A as an important representation of wartime and postwar residential development patterns in Napa. Groups of early twentieth century residences may be eligible as a district.

#### *NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)*

A residence may be significant under Criterion B/2/B if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, the property should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

#### *NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)*

A residence may also be significant under Criterion C/3/C as an example of a prominent or important architectural style of this period Ranch, Mid-century Modernism or American Colonial Revival. Residences in Alta Heights from this period are typically modest and, architecturally, represent vernacular forms rather than high-style examples; as such, these residences may not qualify individually, but could be considered contributors to a historic district. Residences in the survey area from this period are not likely to be significant under this criterion as the work of a master, as they were not architect-designed.

#### *Integrity Considerations*

A property must retain sufficient integrity to convey its significance as a wartime or postwar residence. A residence with sufficient integrity retains a majority of the character-defining features listed above. A property significant under Criterion A/1 should retain integrity of location, design, setting, and feeling at a minimum. These aspects are necessary because a building that is moved from its original location or has lost its historic setting does not reflect residential development trends. For residential districts, cohesion among the buildings is more important than the design qualities of the individual buildings. A residence significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of an architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, a residence may retain sufficient integrity if it has undergone minor alterations or additions, but a similar property stripped of its wood ornament and re-clad in stucco would not qualify. A property significant under Criterion C/3 as the work of a master architect should retain a high degree of integrity of materials and workmanship.

#### ***Residential Properties: Multi-Family Dwellings***

There are a handful of multi-family properties in the Alta Heights survey area that date from this survey area, including duplexes and apartment buildings. These multi-family residences are not concentrated in any portion of the survey area.

### **Architectural Description**

There are only a few multi-family properties in the Alta Heights survey area. These properties consist of duplexes (or other attached housing units) and apartment buildings. Though year built information is not available, virtually all multi-family properties in the survey area appear to date from the 1940s, 1950s or early 1960s. The multi-family properties in the survey area are small to mid-sized buildings (one to three stories in height), some in multiple-building complexes. Apartment buildings in the survey area are set back from the lot line, with surface parking between the buildings and the street.



1046-1050 Evans Avenue (c. 1940)



1441-1445 East Avenue (c. 1940)

### **Character-Defining Features**

Multi-family dwellings in Alta Heights constructed during the postwar era typically exhibit the following character-defining features:

- Multiple-family occupancy
- Set back from lot line, with large surface parking lot
- Mid-century architectural style (especially Modern or Contemporary)
- One to three stories in height
- Wood-frame construction
- Stucco or wood cladding
- Aluminum-sash windows (typically fixed or casement)

### **Significance and Integrity**

The multi-family properties constructed in the survey area during this period are not of high enough concentration or notable architectural quality to qualify as a significant property type associated with the development of Alta Heights. Multi-family properties in Alta Heights constructed during the postwar era do not appear to be eligible for listing in the local, state, or national historic register under any of the following criteria.

### **NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)**

A multi-family property in Alta Heights dating from this period is not likely to be significant under Criterion A/1/A as a representation of Napa's residential development patterns during this time. The postwar era was characterized by the large-scale development of single family dwellings.

*NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)*

A multi-family property in Alta Heights dating from this period is not likely to be significant under Criterion B/2/B because multiple-unit buildings are typically not the best representation of the life of a significant community member.

*NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)*

A multi-family property in Alta Heights dating from this period is not likely to be significant under Criterion C/3/C as an example of a type and period of construction or one of the popular mid-century architectural styles. These buildings constitute only a minor part of the area's postwar development pattern, and no buildings appear to possess sufficient architectural distinction to rise to the level of significance necessary to qualify under this criterion.

*Integrity Considerations*

Because multi-family properties in Alta Heights from this period are not likely to be significant under any criteria, their integrity need not be evaluated.

**Commercial Properties**

Commercial development in the Alta Heights survey area is limited to seven properties along Silverado Trail: 1527 Silverado Trail, 1630 Silverado Trail, 1655 Silverado Trail, 1660 Silverado Trail, 1670 Silverado Trail, 300 Lincoln Avenue, and 325 Lincoln Avenue.<sup>50</sup> These buildings appear to date from the mid-twentieth century, with the exception of the Goodyear Tire Co. at 1655 Silverado Trail and the 7-Eleven at 1670 Silverado Trail, which appear to be more recent.



1630 Silverado Trail (1966)



1660 Silverado Trail (1958)

**Architectural Description**

The commercial properties from this era in the Alta Heights survey area are typically one story wood or concrete buildings clad in stucco or wood siding. They have prominent storefronts and signage, and are surrounded by surface parking.

*Character-Defining Features*

Commercial properties in Alta Heights constructed during the postwar era typically exhibit the following character-defining features:

<sup>50</sup> Most of the parcels along Silverado Trail south of Summit Avenue, including all that were associated with the historic development of East Napa, were included in the recently completed East Napa/Soscol Gateway context statement and survey, and are not part of the Alta Heights survey area.

- Commercial use
- Location along Silverado Trail
- One story in height
- Wood or concrete construction
- Wood or Stucco cladding
- Storefronts with large windows
- Surrounded by surface parking

### ***Significance and Integrity***

The commercial properties constructed in the survey area during this period are not of high enough concentration or notable architectural quality to qualify as a significant property type associated with the development of Alta Heights. Commercial properties in Alta Heights constructed during the postwar era do not appear to be eligible for listing in the local, state, or national historic register under any of the following criteria.

#### *NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)*

A commercial property in Alta Heights dating from this period is not likely to be significant under Criterion A/1/A as a representation of Napa's automobile-related commercial development trends and the accompanying cultural shift towards cars. Several much better examples of mid-century roadside commercial development are located outside the survey area, further south along Silverado Trail and along nearby Soscol Avenue.

#### *NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)*

A commercial property in Alta Heights dating from this period is not likely to be significant under Criterion B/2/B because it is unlikely that any of the unremarkable commercial buildings in the survey area is the best representation of the life of a significant community member.

#### *NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)*

A commercial property in Alta Heights dating from this period is not likely to be significant under Criterion C/3/C as an example of a type and period of construction or one of the popular mid-century architectural styles. These buildings constitute only a minor part of the area's postwar development pattern, and no buildings appear to possess sufficient architectural distinction to rise to the level of significance necessary to qualify under this criterion.

#### *Integrity Considerations*

Because commercial properties in Alta Heights from this period are not likely to be significant under any criteria, their integrity need not be evaluated.

## **4.8 Modern Napa (1965-present)**

The following background information is drawn from Soscol Gateway/East Napa HCS, pages 68-69:

Since its initial growth in the Gold Rush and Victorian eras, Napa has been transformed from a blue-collar town into a service-based community [driven by the wine industry]. The city continued to grow throughout the postwar era, reaching a population of 37,000 by 1970; it is still the Valley's population center with a population of over 76,000 as of 2005 (from a countywide population of approximately 127,000). The decline of manufacturing,

redevelopment, and the rebirth of the wine industry greatly impacted the city of Napa in the second half of the twentieth century. The increased popularity of the wine industry made tourism a dominant force in the local economy. Tours, hotels, restaurants, and wine-related businesses thrive in Napa, and have multiplied rapidly since the 1980s. As local historian Lauren Coodley writes, "In a very brief time, Napa lost its notoriety as home to the mental hospital, and became inseparable from an image of luxury and easy living. Housing prices shot up, as the downtown was "revitalized" and vestiges of blue-collar life were removed."<sup>51</sup>

### ***Alta Heights Today***

Alta Heights has remained a working- to middle-class residential community since the postwar era, and most of its buildings have remained intact. Approximately 100 new buildings have been constructed in Alta Heights since 1965. Continuing the neighborhood's residential development theme, these buildings are primarily single-family homes. Silverado Trail has remained a major automobile thoroughfare and home to the area's non-residential properties. Despite changing economic and social factors in recent years, the Alta Heights survey area still contains residential resources from the Victorian era to the present, and its evolution has followed that of the city as a whole.

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<sup>51</sup> Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007). As of 2010, the population of the city of Napa and Napa County had grown to 77,000 and 139,000, respectively.

## 5. SURVEY REPORT & RECOMMENDATIONS

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### 5.1 Summary of Survey Findings

ARG's field survey of the Alta Heights survey area includes photographic documentation of each of the approximately 700 parcels in the survey area. All of the approximately 550 properties that appear to be age-eligible (45 years or older), according to known construction dates, Napa County Assessor data or visual estimates, were documented in a survey database. This database was used to generate a State of California DPR 523A (Primary Record) form for each surveyed property. These forms are included below in Appendix E.

#### **Survey Table**

The results of the Alta Heights field survey are summarized in Appendix D. ARG evaluated the significance and integrity of all properties within the survey area with reference to (1) the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Napa Landmark significance criteria and (2) the seven aspects of integrity established for the NRHP and incorporated into the CRHR. (See Section 2 of this document for more detailed information on national, state and local evaluation criteria.)

The evaluations of historic significance and integrity were used to assign California Historical Resource Status Codes (CHRSC) to each surveyed property. Note that CHRSCs indicate potential eligibility for designation, but are not equivalent to official designation or listing on any historic lists or registers. Further action is required in order to officially designate any property as a historic resource. (See Appendix C for an explanatory list of CHRSCs.)

A summary of eligibility determinations is as follows:

- 700 total parcels lie within the boundaries of the Alta Heights survey area.
- 141 parcels were excluded from the field survey
  - 102 of these were built after 1965
  - 29 of these are vacant parcels
  - 10 of these were not visible from the public right-of-way
- 559 parcels were included in the field survey.
- No properties within the survey area are listed on the National Register of Historic Places or the California Register of Historical Resources (CHRSC 1 or 2).
- No properties within the survey area appear to be individually eligible for listing on the NRHP or CRHR (3S/3CS).
- No properties within the survey area are listed on the Napa Historic Resource Inventory (HRI) as a Landmark Property (5S1) or with a Map Score of "1" (3S).
- 4 properties were previously listed locally on the Napa HRI with a Map Score of "2" (5S3)

- 159 properties were previously listed locally on the Napa HRI with a Map Score of “3,” indicating they were potential contributors to a district. These properties were given CHRSC codes of 7N, 6L or 6Z, as described below.
- In addition to those four properties already listed in the Napa HRI with Map Score of “2,” 43 additional properties appear to warrant further individual evaluation for local listing (7N).
- No continuous collection of properties within the survey area appears to be eligible for designation as a NRHP historic district (3D), CRHR historic district (3CD), or local historic district (5D3).
- Forty-nine (49) properties do not appear to have sufficient significance to be eligible individually or as contributors to a historic district, but may warrant special consideration in local planning (6L).
- 463 properties do not appear to be eligible for listing at any level because (1) they do not appear to have sufficient significance to be individually eligible and do not contribute to the significant theme(s) of a historic district, or (2) they lack integrity due to later alterations or (3) both (6Z).

### ***District Evaluation***

As part of the Alta Heights survey, ARG evaluated whether or not the survey area contains any historic districts. According to National Register guidelines, a historic district is a cohesive collection of resources that “possesses a significant concentration, linkage or continuity of sites, buildings, structures, or objects, united historically or aesthetically by plan or physical development.”<sup>52</sup> A district derives its significance from being a unified grouping of resources that interrelate. According to these same guidelines,

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations....The boundaries must be based upon a shared relationship among the properties constituting the district.

At the local level, as established in Chapter 15.52 (Historic Preservation and Neighborhood Conservation) of Napa’s Municipal Code, a group of cultural resources may be designated a City of Napa landmark district if:

1. The majority of the properties reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes or distinctive examples of park or community planning; or
2. The majority of the properties convey a sense of historic or architectural cohesiveness through their design, setting, materials, workmanship or association; or
3. The majority of the properties have historic significance and retain a high degree of integrity; or
4. The area in general is associated with a historically significant period in the development of the community or is associated with special historical events; or

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<sup>52</sup> National Park Service, 5.

5. The majority of the properties embody distinctive characteristics of a style, type, period or method of construction, or are a valuable example of the use of indigenous materials or craftsmanship; or
6. The majority of the properties represent the works of notable builders, designers or architects.

Based on the field survey and archival research, ARG did not find any cohesive groupings of resources within the Alta Heights survey area that were unified by common historic themes, periods of significance, or architectural characteristics. As described above, the survey area was generally developed on a parcel-by-parcel basis, and throughout the survey area existing properties exhibit a wide range of ages and architectural styles. No portion of the survey area is characterized by similarities in basic elements of urban design, such as uniform alignment of porches along the street, or by similarity in building scale, materials and landscapes.

The southwestern portion of the survey area (west of East Street and south of Berna Avenue) contains the highest concentration of pre-WWII buildings in Alta Heights. Even within this portion of the survey area, however, the residences exhibit a wide variety of architectural styles, scales and materials. Nor are the properties clustered around particular periods of construction; instead, they are distributed fairly broadly across the first four decades of the twentieth century. In addition, many of the properties have undergone alterations such as window replacement, cladding replacement and additions, and lack the requisite integrity to contribute to a historic district. These low-integrity buildings further exacerbate the area's lack of stylistic cohesion.

Nor does the survey area appear to contain a mid-century-themed residential district. Like much of Napa, most buildings in the Alta Heights survey area were built sometime between 1940 and 1965. As explained in the City-Wide Context Statement, a modest Napa residence built during WWII or the post-war era is unlikely to be individually significant, but may be significant as a district contributor if it was part of a formally developed subdivision that remains intact. The Alta Heights survey area, however, does not include any sizeable, developer-driven subdivisions. The small portions of the survey area that exhibit characteristics of tract planning – Maxwells' (1948), Tanton (1948) and Klarner's (1950) subdivisions – include only a handful of properties, few of which retain a high level of integrity. Much more significant examples of war-time and post-war subdivisions remain elsewhere in Napa.<sup>53</sup>

Although there do not appear to be any historic districts within the survey area, the Alta Heights neighborhood is subject to the Residential Design Guidelines that the City of Napa adopted in 2004, and which are primarily intended to provide a cohesive fit for new residential development within existing neighborhoods. The Guidelines address design issues related to building massing, mimicking established setbacks, minimizing the appearance of garages, and the use of architectural design elements found in Napa's established neighborhoods. The Guidelines require the applicant to address the compatibility of the development proposal with the existing surrounding residential development. This existing design review process will help to ensure the retention of the existing character of the Alta Heights neighborhood as new development occurs.

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<sup>53</sup> *Napa City-Wide Context Statement*, 117.

## 5.2 Recommendations for Future Work

### ***Future Documentation on DPR 523B Forms***

Although all age-eligible properties in the survey area were photographed and assigned preliminary status codes as part of the Alta Heights Historic Resources Survey effort, none was documented in detail on State of California DPR 523B (Building, Structure, Object Record) forms. Because a property's preliminary eligibility determination was based solely on architectural merit, completion of a DPR 523B form will likely result in revisions to a property's CHRSC. The 47 properties within the survey area that are identified in Table 5.1, based on their age and architectural appearance, appear to be individually significant and are recommended for future documentation via DPR 523B forms. These properties, which include all those assigned CHRSC ratings of 5S3 or 7N, represent particularly early and/or architecturally notable buildings within the survey area.

Once DPR 523B Forms have been completed, any of these properties determined eligible should be officially designated as City of Napa Landmark Properties, and should be assigned a revised CHRSC of "5S1." Any properties determined ineligible for local listing after further research should be assigned a revised CHRSC of "6L" or "6Z."

### ***Demolition Review for Properties rated 6L***

Forty-nine (49) properties within the boundaries of the Alta Heights survey area are notable, but do not appear to be significant individually or as contributors to a historic district. These resources, however, do have architectural merit as highly intact examples of Depression-era, WWII-era, or post-WWII architectural styles, but do not appear to have enough significance to qualify individually for listing in the local, state, or national historical registers. These properties, which are located throughout the survey area, are generally younger and less architecturally distinctive than those properties given a CHRSC of 7N. These 49 properties are identified in Table 5.2.

ARG has assigned these properties a CHRSC of "6L," meaning that although they are ineligible for designation, they may warrant special consideration in local planning. ARG recommends that these 49 properties be noted on the HRI and given special planning consideration. These buildings contribute to the historic character of the Alta Heights neighborhood, and while they do not appear eligible for historic designation, they still provide evidence of the working-class housing typical in the area. This is equivalent to a current HRI Map Score of "3" outside a potential historic district.

Including these properties on the HRI would help preserve the character of the Alta Heights neighborhood by allowing City staff to review their demolition. Staff should check to see whether the property still has visual integrity, and should either refer the demolition to the Heritage Commission (CHC) or document property conditions and approve the demolition. Proposed projects involving "6L" properties would likely not be subject to review under the California Environmental Quality Act (CEQA). Consideration could also be given to whether any of these properties should be designated neighborhood conservation properties.

**Table 5.1 Parcels Recommended for Individual Documentation on DPR 523B Forms**

APN	Address	Year Built	Style	HRI Rating	CHRSC
006082006000	1113 ALTA AVE	1900	Victorian, Vernacular Cottage, hip roof	3	7N
006082004000	1143 ALTA AVE	1925	Craftsman	3	7N
045143007000	49 BERNA AVE	1916	Victorian, Vernacular Cottage, hip roof	3	7N
045142008000	111 BERNA AVE	1920	Craftsman	3	7N
045142006000	145 BERNA AVE	1920	Victorian, Vernacular Cottage, hip roof	3	7N
006294001000	1101 CLARK ST	1952	Ranch, Contemporary		7N
006294002000	1121 CLARK ST	1960	Modernism, Mid-Century		7N
045121001000	1426 EAST AVE	1936	Minimal Traditional		7N
045073030000	1502 EAST AVE	1936	Minimal Traditional		7N
045071002000	1537 EAST AVE	1950	Modernism, Mid-Century	3	7N
045054022000	1546 EAST AVE	1920	Victorian, Vernacular Cottage, hip roof		7N
006391004000	1589 EAST AVE	1943	Craftsman		7N
045013007000	1591 EAST AVE	1900	Victorian, Vernacular Cottage, hip roof	3	7N
045012009000	1621 EAST AVE	1949	Ranch, Traditional		7N
045142015000	18 FIRST ST	1910	Victorian, Vernacular Cottage, hip roof	3	7N
045142017000	42 FIRST ST	1910	Victorian, Vernacular Cottage, hip roof	3	7N
045142020000	78 FIRST ST	1922	Craftsman, Bungalow	3	7N
006082002000	105 FIRST ST	1930	American Colonial Revival	3	7N
045142025000	120 FIRST ST	1930	Craftsman	3	7N
006082001000	131 FIRST ST	1910	Other	2	5S3
045142026000	142 FIRST ST	1910	Craftsman	3	7N
045142027000	204 FIRST ST	1920	Craftsman	3	7N
006081002000	205 FIRST ST	1914	American Colonial Revival	3	7N
045072022000	22 HIGHLAND DR	1900	Victorian, Vernacular Cottage, hip roof	2	5S3
045113001000	23 HIGHLAND DR	1938	Spanish Colonial Revival	3	7N
045131021000	1420 KING AVE	1954	Ranch, Custom		7N
006295007000	1633 KING AVE	1959	Modernism, Mid-Century / Ranch		7N
045132012000	1412 MAXWELL AVE	1940	Minimal Traditional		7N
045090010000	1011 MCKENZIE DR	1951	Ranch, Traditional		7N
006294011000	1700 MEEK AVE	1965	Modernism, Late		7N
006085005000	1100 PLAZA AVE	1900	Craftsman / Shingle		7N
006086012000	1100 RAYMOND AVE	1904	Victorian, Queen Anne	2	5S3
006083001000	1101 RAYMOND AVE	1926	English Revival, Tudor	3	7N
006086010000	1116 RAYMOND AVE	c. 1910	Craftsman	3	7N
006085004000	1145 RAYMOND AVE	c. 1910	Craftsman / Shingle	3	7N
006085003000	1155 RAYMOND AVE	1895	Victorian, Vernacular cottage, gable roof	3	7N
006086004000	1164 RAYMOND AVE	1900	Victorian, Vernacular Cottage, hip roof		7N
006086003000	1172 RAYMOND AVE	1915	Victorian, Vernacular Cottage, hip roof	3	7N
006085001000	1175 RAYMOND AVE	1954	Ranch, Contemporary		7N
045061012000	1567 SILVERADO TR	1930	English Revival, Tudor	3	7N
045141016000	11 SPRING ST	1910	Victorian, Vernacular Cottage, hip roof	3	7N
006081010000	1127 WILLOW AVE	1923	Craftsman	3	7N
006082010000	1144 WILLOW AVE	1910	Craftsman	3	7N
006081008000	1151 WILLOW AVE	1898	American Colonial Revival	2	5S3
006081007000	1165 WILLOW AVE	1922	American Colonial Revival	3	7N
006082013000	1170 WILLOW AVE	c. 1885	American Colonial Revival		7N
006081006000	1177 WILLOW AVE	1900	Craftsman	3	7N

**Table 5.2 Parcels Recommended for Local Planning Consideration**

APN	Address	Year Built	Style	HRI Rating	CHRSC
045151004000	1211 BANKS AVE	1935	Minimal Traditional		6L
045073026000	1511 BANKS AVE	1945	Minimal Traditional		6L
045141025000	50 BERNA AVE	c. 1920	Victorian, Vernacular Cottage, gable roof / American Colonial Revival	3	6L
045152002000	211 E. BERNA AVE	1950	American Colonial Revival		6L
045152005000	223 E. BERNA AVE	1937	Minimal Traditional		6L
006392004000	1005 CLARK ST	1957	Ranch, American Colonial		6L
006392007000	1019 CLARK ST	1950	Ranch, Traditional	3	6L
006391002000	1022 CLARK ST	1930	Minimal Traditional		6L
006302001000	1035 CLARK ST	1965	Ranch, Contemporary		6L
045153013000	1166 EAST AVE	1949	Minimal Traditional		6L
045122006000	1242 EAST AVE	1938	Minimal Traditional		6L
045122011000	1306 EAST AVE	1936	Minimal Traditional		6L
045114009000	1401-1405 EAST AVE	c. 1940	Minimal Traditional	3	6L
045073031000	1506 EAST AVE	1940	Minimal Traditional		6L
045012011000	1597 EAST AVE	1940	Minimal Traditional		6L
006151004000	1046-1050 EVANS AVE	c. 1940	Modernism, Mid-Century		6L
006084006000	25 FIRST ST	1941	Minimal Traditional / American Colonial Revival	3	6L
006084004000	45 FIRST ST	1942	Minimal Traditional / Craftsman	3	6L
045151007000	108 E. FIRST ST	1937	American Colonial Revival / Minimal Traditional		6L
045153005000	119 E. FIRST ST	1936	Minimal Traditional		6L
045152012000	210 E. FIRST ST	1935	Minimal Traditional		6L
045072008000	28 HIGHLAND DR	c. 1960	Modernism, Mid-Century		6L
045123001000	53 HIGHLAND DR	1944	Minimal Traditional		6L
045113008000	1407 HILL AVE	1943	Minimal Traditional	3	6L
045125007000	1411 KING AVE	1946	Minimal Traditional		6L
045125004000	1421 KING AVE	1942	American Colonial Revival		6L
045082009000	1500 KING AVE	1942	Minimal Traditional		6L
006295010000	1601 KING AVE	1959	Modernism, Mid-Century		6L
045163017000	1324 MAXWELL AVE	1942	Minimal Traditional		6L
045132011000	1406 MAXWELL AVE	1940	Minimal Traditional		6L
045131008000	1407 MAXWELL AVE	1948	Minimal Traditional		6L
045131007000	1411 MAXWELL AVE	1940	Minimal Traditional / American Colonial Revival		6L
045090009000	1021 MCKENZIE DR	1950	Minimal Traditional		6L
045061016000	1061 MCKENZIE DR	1942	Ranch, Traditional	3	6L
045123008000	1405 MEEK AVE	1948	Minimal Traditional		6L
045123006000	1411 MEEK AVE	1948	Minimal Traditional		6L
045125014000	1412 MEEK AVE	c. 1941	Minimal Traditional		6L
045123003000	1419 MEEK AVE	1948	Minimal Traditional / Ranch, Minimal		6L
045123002000	1421 MEEK AVE	1948	Minimal Traditional / Ranch, Traditional		6L
045073015000	1515 MEEK AVE	1940	Minimal Traditional		6L
006295001000	1672 MEEK AVE	1965	Ranch, Oriental		6L
006293003000	1761 MEEK AVE	1964	Ranch, Custom		6L
045061004000	1571 SILVERADO TR	1942	Minimal Traditional	3	6L
045011002000	1705 SILVERADO TR	1940	Minimal Traditional		6L
045113011000	78 SPRING ST	1940	Minimal Traditional	3	6L
045161007000	443 E. SPRING ST	1946	Minimal Traditional		6L
045072001000	1029 SUMMIT AVE	1952	Modernism, Mid-Century / Ranch, Minimal		6L
045054008000	1080 SUMMIT AVE	1954	Ranch, Minimal		6L
006292005000	1090 SUMMIT AVE	1955	Modernism, Mid-Century		6L

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### **Maps**

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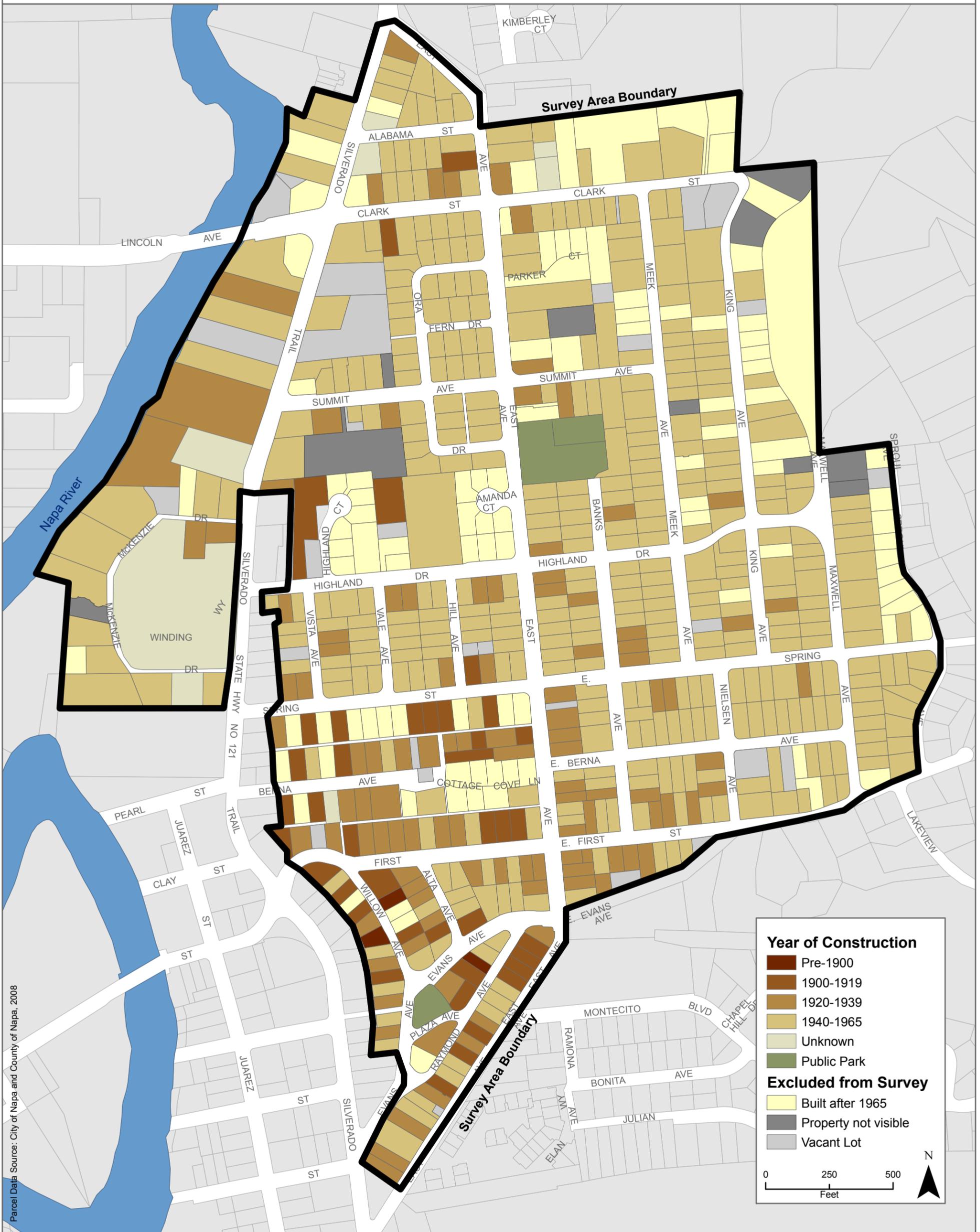
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Appendix A: Maps of Alta Heights Survey Area

**Alta Heights Historic Context Statement and Survey Report**  
Architectural Resources Group

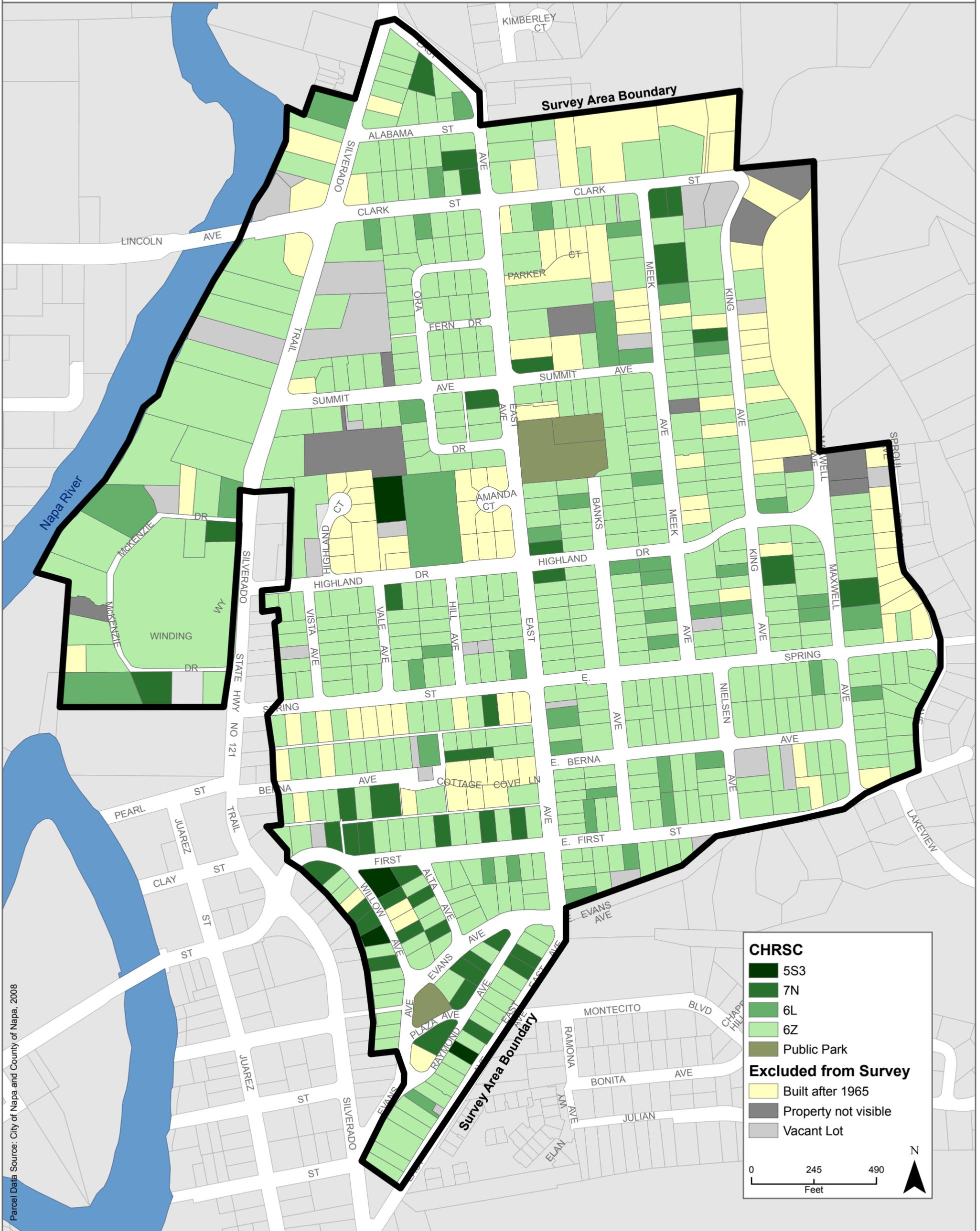
# ALTA HEIGHTS HISTORIC RESOURCES SURVEY, CITY OF NAPA

## Map of Survey Area



# ALTA HEIGHTS HISTORIC RESOURCES SURVEY, CITY OF NAPA

## Map of Survey Area



Parcel Data Source: City of Napa and County of Napa, 2008

**CHRS**

- 5S3
- 7N
- 6L
- 6Z
- Public Park

**Excluded from Survey**

- Built after 1965
- Property not visible
- Vacant Lot

0      245      490  
Feet

N

Appendix B: Historic Subdivision Maps

**Alta Heights Historic Context Statement and Survey Report**  
Architectural Resources Group

Appendix B: Historic Alta Heights Subdivision Maps

